Planning and Zoning
47 S. Main Street • Room 208 • Tooele, UT 84074
Phone: (435) 843-3160 • Fax: (435) 843-3252
https://tooeleco.org/

SUB 2022-040

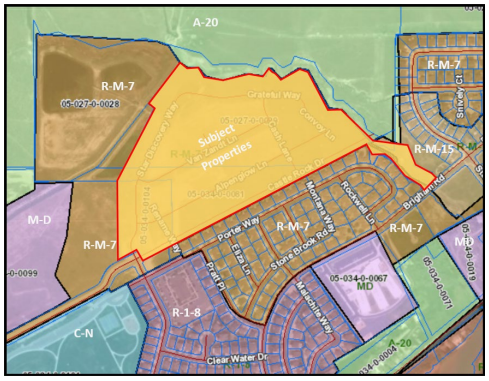
Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission
Meeting Date: August 7, 2024
Parcel IDs: 05-034-0-0104, 05-034-0-0081, 05-027-0-0029
Current Zone: R-M-7
Approximate Site Location: Located North of Castle Rock Drive, and north of Old Mill PUD phase 2.
Request: Final Plat Approval for Wild Horse Ranch (Phases 13-16) Subdivision.
Unincorporated: Stansbury Park
Planner: Trish DuClos
Planning Staff Recommendation: Approval
Applicant Name: Micah Peters (Clearwater Homes)

PROJECT DESCRIPTION

Micah Peters (Clearwater Homes) is requesting final plat approval for the proposed phases 13-16 of Wild Horse Ranch subdivisions. 110 residential lots total and 8 alpha lots/open space. These properties are part of the Leucadia Development Agreement, Contract # 09-12-12.

SITE & VICINITY DESCRIPTION (see attached map)



The proposed phases are located on the North side of Castle Rock Drive and North of Old Mill PUD phase 2 subdivision. It is Northeast of Porter Way Park. The subject properties are located in an R-M-7 (multiple residential, 7,000 square feet minimum) zone. It is completely surrounded by the same zone. There are a mix of all different zones around the R-M-7 zone.

LAND USE CONSIDERATIONS (R-M-7 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet	Can comply
Front Yard Setback	20 Feet	Can Comply
Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement.	Can Comply
Rear Yard Setback	Main Building: 20 Feet	Can Comply

	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, after this staff report is submitted, will be forwarded to the Tooele County Planning Commission for review and will be summarized at the meeting.

REVIEWING AGENCIES RESPONSE

All reviewing agencies have approved the final plats and civil drawings 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.

Since these phases were submitted with the old subdivision code they have vested rights with that code and its processes.

In the meeting held on June 5, 2024, planning commission voted to approve the preliminary plat with conditions that the final plats address the trail system maintenance and the fence that will be placed around the canal.

Since the trail is on Castle Rock Dr and is part of the public right-of-way, Tooele County's road department is responsible to maintain the trail. The park strips are maintained by Stansbury Service Agency.

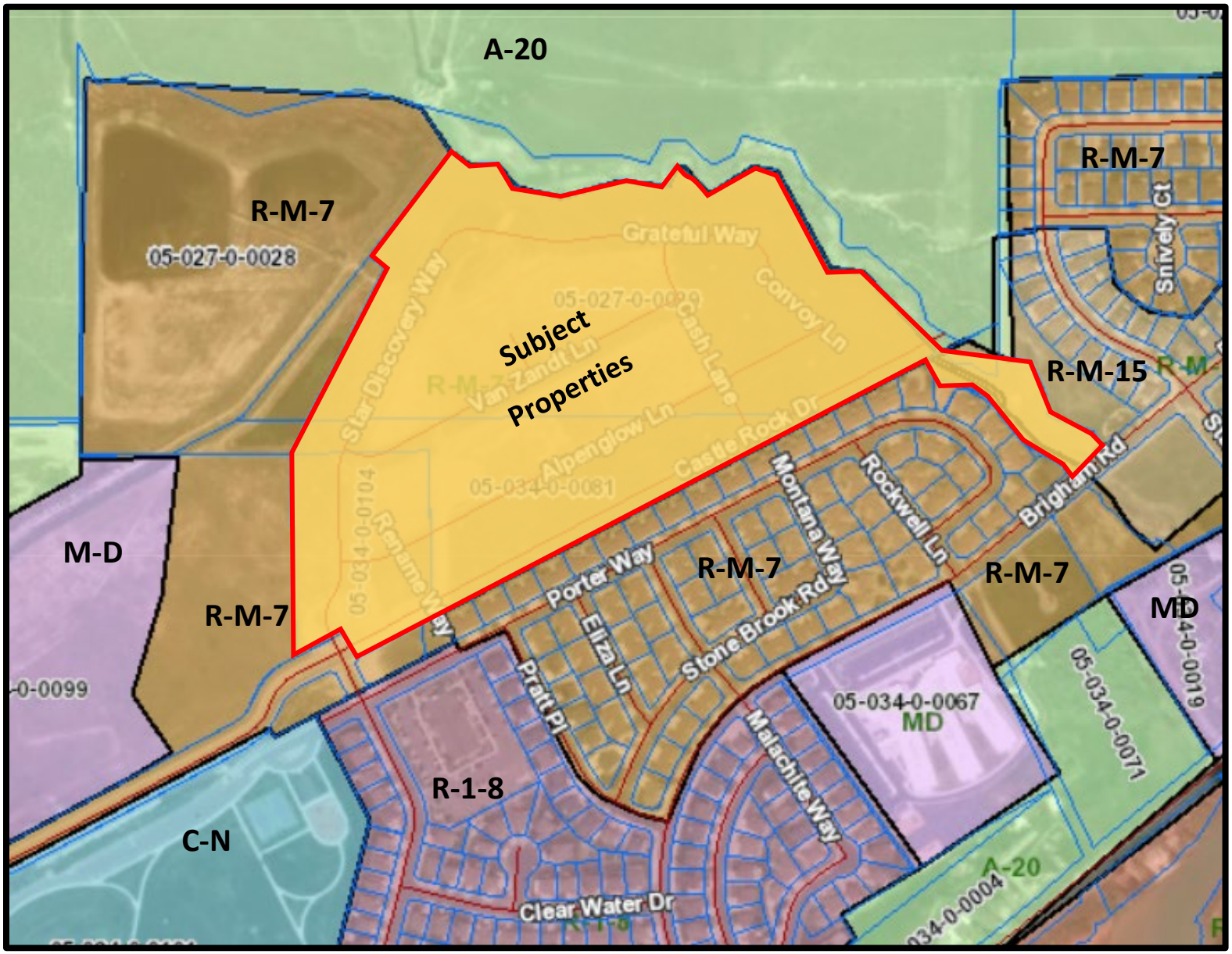
Once the access road is abandoned, it turns into part of the trail system and that section of the trail will be maintained by Stansbury Service Agency.
The fence detail is provided on the overall site plan page which is part of the civil drawings. These pages are attached.

