

LAND USE CONSIDERATIONS (R-M-7 Zone)

	Accessory Buildings: 3 Feet, provided they do not encroach on any easement.	
Lot Width	70 Feet	Yes
Lot Area	7,000 Square Feet per lot (*Zoning Administrator Determination), maximum density of seven dwelling units per acre.	Yes
Maximum Building Coverage	45 Percent	Can Comply
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.	Yes
Compatibility with existing buildings in terms of size, scale and height.		Yes
Compliance with the General Plan.		Yes

GENERAL PLAN CONSIDERATIONS

The proposed subdivisions are compatible with the Tooele County General Plan Update 2022.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed subdivision.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 6, 2021.

REVIEWING AGENCIES RESPONSE

All reviewing agencies have approved the preliminary plats for Wild Horse Ranch phases 13-16.

PLANNING STAFF ANALYSIS

16-2-1. Purposes of Multiple Residential Districts (R-M-7)

The purposes of Multiple Residential District (R-M-7) are to provide for areas for medium to high density residential density with the opportunity for varied housing styles and character.

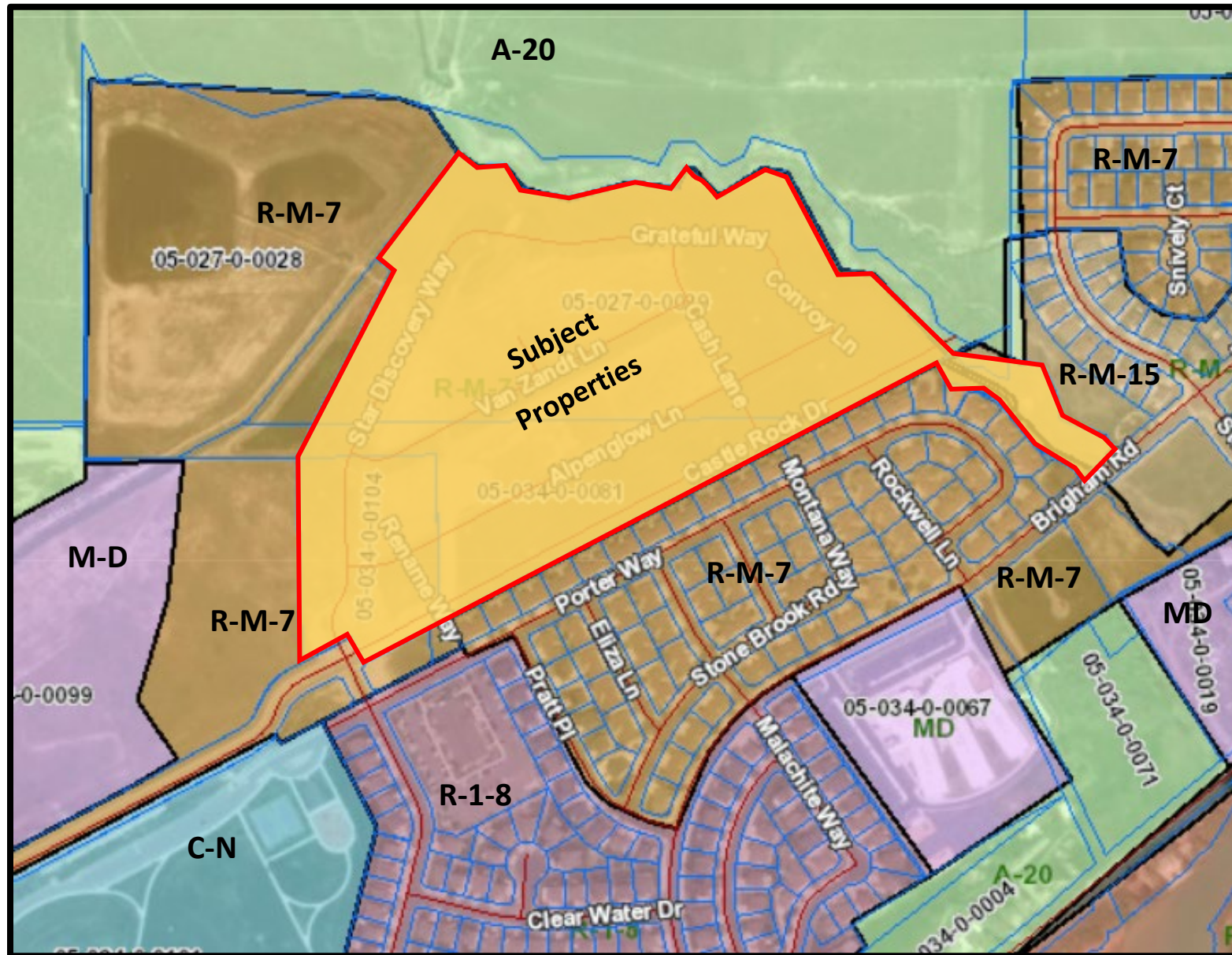
There are still civil comments to address for final approval. The applicant has requested we get preliminary approval and he will submit for final once all comments are addressed. Since these phases were submitted with the old subdivision code they have vested rights with that code and its processes. Final plat approval will also come before planning commission.