PLANNING STAFF RECOMMENDATION

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

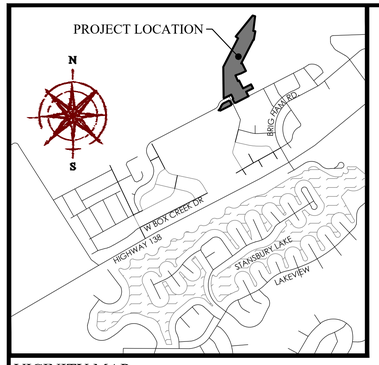
SUB 2022-040: Final Plat Approval for Wild Horse Ranch (Phases 13-16).

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)

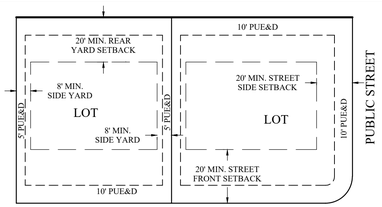


WILD HORSE RANCH PHASE 13

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



VICINITY MAP
N.T.S

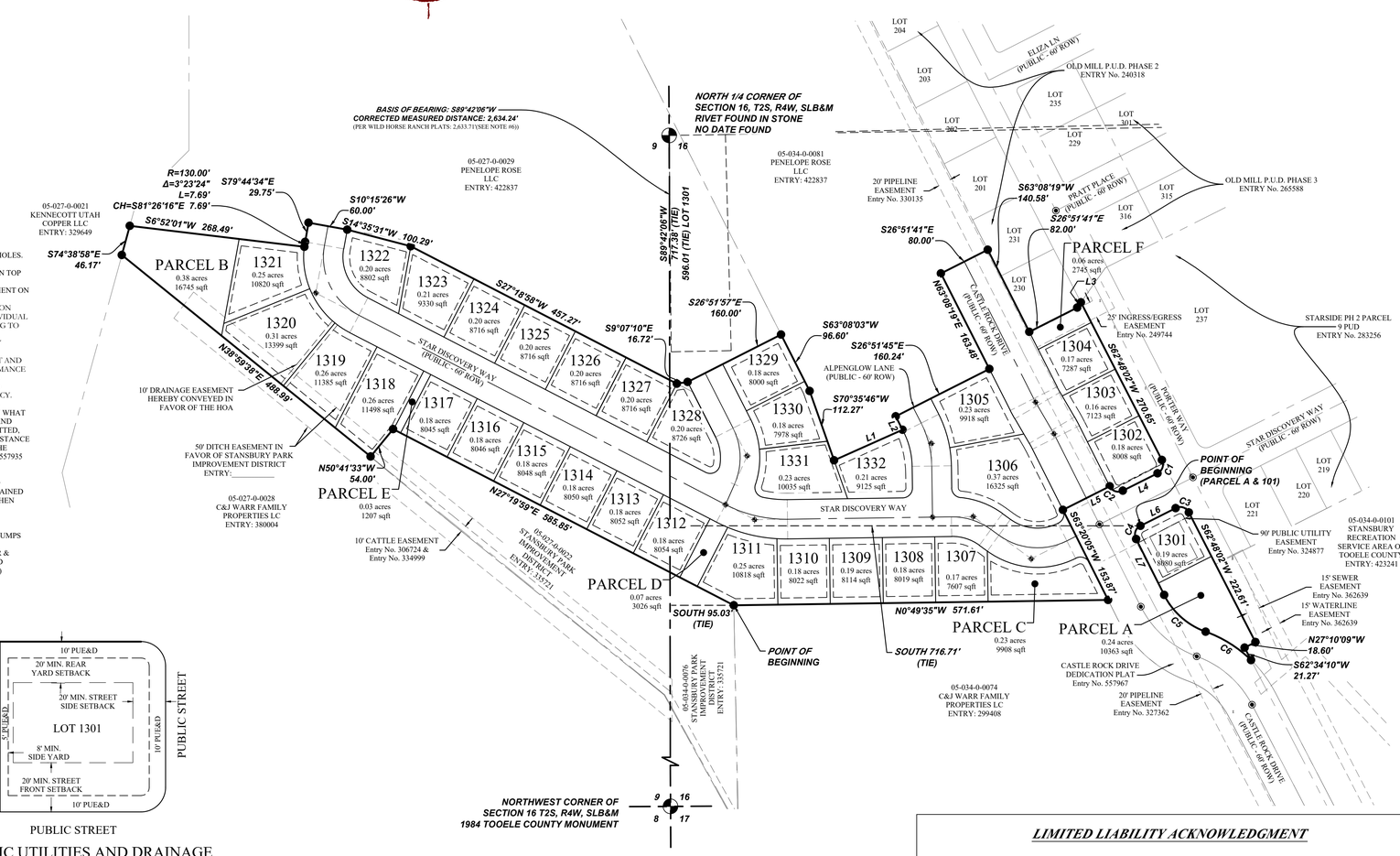


TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT
N.T.S.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

Boundary Line Table		
LINE	DIRECTION	LENGTH
L1	S24°05'51"E	114.48
L2	N63°08'36"E	22.95
L3	S54°40'48"E	9.84
L4	N26°39'55"W	59.32
L5	N26°39'55"W	80.00
L6	S26°39'55"E	60.16
L7	N63°20'05"E	95.54

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°32'03"	23.70	N71°55'57"W	21.31
C2	15.00	90°00'00"	23.56	N18°20'05"E	21.21
C3	15.00	89°27'57"	23.42	S18°04'03"W	21.11
C4	15.00	90°00'00"	23.56	S71°39'55"E	21.21
C5	114.00	43°31'56"	86.62	N41°34'07"E	84.55
C6	194.00	24°20'06"	82.40	N31°58'12"E	81.78



NOTES:

1. NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
2. #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.
3. 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.
4. 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.
5. 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.
6. 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. SEE AFFIDAVITS RECORDED AS ENTRY NO. 557935 AND ENTRY NO. 654613 IN THE OFFICE OF THE TOOELE COUNTY RECORDER.
7. PENELOPE ROSE LLC WILL RETAIN THE OWNERSHIP OF PARCEL A.
8. PARCEL B IS TO BE DEEDED TO RIO TINTO BY A SEPERATE DOCUMENT WHEN PLAT IS RECORDED
9. PARCEL C IS COMMON AREA AND A RETENTION POND EASEMENT TO BE DEEDED TO AND MAINTAINED BY THE WILD HORSE RANCH HOME OWNERS ASSOCIATION (HOA) BY A SEPERATE DOCUMENT WHEN PLAT IS RECORDED
10. PARCEL D, E, AND F ARE TO BE DEEDED TO AND MAINTAINED BY SPID (STANSBURY PARK IMPROVEMENT DISTRICT) BY A SEPARATE DOCUMENT WHEN PLAT IS RECORDED
11. BASEMENTS MAY NOT BE SERVED BY GRAVITY OPERATED SEWER SYSTEM. PRIVATE EJECTOR PUMPS MAY BE REQUIRED.
12. NO TREES ARE ALLOWED WITHIN THE PARKSTRIP OF LOTS 1307-1311, AND SHALL REMAIN CLEAR & UNOBSTRUCTED OF STRUCTURES AND ALL OTHER UTILITIES, FOR THE ACCESS, OPERATION, AND MAINTENANCE, OF STANSBURY PARK IMPROVEMENT DISTRICTS SEWER LINE (ENTRY NO. 335721)
13. ALL NON-RESIDENTIAL PARCELS SHOWN HEREON ARE NON-IRRIGATED.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- 924'05'51"E 114.48' BOUNDARY 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
- (B-M) BOUNDARY TO MONUMENT
- (M-M) MONUMENT TO MONUMENT

PUBLIC UTILITIES AND DRAINAGE EASEMENT LOT 1301
N.T.S.

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, parcels, and streets, together with easements, hereafter to be known as WILD HORSE RANCH PHASE 13 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

PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH 05/03/24

05/03/24
DATE

BOUNDARY DESCRIPTION

PHASE 13
LOTS 1302-1332

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

Beginning at a point Southeasterly line of that Real Property described in Deed Entry No. 335721 of the Official Records of Tooele County located S89°42'06"W along the Section line 717.38 feet and South 95.03 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence along said deed the following (2) two courses: 1) N27°19'59"E 585.85 feet; 2) N50°41'33"W 54.00 feet to the southerly line of that Real Property described in Deed Entry No. 380004 of the Official Records of Tooele County; thence N38°59'38"E along said deed 488.99 feet to the southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence S74°38'58"E along said deed 46.17 feet; thence S06°52'01"W 268.49 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 130.00 feet (radius bears: S06°52'01"W) a distance of 7.69 feet through a central angle of 03°23'24" Chord: S81°26'16"E 7.69 feet; thence S79°44'34"E 29.75 feet; thence S10°15'26"W 60.00 feet; thence S14°35'31"W 100.29 feet; thence S27°18'58"W 457.27 feet; thence S09°07'10"E 16.72 feet; thence S26°51'57"E 160.00 feet; thence S63°08'03"W 96.60 feet; thence S70°35'46"W 112.27 feet; thence S24°05'51"E 114.48 feet; thence N63°08'36"E 22.95 feet; thence S26°51'45"E 160.24 feet; thence N63°08'19"E 163.48 feet; thence S26°51'41"E 80.00 feet to the Easterly Corner of Lot 230, OLD MILL P.U.D. Phase 2, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said plat the following (3) three courses: 1) S63°08'19"W 140.58 feet; 2) S26°51'41"E (plat: S26°51'57"E) 82.00 feet; 3) S54°40'48"E (plat: S54°41'04"E) 9.84 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S62°48'02"W (plat: S62°47'46"W) along said plat 270.65 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.70 feet through a central angle of 90°32'03" Chord: N71°55'57"W 21.31 feet; thence N26°39'55"W 59.32 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N18°20'05"E 21.21 feet; thence N26°39'55"W 80.00 feet; thence S63°20'05"W 153.87 feet; thence N00°49'35"W 571.61 feet to the point of beginning.
Contains: 10.33 acres+/-

PARCEL A AND LOT 1301

A portion of the NW1/4 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 596.01 feet and South 716.71 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence S26°39'55"E 60.16 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.42 feet through a central angle of 89°27'57" Chord: S18°04'03"W 21.11 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S62°48'02"W along said right-of-way and extension thereof 222.61 feet; thence N27°10'09"W 18.60 feet; thence S62°34'10"W 21.27 feet to the Northerly right-of-way; thence running Westerly along said right-of-way the following three (3) courses: (1) Northeasterly along the arc of a non-tangent curve to the left having a radius of 194.00 feet (radius bears: N45°51'46"W) a distance of 82.40 feet through a central angle of 24°20'06" Chord: N31°58'12"E 81.78 feet; to a point of reverse curvature; thence (2) along the arc of a curve to the right having a radius of 114.00 feet a distance of 86.62 feet through a central angle of 43°31'56" Chord: N41°34'07"E 84.55 feet; thence (3) N63°20'05"E 95.54 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S71°39'55"E 21.21 feet to the point of beginning.
Contains: 0.42 acres+/-

32 Lots and 6 Parcels.

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 13
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

PAUL PETERSON
RICHMOND AMERICAN HOMES OF UTAH

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

STANSBURY SERVICE AGENCY

APPROVED THIS _____ DAY OF

_____ A.D. 20__

CHAIRMAN

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

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

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

MANAGER

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

MANAGER

SHEET 1 OF 2

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

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

WILD HORSE RANCH PHASE 13

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

TOOELE COUNTY RECORDER

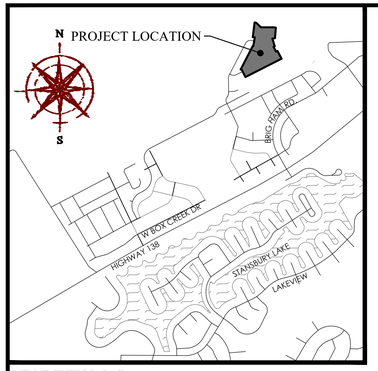
NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____

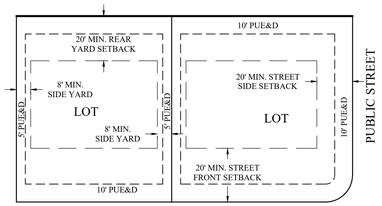
TOOELE COUNTY RECORDER

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



TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT
N.T.S.

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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

NOTES:

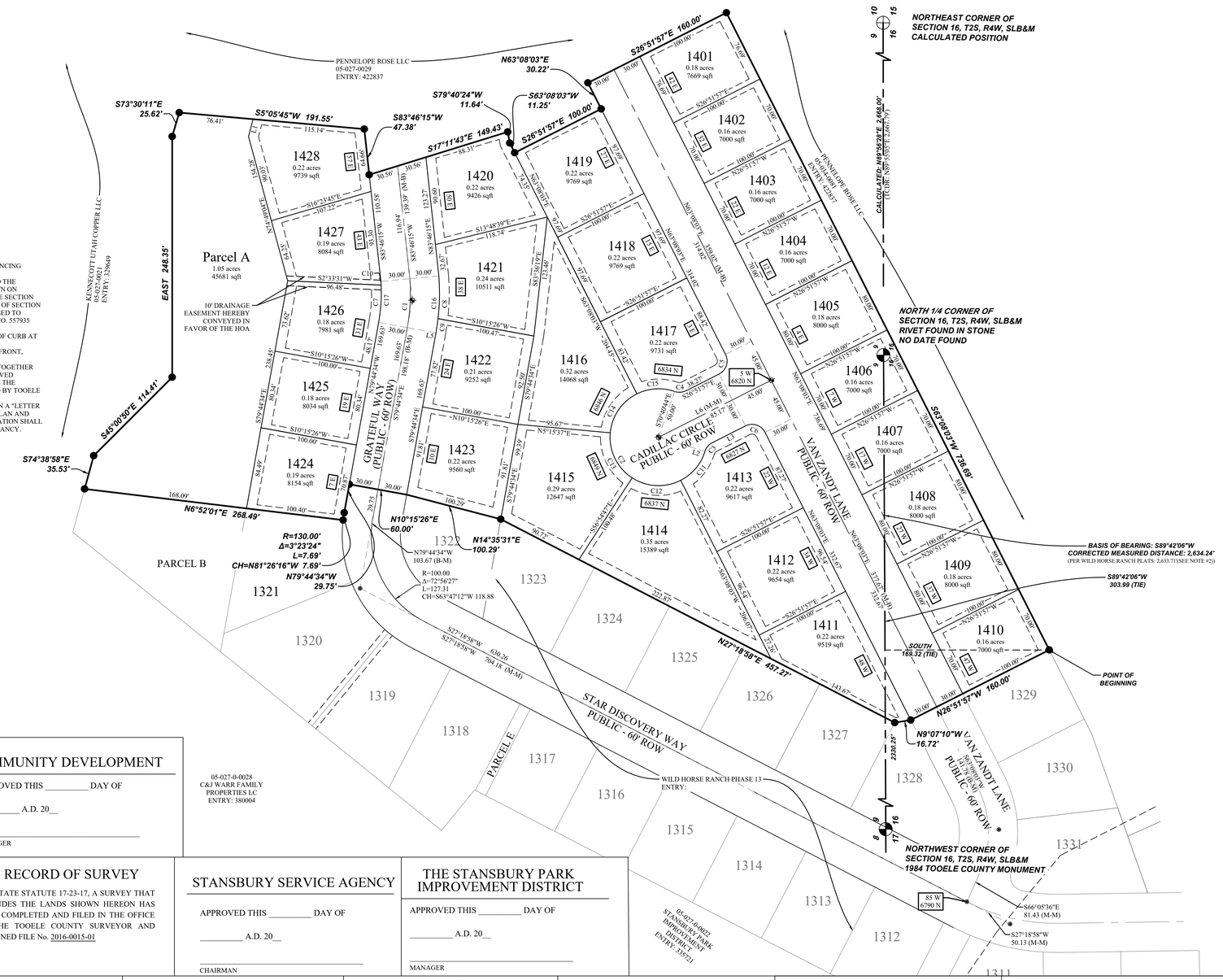
1. NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
2. IT WAS FOUND THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY 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, SEE AFFIDAVITS RECORDED AS ENTRY NO. 557935 AND ENTRY NO. 654613 IN THE OFFICE OF THE TOOELE COUNTY RECORDER
3. #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.
4. 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.
5. 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.
6. 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.
7. PARCEL A IS TO BE DEEDED TO RIO TINTO WHEN PLAT IS RECORDED
8. MONUMENT IN REAR OF LOT 1406 WILL NEED TO BE PROTECTED THRU ALL PHASES OF CONSTRUCTION
9. ALL NON-RESIDENTIAL PARCELS SHOWN HEREON ARE NON-IRRIGATED.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	14°30'03"	50.62	N86°59'36"W	50.48
C2	50.00	272°22'26"	237.69	N63°08'03"E	69.23
C3	15.00	46°11'13"	12.09	N49°57'33"W	11.77
C4	15.00	46°11'13"	12.09	S03°46'21"E	11.77
C5	15.00	90°00'00"	23.56	S71°51'57"E	21.21
C6	15.00	90°00'00"	23.56	N18°08'03"E	21.21
C7	170.00	13°02'39"	38.70	S86°15'54"E	38.62
C8	230.00	10°58'30"	44.06	N88°53'25"W	43.99
C9	230.00	3°39'36"	14.69	N81°34'22"W	14.69
C10	170.00	1°17'19"	3.82	N86°34'07"E	3.82
C11	50.00	45°59'33"	40.14	N50°03'23"W	39.07
C12	50.00	60°08'50"	52.49	N03°00'48"E	50.11
C13	50.00	62°10'24"	54.26	N64°10'25"E	51.63
C14	50.00	58°04'05"	50.67	N55°42'20"W	48.53
C15	50.00	45°59'33"	40.14	S03°40'31"E	39.07
C16	230.00	14°38'06"	58.75	S87°03'37"E	58.59
C17	170.00	14°19'58"	42.53	N86°54'33"W	42.42

Line Table

LINE	DIRECTION	LENGTH
L1	S75°09'25"E	18.49
L2	N16°56'50"E	50.00
L3	N26°51'57"W	38.27
L5	S10°15'26"W	30.00
L6	S26°51'57"E	130.17



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

PROFESSIONAL LAND SURVEYOR 05/03/24 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH

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
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, 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

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

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

STANSBURY SERVICE AGENCY

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

CHAIRMAN

THE STANSBURY PARK IMPROVEMENT DISTRICT

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

MANAGER

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

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

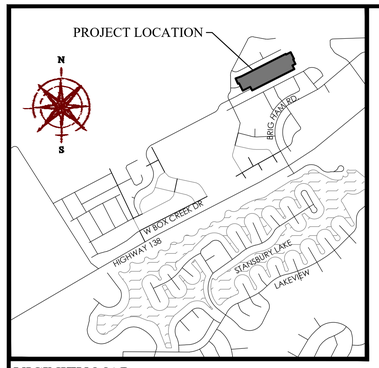
NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ TOOELE COUNTY RECORDER

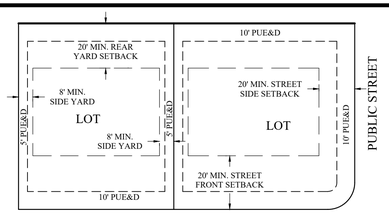
WILD HORSE RANCH PHASE 14
SUBDIVISION
FINAL PLAT
LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 9 AND THE NW 1/4 AND NE 1/4 OF SECTION 16, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANSBURY PARK, TOOELE COUNTY, UTAH

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

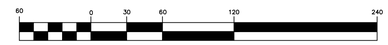


VICINITY MAP
N.T.S



TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT
N.T.S.