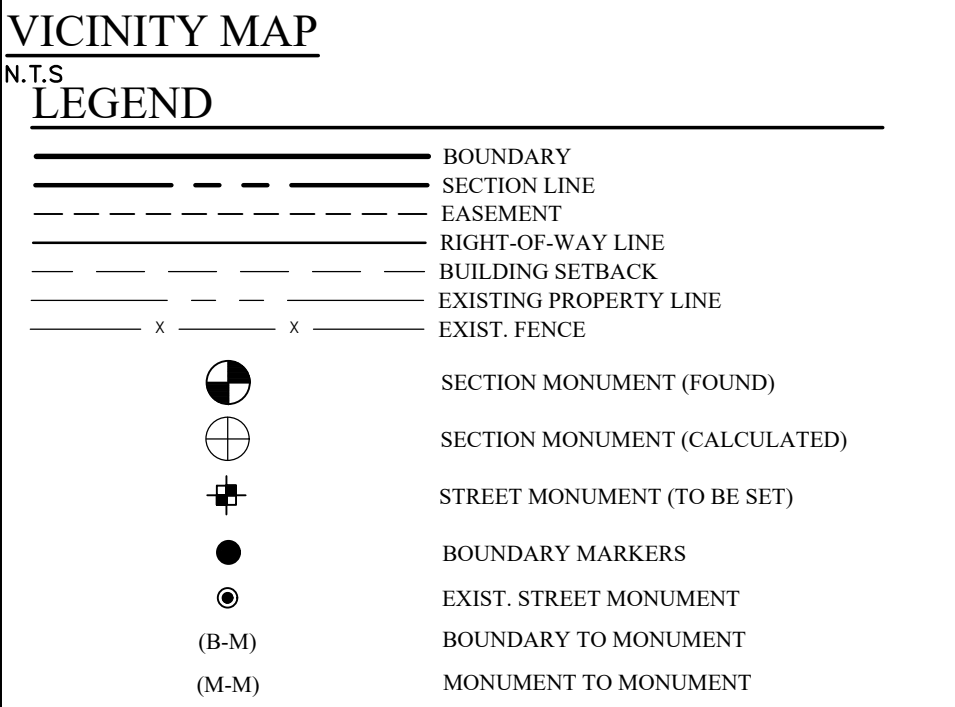
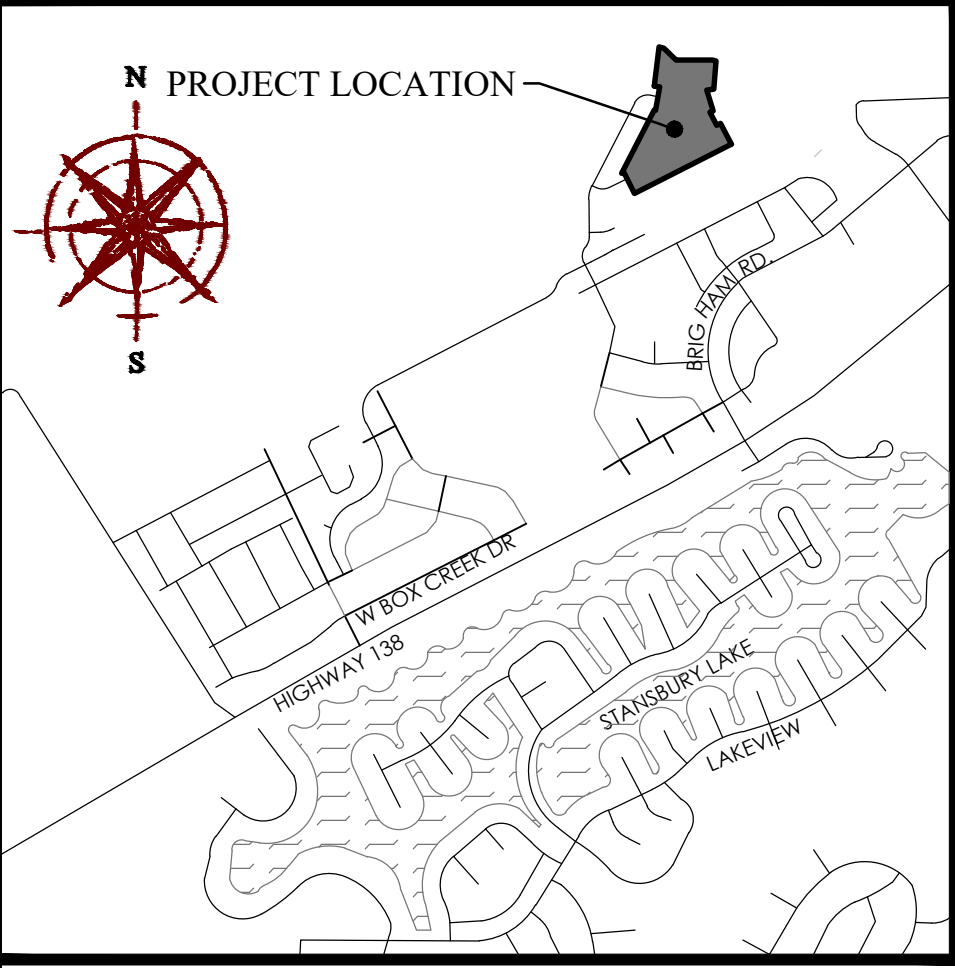
PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant preliminary plat approval for the proposed Wild Horse Ranch Phases 13-16 Subdivisions.

SUB 2022-040: Preliminary Plat Approval for Wild Horse Ranch (Phases 13-16).

Located North of Castle Rock Drive and north of Old Mill phase 2 subdivision (Parcel IDs: 05-034-0-0104, 05-034-0-0081, 05-027-0-0029)





- NOTES:**
- NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
 - IT WAS FOUND THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY SHOWN ON SUBDIVISION PLATS FOR WILD HORSE RANCH. TO RE-ESTABLISH AND PERPETUATE THE RELATIONSHIP OF THE SECTION MONUMENTS AND THE SUBDIVISIONS AS PLATTED, AND LOCATED ON THE GROUND, SAID NORTH 1/4 CORNER OF SECTION 16 WAS HELD AND THE DISTANCE ON THE PREVIOUS PLATS OF 263.71 FEET ALONG THE SECTION LINE WAS USED TO ESTABLISH THE POSITION OF SAID NORTHWEST CORNER SECTION 16. SEE AFFIDAVITS RECORDED AS ENTRY NO. 557935 AND ENTRY NO. 654613 IN THE OFFICE OF THE TOOELE COUNTY RECORDER
 - #5x24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
 - CENTURYLINK IS HEREBY GRANTED A NONEXCLUSIVE 5' UTILITY, TELECOM, AND CABLE EASEMENT ON THE FRONT, REAR, AND SIDES OF ALL LOTS AND BLOCKS CONTAINED IN THIS PLAT.
 - ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF ALL PRIVATE RETENTION FACILITIES, TOGETHER WITH A LETTER OF CERTIFICATION FROM ENGINEER FOR EACH INDIVIDUAL LOT, THAT CERTIFIES THE APPROVED RETENTION FACILITIES ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS, AND THAT THEY PROVIDE THE REQUIRED 100-YEAR 24-HOUR EVENT VOLUME. CERTIFICATION LETTERS SHALL BE RECEIVED AND REVIEWED BY TOOELE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.
 - ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF EACH INDIVIDUAL LOT AND CERTIFY IN A "LETTER OF CERTIFICATION" THAT THE FINISHED GRADED LOT IS IN CONFORMANCE TO THE SUBDIVISION GRADING PLAN AND MATCHES THE GRADING INTENT, AND DISIGNED GRADES AT THE FRONT AND REAR LOT CORNERS. CERTIFICATION SHALL BE SUBMITTED AND REVIEWED BY TOOELE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.
 - PARCEL A IS TO BE DEEDED TO RIO TINTO WHEN PLAT IS RECORDED
 - MONUMENT IN REAR OF LOT 1406 WILL NEED TO BE PROTECTED THRU ALL PHASES OF CONSTRUCTION
 - ALL NON-RESIDENTIAL PARCELS SHOWN HEREON ARE NON-IRRIGATED