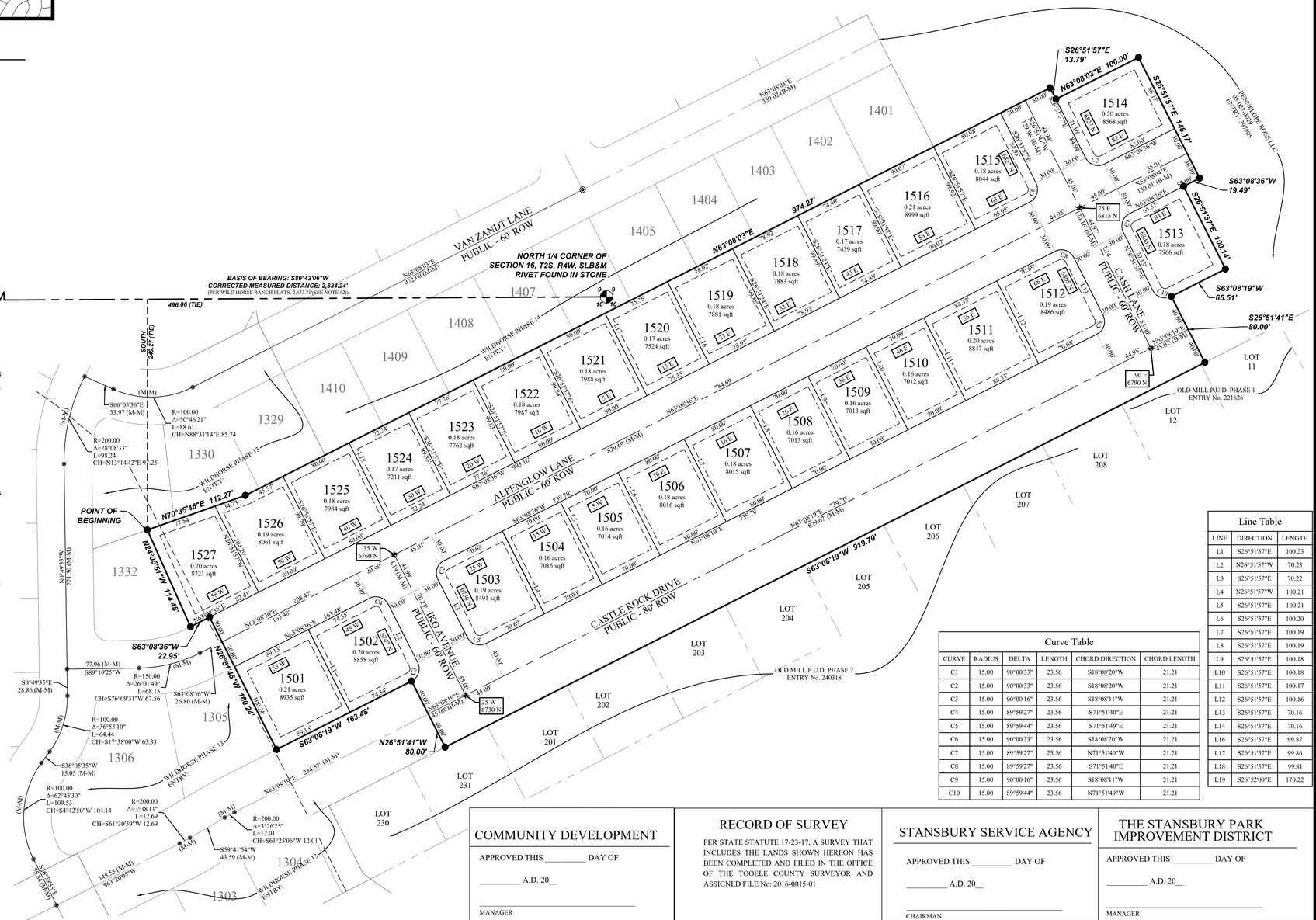
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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
- (B-M) BOUNDARY TO MONUMENT
- (M-M) MONUMENT TO MONUMENT



NOTES:

1. NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
2. 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
3. 5/8x24" 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.
4. 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.
5. 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.
6. 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.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'33"	23.56	S18°08'20"W	21.21
C2	15.00	90°00'33"	23.56	S18°08'20"W	21.21
C3	15.00	90°00'16"	23.56	S18°08'11"W	21.21
C4	15.00	89°59'27"	23.56	S71°51'40"E	21.21
C5	15.00	89°59'44"	23.56	S71°51'49"E	21.21
C6	15.00	90°00'33"	23.56	S18°08'20"W	21.21
C7	15.00	89°59'27"	23.56	N71°51'40"W	21.21
C8	15.00	89°59'27"	23.56	S71°51'40"E	21.21
C9	15.00	90°00'16"	23.56	S18°08'11"W	21.21
C10	15.00	89°59'44"	23.56	N71°51'49"W	21.21

Line Table

LINE	DIRECTION	LENGTH
L1	S26°51'57"E	100.23
L2	N26°51'57"W	70.23
L3	S26°51'57"E	70.22
L4	N26°51'57"W	100.21
L5	S26°51'57"E	100.21
L6	S26°51'57"E	100.20
L7	S26°51'57"E	100.19
L8	S26°51'57"E	100.19
L9	S26°51'57"E	100.18
L10	S26°51'57"E	100.18
L11	S26°51'57"E	100.17
L12	S26°51'57"E	100.16
L13	S26°51'57"E	70.16
L14	S26°51'57"E	70.16
L16	S26°51'57"E	99.87
L17	S26°51'57"E	99.86
L18	S26°51'57"E	99.81
L19	S26°52'00"E	170.22

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

PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH 03/22/24

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:

Beginning at a point located S89°42'06"W along the Section line 496.06 feet and South 249.27 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence N70°35'46"E 112.27 feet; thence N63°08'03"E 974.27 feet; thence S26°51'57"E 13.79 feet; thence N63°08'03"E 100.00 feet; thence S26°51'57"E 146.17 feet; thence S63°08'36"W 19.49 feet; thence S26°51'57"E 100.14 feet; thence S63°08'19"W 65.51 feet; thence S26°51'41"E 80.00 feet to 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; thence along said plat S63°08'19"W 919.70 feet to and along the Northwesterly line of OLD MILL P.U.D. Phase 2, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence N26°51'41"W 80.00 feet; thence S63°08'19"W 163.48 feet; thence N26°51'45"W 160.24 feet; thence S63°08'36"W 22.95 feet; thence N24°05'51"W 114.48 feet to the point of beginning.

Contains: 8.65 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, 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

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

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

STANSBURY SERVICE AGENCY

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

CHAIRMAN

THE STANSBURY PARK IMPROVEMENT DISTRICT

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

MANAGER

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 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

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

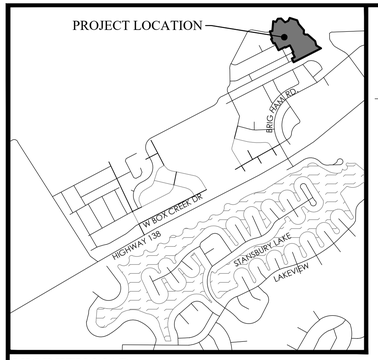
NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $

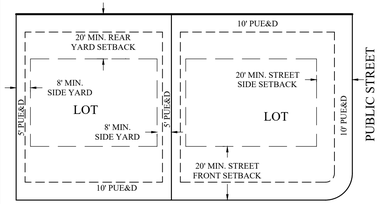
TOOELE COUNTY RECORDER

WILD HORSE RANCH PHASE 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



VICINITY MAP
N.T.S



TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT
N.T.S.