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	200.00	14°30'03"	50.62	N86°59'36"W
C2	50.00	27°2'22"26"	237.69	N63°08'03"E
C3	15.00	46°11'13"	12.09	N49°57'33"W
C4	15.00	46°11'13"	12.09	S03°46'21"E
C5	15.00	90°00'00"	23.56	S71°51'57"E
C6	15.00	90°00'00"	23.56	N18°08'03"E
C7	170.00	13°02'39"	38.70	S86°15'54"E
C8	230.00	10°58'30"	44.06	N88°53'25"W
C9	230.00	3°39'36"	14.69	N81°34'22"W
C10	170.00	1°17'19"	3.82	N86°34'07"E
C11	50.00	45°59'33"	40.14	N50°03'23"W
C12	50.00	60°08'50"	52.49	N03°00'48"E
C13	50.00	62°10'24"	54.26	N64°10'25"E
C14	50.00	58°04'05"	50.67	N55°42'20"W
C15	50.00	45°59'33"	40.14	S03°40'31"E
C16	230.00	14°38'06"	58.75	S87°03'37"E
C17	170.00	14°19'58"	42.53	N86°54'33"W

PREPARED FOR

CLEARWATER HOMES
300 WEST 180 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 599-1839
CONTACT: MICAH PETERS

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

MANAGER

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2016-0015-01

NORTH TOOELE COUNTY FIRE DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20__

CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT

TOOELE COUNTY TREASURER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__ AT _____

ALL PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__

CHAIR, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE COUNTY ATTORNEY

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR, TOOELE COUNTY SURVEY DEPARTMENT

TOOELE COUNTY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR, TOOELE COUNTY ENGINEERING DEPARTMENT

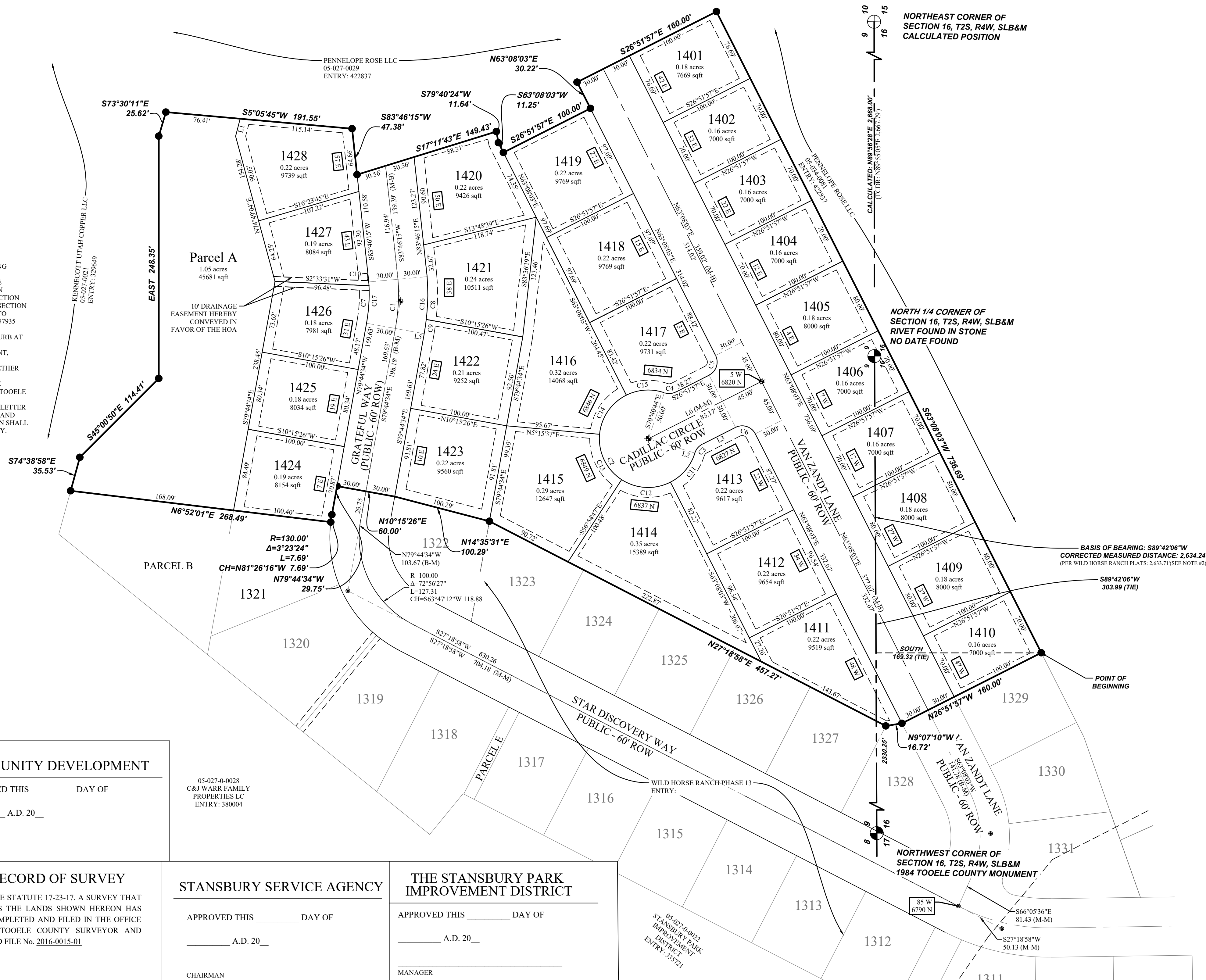
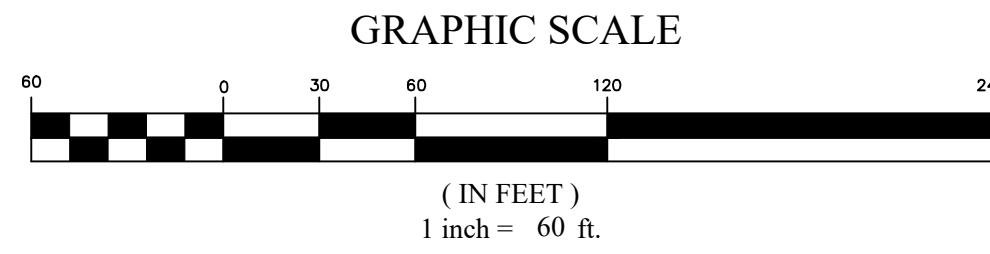
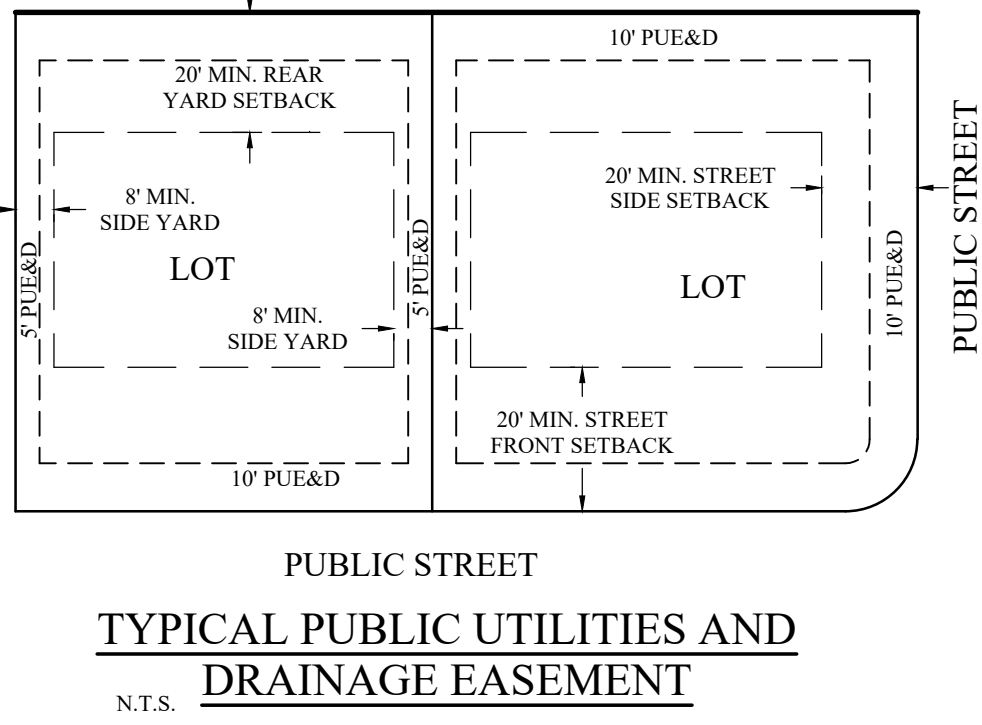
TOOELE COUNTY RECORDER

NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____
TOOELE COUNTY RECORDER

WILD HORSE RANCH PHASE 14

SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 9 AND THE NW 1/4 AND NE 1/4 OF SECTION 16, T2S, R4W, SALT LAKE BASE & MERIDIAN STANSBURY PARK, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, a parcel and streets, together with easements, hereafter to be known as WILD HORSE RANCH PHASE 14 and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

05/03/24
DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 & SE1/4 of Section 9 and the NW1/4 & NE1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°42'06"W along the Section line 303.99 feet and South 169.32 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence N26°51'57"W 160.00 feet; thence N09°07'10"W 16.72 feet; thence N27°18'58"E 457.27 feet; thence N14°35'31"E 100.29 feet; thence N10°15'26"E 60.00 feet; thence N79°44'34"W 29.75 feet; thence along the arc of a curve to the left with a radius of 130.00 feet a distance of 7.69 feet through a central angle of 03°23'24" Chord: N81°26'16"W 7.69 feet; thence N06°52'01"E 268.49 feet to the Southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence along said deed the following (4) four courses: 1) S74°38'58"E 35.53 feet; 2) S45°00'50"E 114.41 feet; 3) East 248.35 feet; 4) S73°30'11"E 25.62 feet; thence S05°05'45"W 191.55 feet; thence S83°46'15"W 47.38 feet; thence S17°11'43"E 149.43 feet; thence S79°40'24"W 11.64 feet; thence S63°08'03"W 11.25 feet; thence S26°51'57"E 100.00 feet; thence N63°08'03"E 30.22 feet; thence S26°51'57"E 160.00 feet; thence S63°08'03"W 736.69 feet to the point of beginning.

Contains: 8.62 acres +/-

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
SALT LAKE COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY UTAH RESIDING IN _____

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, A PARCEL AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