NOTES:

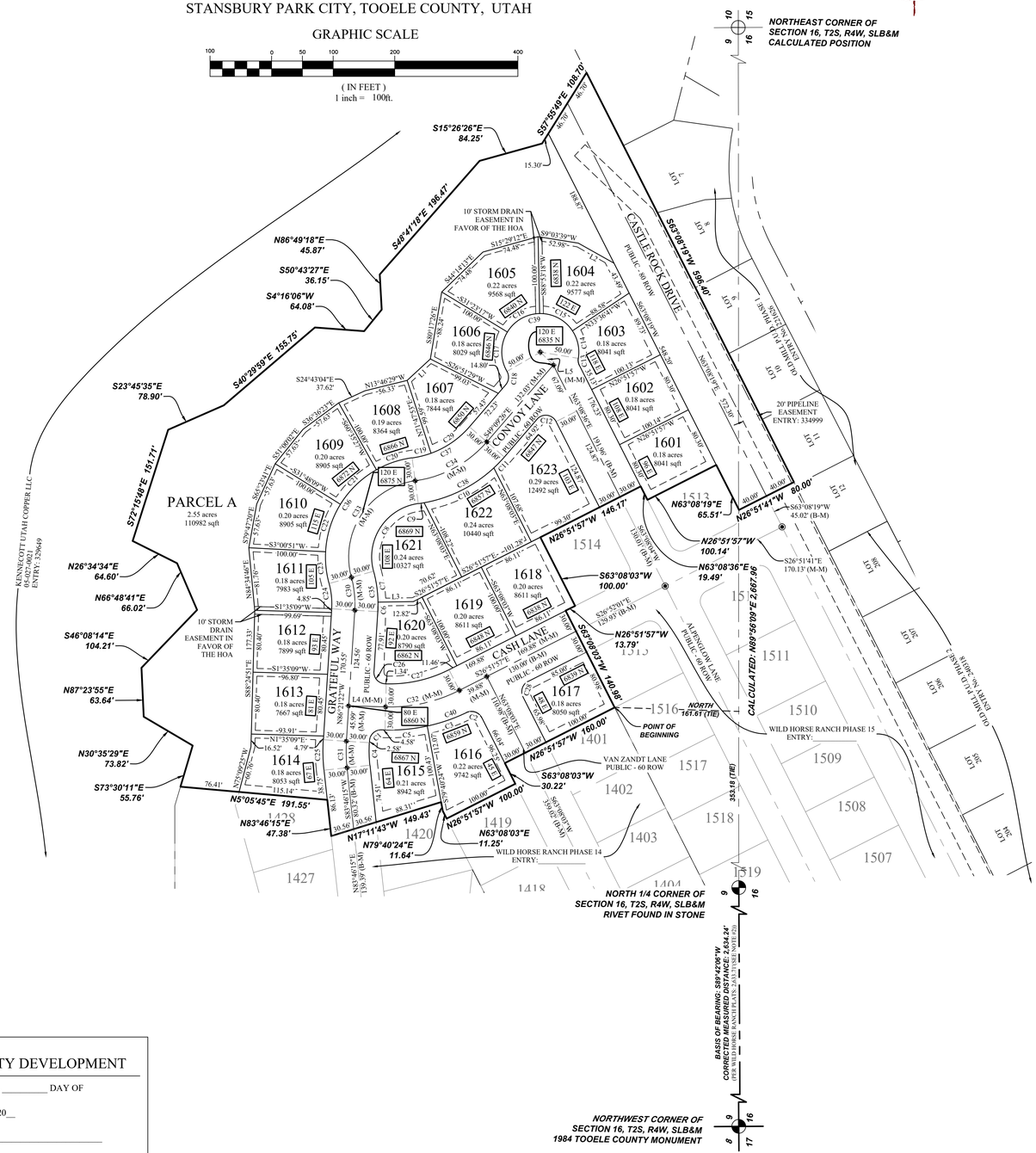
1. NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
2. IT WAS FOUND THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY 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
3. #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.
4. 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.
5. 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.
6. 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.
7. PARCEL A TO BE DEEDED TO RIO TINTO WHEN PLAT IS RECORDED
8. ALL NON-RESIDENTIAL PARCELS SHOWN HEREON ARE NON-IRRIGATED.

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

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



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

PROFESSIONAL LAND SURVEYOR 05/03/24 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH

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); thence N26°51'57"W 160.00 feet; thence S63°08'03"W 30.22 feet; thence N26°51'57"W 100.00 feet; thence N63°08'03"E 11.25 feet; thence N79°40'24"E 11.64 feet; thence N17°11'43"W 149.43 feet; thence N83°46'15"E 47.38 feet; thence 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; thence along said deed the following (15) fifteen 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; thence along said plat S63°08'19"W 596.40 feet; thence N26°51'41"W 80.00 feet; thence N63°08'19"E 65.51 feet; thence N26°51'57"W 100.14 feet; thence N63°08'36"E 19.49 feet; thence N26°51'57"W 146.17 feet; thence S63°08'03"W 100.00 feet; thence N26°51'57"W 13.79 feet; thence 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 HEREAFTER 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

THE STANSBURY PARK IMPROVEMENT DISTRICT

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

STANSBURY SERVICE AGENCY

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

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

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

COMMUNITY DEVELOPMENT

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

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

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

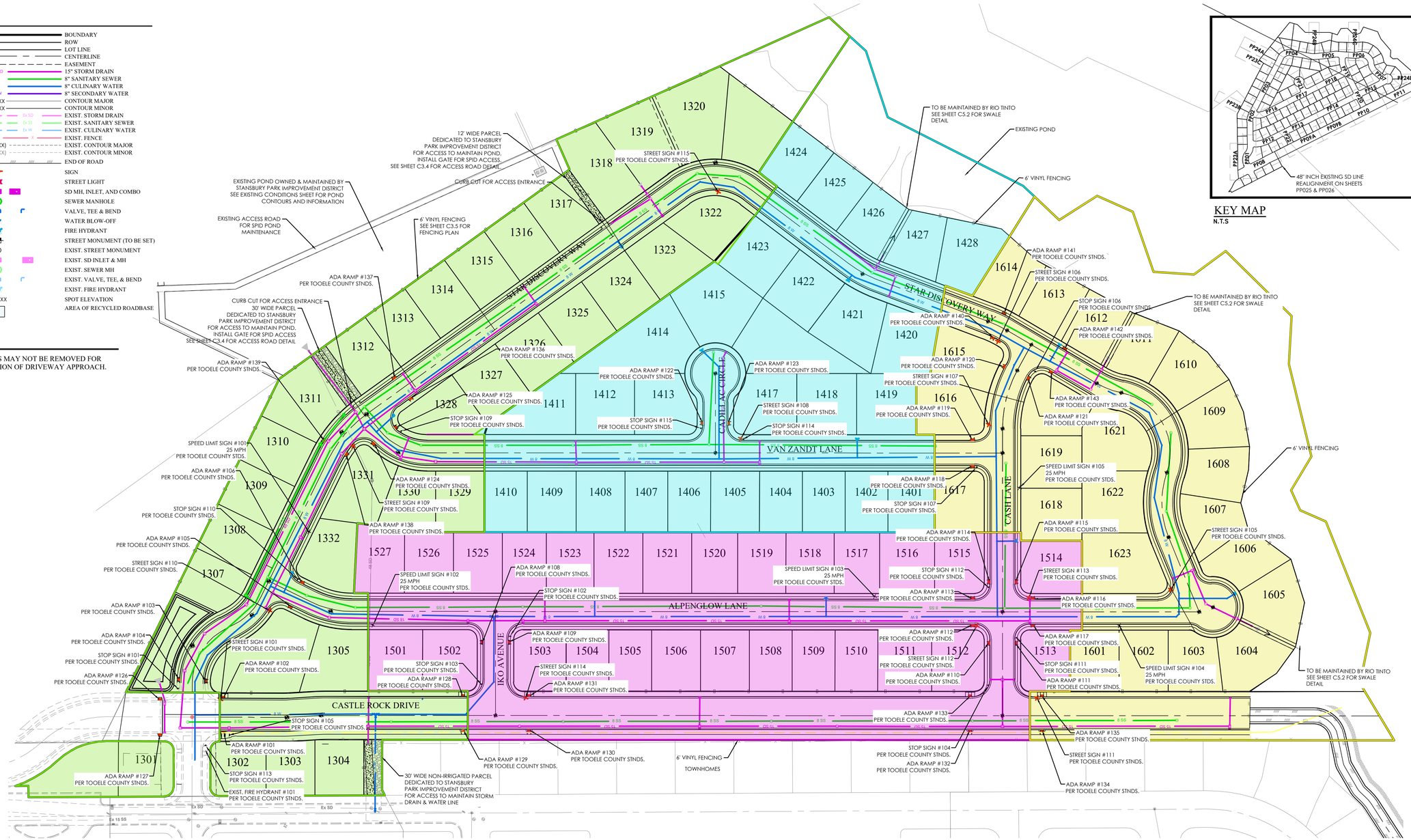
www.illusionsfence.com

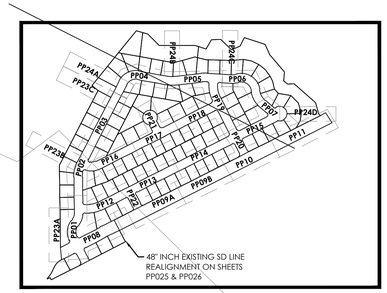
LEGEND

- BOUNDARY
- ROW
- LOT LINE
- CENTERLINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- END OF ROAD
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- AREA OF RECYCLED ROADBASE

NOTE

1. ADA RAMPS MAY NOT BE REMOVED FOR INSTALLATION OF DRIVEWAY APPROACH.





KEY MAP
N.T.S

PHASE LEGEND

- PHASE 13
- PHASE 14
- PHASE 15
- PHASE 16

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	THE STANSBURY PARK IMPROVEMENT DISTRICT	THE STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF	APPROVED THIS _____ DAY OF	APPROVED THIS _____ DAY OF
_____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.	_____ A.D. 20__	_____ A.D. 20__
DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	MANAGER	ENGINEER

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

LICENSED PROFESSIONAL ENGINEER No. 8728960-2202 THOMAS M. ROMNEY 03/23/24 STATE OF UTAH

WILD HORSE PHASE 13-16
STANSBURY PARK, UT
OVERALL SITE PLAN

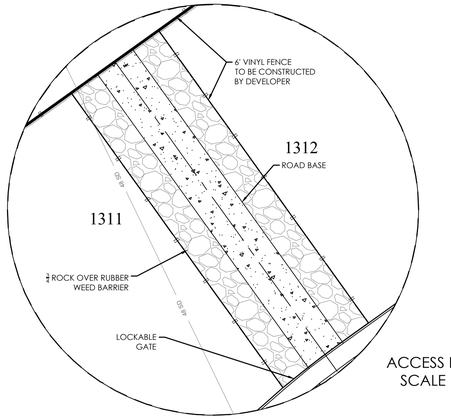
REVISION BLOCK

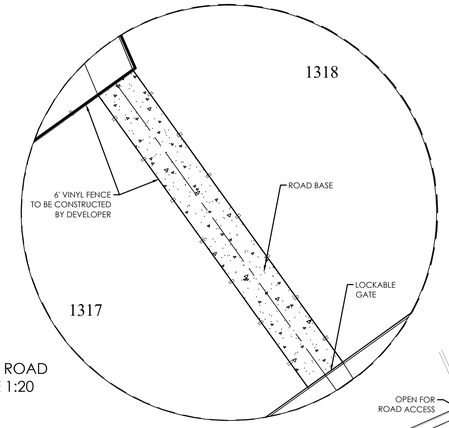
#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL SITE PLAN

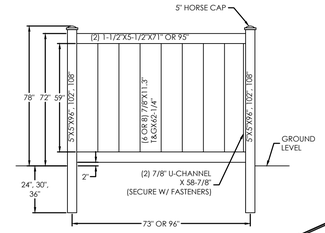
Scale:	1"=80'	Drawn:	MEC
Date:	03/12/24	Job #:	20-0142
Sheet:	C3.1		

Z:_2020\20-0142 wild horse phase 9\design 20-0142\dwg\sheets\C3 OVERALL SITE PLAN.dwg