WILD HORSE RANCH PHASE 14 SUBDIVISION

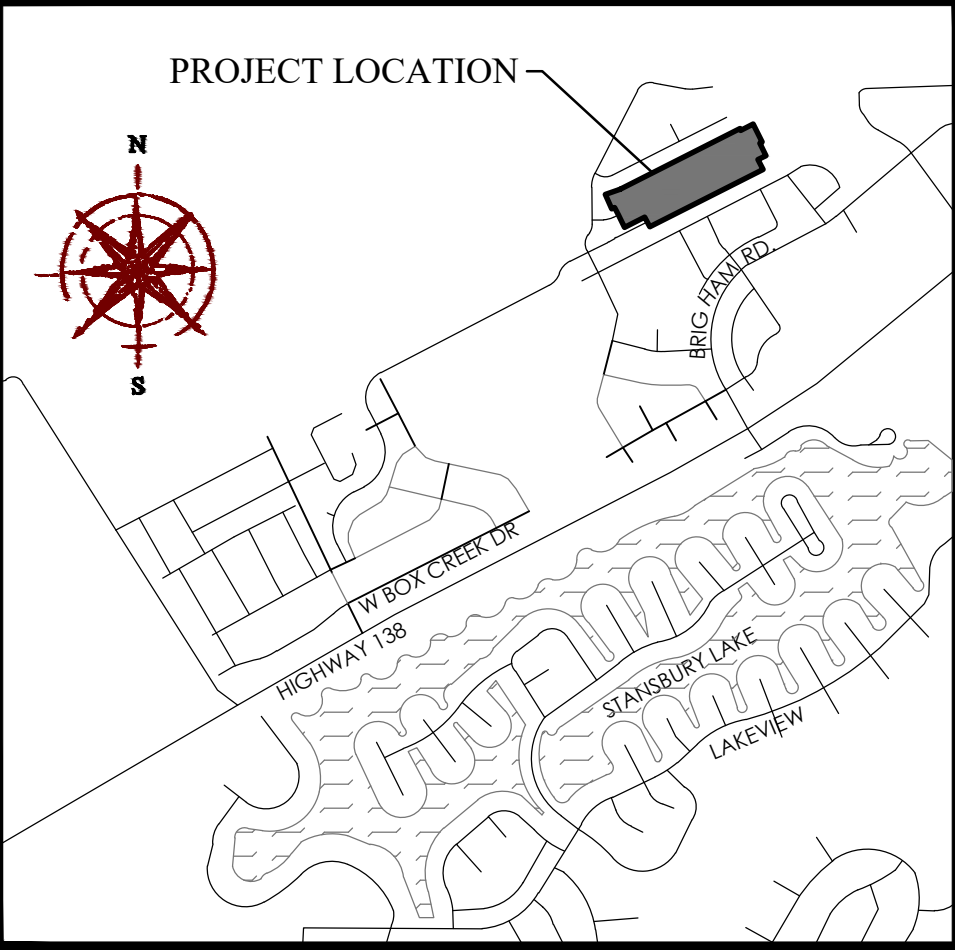
THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE COUNTY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS _____ DAY OF _____ A.D. 20__

PAUL PETERSON
RICHMOND AMERICAN HOMES OF UTAH

WILD HORSE RANCH PHASE 14 SUBDIVISION FINAL PLAT

LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 9 AND THE NW 1/4 AND NE 1/4 OF SECTION 16, T2S, R4W, SALT LAKE BASE & MERIDIAN STANSBURY PARK, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S.
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- EXIST. FENCE
- 5/8x24" REBAR AND CAP (FOCUS ENGINEERING) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXIST. STREET MONUMENT
- BOUNDARY TO MONUMENT
- MONUMENT TO MONUMENT

NORTHWEST CORNER OF
SECTION 16, T2S, R4W, SLB&M
1984 TOOELE COUNTY MONUMENT



NOTES:

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- IT WAS FOUND THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY SHOWN ON SUBDIVISION PLATS FOR WILD HORSE RANCH. TO RE-ESTABLISH AND PERPETUATE THE RELATIONSHIP OF THE SECTION MONUMENTS AND THE SUBDIVISIONS AS PLATTED, AND LOCATED ON THE GROUND, SAID NORTH 1/4 CORNER OF SECTION 16 WAS HELD AND THE DISTANCE ON THE PREVIOUS PLATS OF 263.71 FEET ALONG THE SECTION LINE WAS USED TO ESTABLISH THE POSITION OF SAID NORTHWEST CORNER SECTION 16
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OWNER/DEVELOPER
CLEARWATER HOMES
300 WEST 180 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 599-1839
CONTACT: MICAH PETERS

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

TOOELE COUNTY
HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

NORTH TOOELE COUNTY FIRE
DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20__

CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT

TOOELE COUNTY TREASURER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__ AT _____
ALL PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

MANAGER

TOOELE COUNTY PLANNING
COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__

CHAIR, TOOELE COUNTY PLANNING COMMISSION

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO: 2016-0015-01

TOOELE COUNTY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE COUNTY ATTORNEY

STANSBURY SERVICE AGENCY

APPROVED THIS _____ DAY OF _____ A.D. 20__

CHAIRMAN

TOOELE COUNTY
SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR, TOOELE COUNTY SURVEY DEPARTMENT

THE STANSBURY PARK
IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20__

MANAGER

TOOELE COUNTY
ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR,
TOOELE COUNTY ENGINEERING DEPARTMENT

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, and streets, together with easements, hereafter to be known as WILD HORSE RANCH PHASE 15 and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439



03/22/24

DATE

BOUNDARY DESCRIPTION

A part of the SE1/4 of Section 9 and the NW1/4 & NE1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

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Contains: 8.65 acres +/-

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH

SALT

COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____ UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

WILD HORSE RANCH PHASE 15
SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE COUNTY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS _____ DAY OF _____ A.D. 20__

MICAH W. PETERS
PENELOPE ROSE LLC

WILD HORSE RANCH PHASE 15
SUBDIVISION
FINAL PLAT

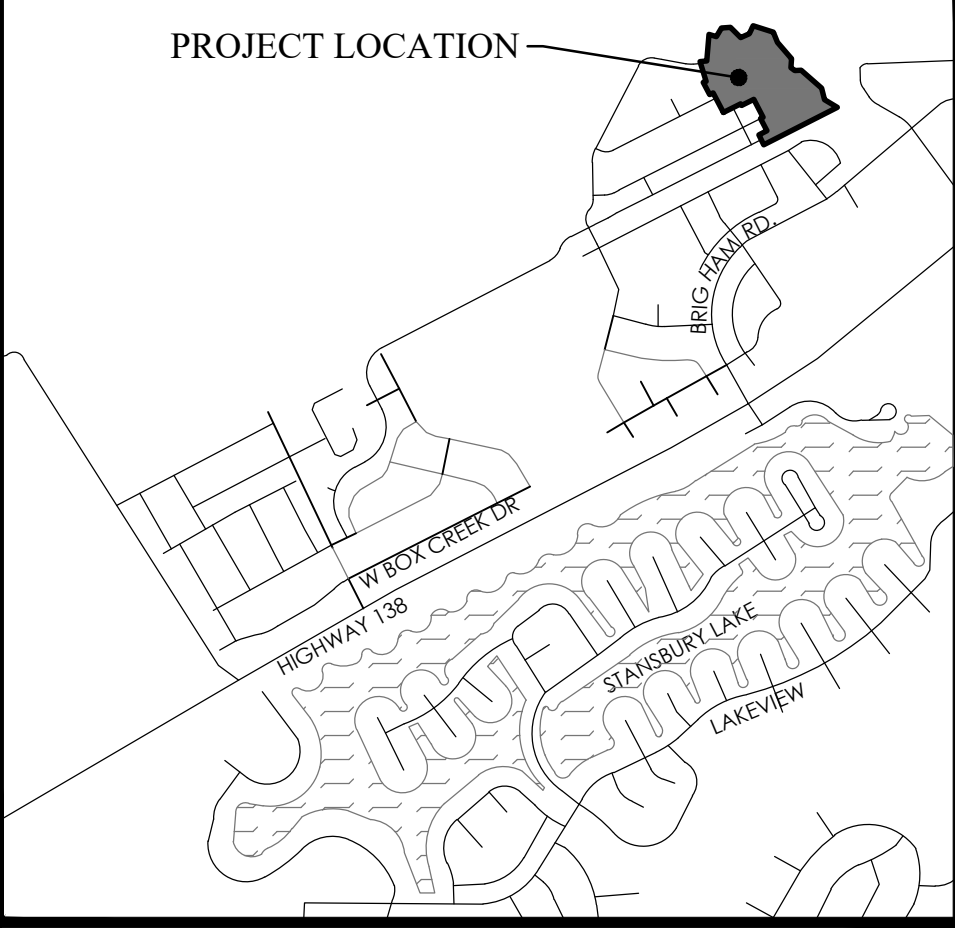
LOCATED IN THE SE1/4 OF SECTION 9 AND THE NW1/4 & NE1/4 OF SECTION 16, T2S, R4W, SALT LAKE BASE & MERIDIAN
STANSBURY PARK CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____

TOOELE COUNTY RECORDER



VICINITY MAP
N.T.S.

LEGEND

---	BOUNDARY
- - - -	SECTION LINE
- - - -	EASEMENT
- - - -	RIGHT-OF-WAY LINE
- - - -	BUILDING SETBACK
- - - -	EXISTING PROPERTY LINE
- - - -	EXIST. FENCE
⊙	SECTION MONUMENT (FOUND)
⊕	SECTION MONUMENT (CALCULATED)
+	STREET MONUMENT (TO BE SET)
●	BOUNDARY MARKERS
●	EXIST. STREET MONUMENT
(B-M)	BOUNDARY TO MONUMENT
(M-M)	MONUMENT TO MONUMENT

Line Table

LINE	DIRECTION	LENGTH
L1	S42°47'15"E	41.06
L2	S29°24'19"W	53.20
L3	S00°53'39"E	45.76
L4	S01°35'09"W	47.99
L5	S44°46'37"W	23.81

THE STANSBURY PARK
IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____

_____ A.D. 20__

MANAGER

STANSBURY SERVICE AGENCY

APPROVED THIS _____ DAY OF _____

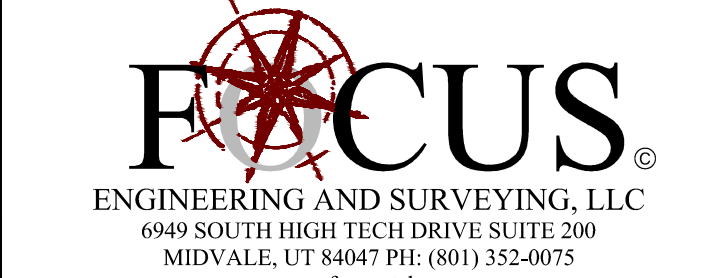
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OWNER/DEVELOPER
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CONTACT: MICAH PETERS

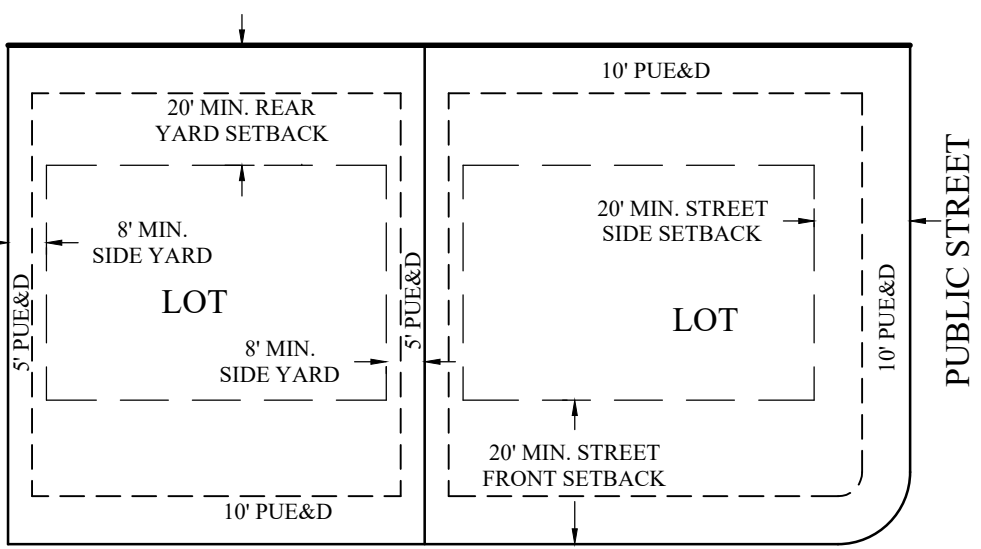
PREPARED BY



TOOELE COUNTY
HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT



TYPICAL PUBLIC UTILITIES AND
DRAINAGE EASEMENT

N.T.S.

NOTES:

- NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
- IT WAS FOUND THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY SHOWN ON SUBDIVISION PLATS FOR WILD HORSE RANCH. TO RE-ESTABLISH AND PERPETUATE THE RELATIONSHIP OF THE SECTION MONUMENTS AND THE SUBDIVISIONS AS PLATTED, AND LOCATED ON THE GROUND, SAID NORTH 1/4 CORNER OF SECTION 16 WAS HELD AND THE DISTANCE ON THE PREVIOUS PLATS OF 2633.71 FEET ALONG THE SECTION LINE WAS USED TO ESTABLISH THE POSITION OF SAID NORTHWEST CORNER SECTION 16.
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
- CENTURYLINK IS HEREBY GRANTED A NONEXCLUSIVE 5' UTILITY, TELECOM, AND CABLE EASEMENT ON THE FRONT, REAR, AND SIDES OF ALL LOTS AND BLOCKS CONTAINED IN THIS PLAT. ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF ALL PRIVATE RETENTION FACILITIES, TOGETHER WITH A LETTER OF CERTIFICATION FROM ENGINEER FOR EACH INDIVIDUAL LOT, THAT CERTIFIES THE APPROVED RETENTION FACILITIES ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS, AND THAT THEY PROVIDE THE REQUIRED 100-YEAR 24-HOUR EVENT VOLUME. CERTIFICATION LETTERS SHALL BE RECEIVED AND REVIEWED BY TOOELE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.
- ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF EACH INDIVIDUAL LOT AND CERTIFY IN A "LETTER OF CERTIFICATION" THAT THE FINISHED GRADED LOT IS IN CONFORMANCE TO THE SUBDIVISION GRADING PLAN AND MATCHES THE GRADING INTENT, AND DESIGNED GRADES AT THE FRONT AND REAR LOT CORNERS. CERTIFICATION SHALL BE SUBMITTED AND REVIEWED BY TOOELE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.
- PARCEL A TO BE DEDED TO RIO TINTO WHEN PLAT IS RECORDED.
- ALL NON-RESIDENTIAL PARCELS SHOWN HEREON ARE NON-IRRIGATED.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	87°56'30"	23.02	S42°23'06"E	20.83
C2	15.00	88°48'08"	23.25	S18°43'59"W	20.99
C3	230.00	13°27'52"	54.05	S18°56'09"E	53.92
C4	170.00	9°52'24"	29.29	N88°42'26"E	29.26
C5	230.00	13°47'22"	55.35	S05°18'32"E	55.22
C6	160.00	4°26'59"	12.43	S88°34'51"E	12.42
C7	160.00	14°32'25"	40.60	N81°55'27"E	40.49
C8	69.97	97°36'59"	119.20	S56°34'11"E	105.30
C9	180.00	2°25'32"	7.62	S09°00'23"E	7.62
C10	180.00	32°40'50"	102.67	S26°33'34"E	101.28
C11	180.00	6°15'28"	19.66	S46°01'42"E	19.65
C12	15.00	112°18'02"	29.40	S06°59'35"W	24.92
C13	15.00	36°07'11"	9.46	N81°12'12"E	9.30
C14	50.00	42°52'28"	37.41	N77°49'33"E	36.55
C15	50.00	57°30'01"	50.18	N27°38'19"E	48.10
C16	50.00	57°30'01"	50.18	N29°51'42"W	48.10
C17	50.00	61°28'14"	53.64	N89°20'50"W	51.11
C18	15.00	70°55'31"	18.57	N84°37'12"W	17.41
C19	120.00	12°09'54"	25.48	N13°52'34"W	25.43
C20	130.00	21°36'57"	49.04	N18°36'05"W	48.75
C21	130.00	28°47'18"	65.32	N43°48'12"W	64.63
C22	130.00	28°47'18"	65.32	N72°35'30"W	64.63
C23	130.00	18°21'36"	41.66	S83°50'03"W	41.48
C24	100.00	18°59'23"	33.14	S84°08'57"W	32.99
C25	230.00	9°52'24"	39.63	N88°42'26"E	39.58
C26	15.00	92°03'30"	24.10	N47°36'54"E	21.59
C27	170.00	28°27'06"	84.42	N12°38'24"W	83.55
C28	15.00	90°00'00"	23.56	S71°51'57"E	21.21
C29	120.00	29°11'56"	61.15	N34°33'28"W	60.49
C30	130.00	18°59'23"	43.09	S84°08'57"W	42.89
C31	200.00	9°52'24"	34.46	S88°42'26"W	34.42
C32	200.00	28°27'06"	99.31	S12°38'24"E	98.30
C33	100.00	97°33'08"	170.26	N56°34'11"W	150.43
C34	150.00	41°21'50"	108.29	S28°28'31"E	105.95
C35	160.00	18°59'24"	53.03	N84°08'57"E	52.79
C36	130.00	97°33'08"	221.34	S56°34'11"E	195.56
C37	120.00	41°21'50"	86.63	S28°28'31"E	84.76
C38	180.00	41°21'50"	129.95	N28°28'31"W	127.14
C39	50.00	219°20'44"	191.42	S10°24'35"E	94.16
C40	230.00	27°15'13"	109.40	S12°02'28"E	108.37

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____

_____ A.D. 20__

MANAGER

TOOELE COUNTY TREASURER

APPROVED AS TO FORM THIS _____ DAY OF _____

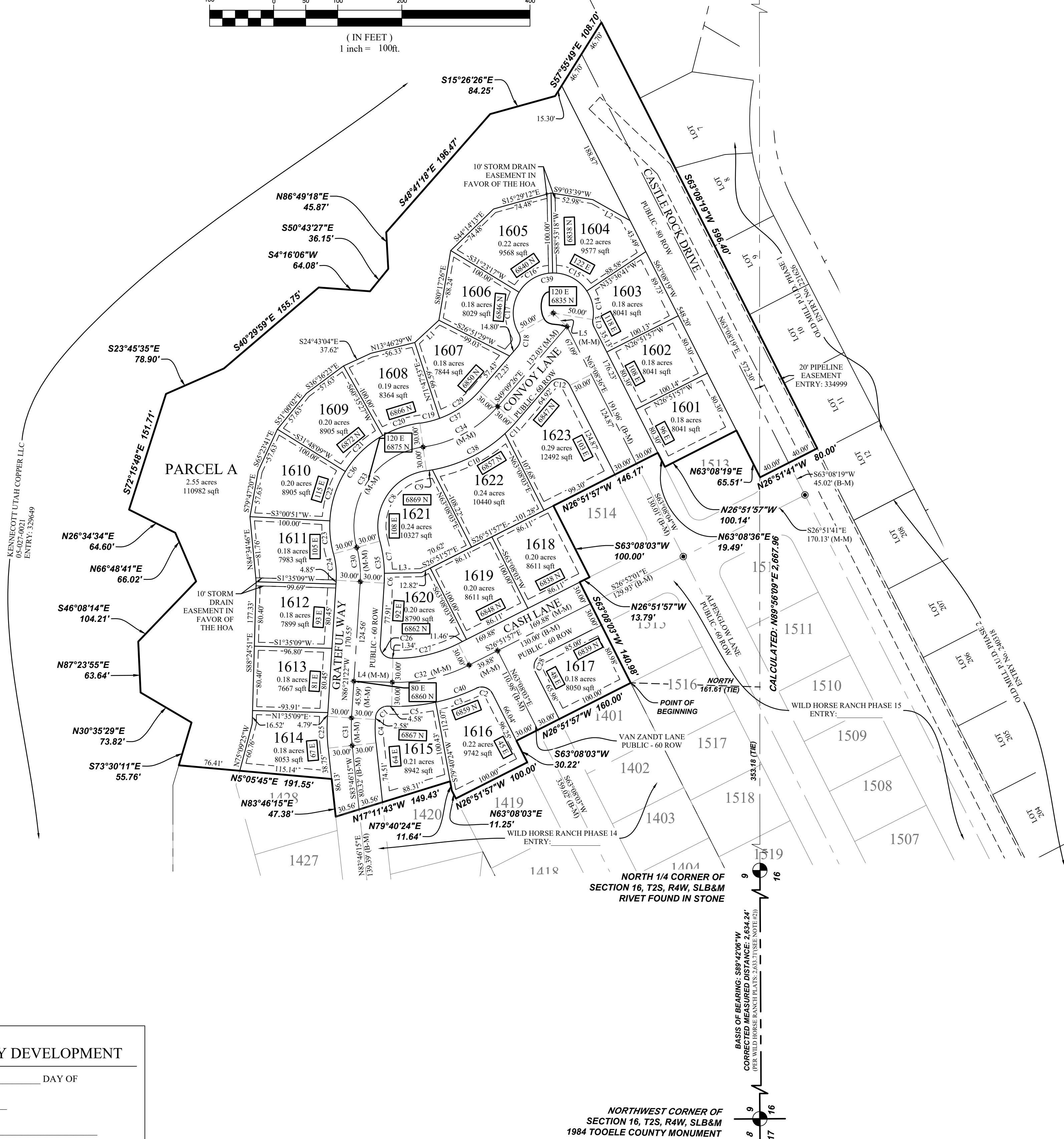
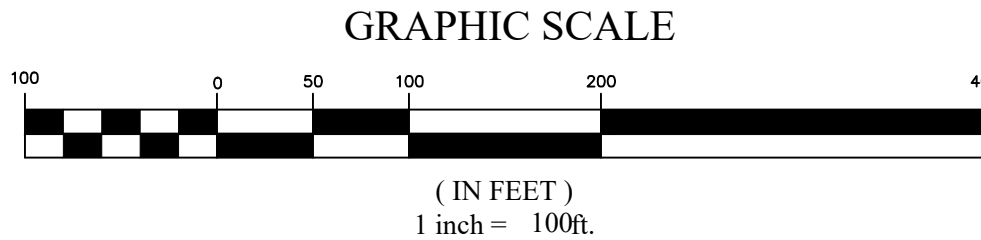
_____ A.D. 20__ AT _____

ALL PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER

WILD HORSE RANCH PHASE 16

SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE SE1/4 OF SECTION 9 AND THE
NE1/4 OF SECTION 16, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANSBURY PARK CITY, TOOELE COUNTY, UTAH



NORTHWEST CORNER OF
SECTION 16, T2S, R4W, SLB&M
1984 TOOELE COUNTY MONUMENT

TOOELE COUNTY ATTORNEY

APPROVED AS TO FORM THIS _____

DAY OF _____ A.D. 20__

TOOELE COUNTY ATTORNEY

TOOELE COUNTY
SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D. 20__

DIRECTOR, TOOELE COUNTY SURVEY DEPARTMENT

TOOELE COUNTY
ENGINEERING DEPARTMENT

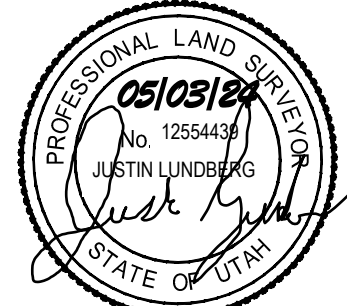
APPROVED THIS _____ DAY OF _____
A.D. 20__

DIRECTOR,
TOOELE COUNTY ENGINEERING DEPARTMENT

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, and streets, together with easements, hereafter to be known as WILD HORSE RANCH PHASE 16 and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439



05/03/24
DATE

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 9 and the NE1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°56'09"E along the Section line 353.18 feet and North 161.61 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M (Basis of Bearing: S89°42'06"W along the Section line between the North 1/4 Corner and Northwest Corner of said Section 16); then N26°51'57"W 160.00 feet; then S63°08'03"W 30.22 feet; then N26°51'57"W 100.00 feet; then N63°08'03"E 11.25 feet; then N79°40'24"E 11.64 feet; then N17°11'43"W 149.43 feet; then N83°46'15"E 47.38 feet; then N05°05'45"E 191.55 feet to the Southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; then along said deed the following (15) 10-foot courses: 1) S73°30'11"E 55.76 feet; 2) N30°35'29"E 73.82 feet; 3) N87°23'55"E 63.64 feet; 4) S46°08'14"E 104.21 feet; 5) N66°48'41"E 66.02 feet; 6) N26°34'34"E 64.60 feet; 7) S72°15'48"E 151.71 feet; 8) S23°45'35"E 78.90 feet; 9) S40°29'59"E 155.75 feet; 10) S04°16'06"W 64.08 feet; 11) S50°43'27"E 36.15 feet; 12) N86°49'18"E 45.87 feet; 13) S48°41'18"E 196.47 feet; 14) S15°26'26"E 84.25 feet; 15) S57°55'49"E 108.70 feet to a point on the Northeasterly extension of the Northwesterly line of OLD MILL P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; then along said plat S63°08'19"W 596.40 feet; then N26°51'41"W 80.00 feet; then N63°08'19"E 65.51 feet; then N26°51'57"W 100.14 feet; then N63°08'36"E 19.49 feet; then N26°51'57"W 146.17 feet; then S63°08'03"W 100.00 feet; then N26°51'57"W 13.79 feet; then S63°08'03"W 140.98 feet to the point of beginning.

Contains: 10.14 acres +/-

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREFTER TO BE KNOWN AS

WILD HORSE RANCH PHASE 16
SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE COUNTY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS _____ DAY OF _____ A.D. 20__

PAUL PETERSON
RICHMOND AMERICAN HOMES OF UTAH

WILD HORSE RANCH PHASE 16

SUBDIVISION
FINAL PLAT

LOCATED IN THE SE1/4 OF SECTION 9 AND THE NE1/4 OF SECTION 16, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANSBURY PARK CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____

SEE \$ _____ TOOELE COUNTY RECORDER