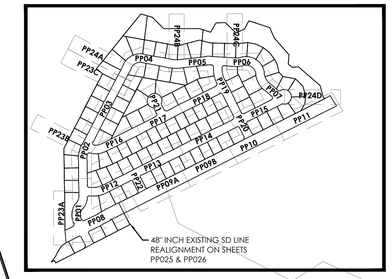




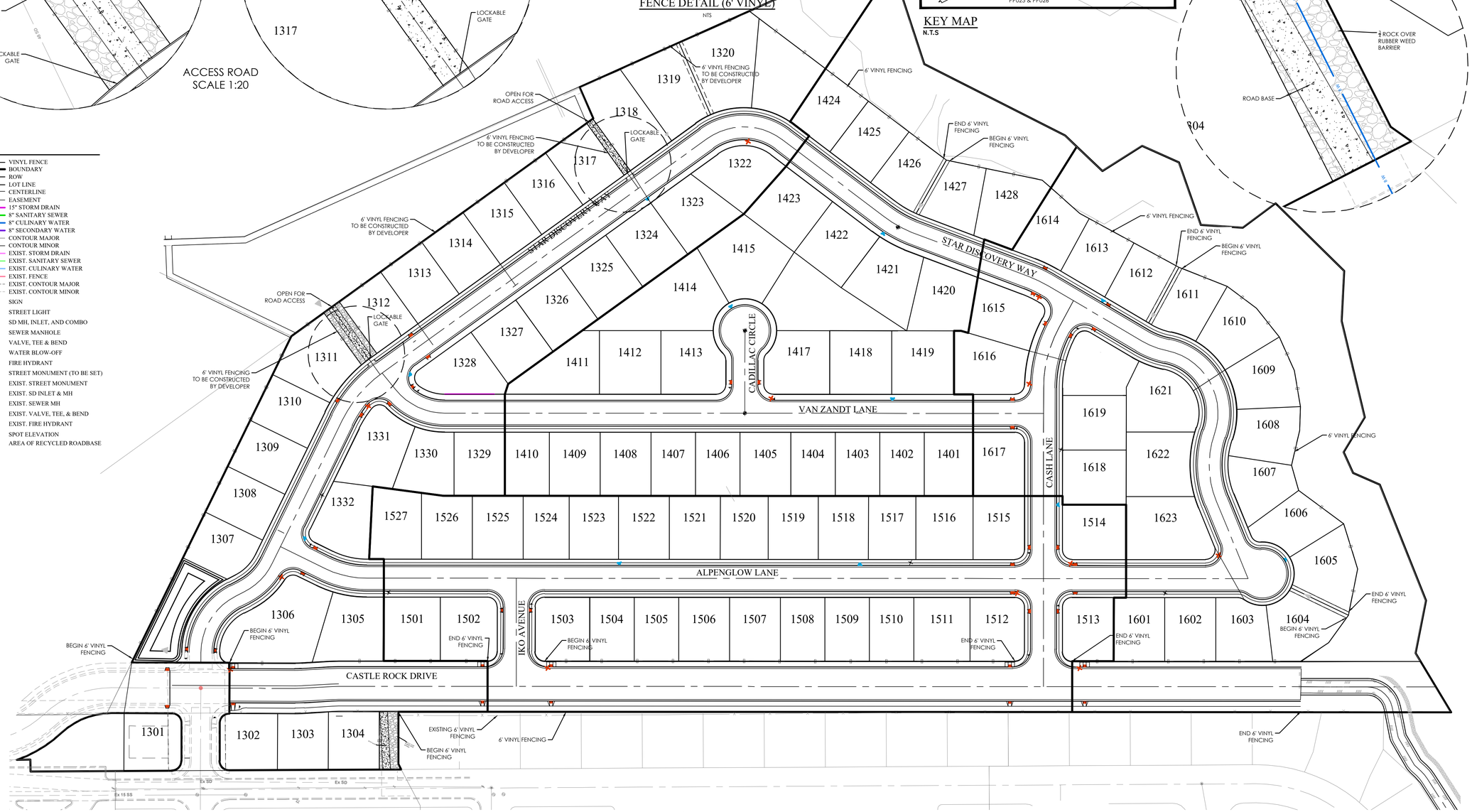
ACCESS ROAD
SCALE 1:20



FENCE DETAIL (6' VINYL)
NTS



KEY MAP
N.T.S



LEGEND

- VINYL FENCE TO BE CONSTRUCTED BY DEVELOPER
- BOUNDARY
- ROW
- LOT LINE
- CENTERLINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- AREA OF RECYCLED ROADBASE

12' ROW UTILITY ACCESS ROAD PARCEL E
N.T.S.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	THE STANSBURY PARK IMPROVEMENT DISTRICT	THE STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.	APPROVED THIS _____ DAY OF _____ A.D. 20__	APPROVED THIS _____ DAY OF _____ A.D. 20__
DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	MANAGER	ENGINEER

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 8728960-2202 THOMAS M. ROMNEY 03/23/24 STATE OF UTAH

WILD HORSE PHASE 13-16

STANSBURY PARK, UT

FENCING PLAN

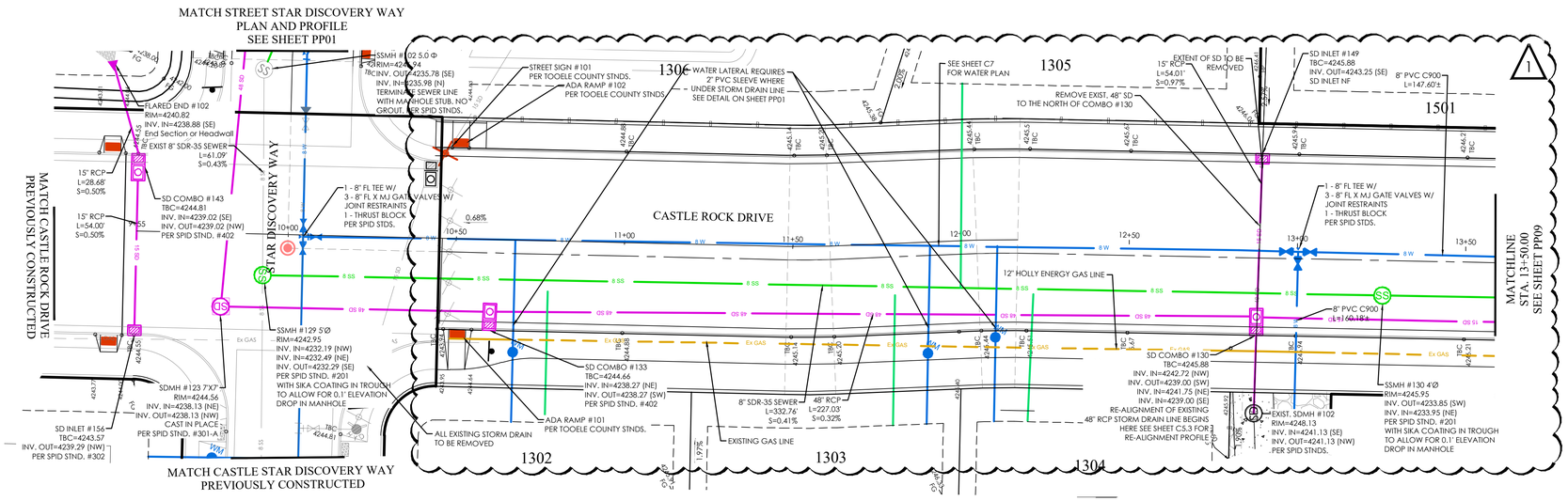
REVISION BLOCK

#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

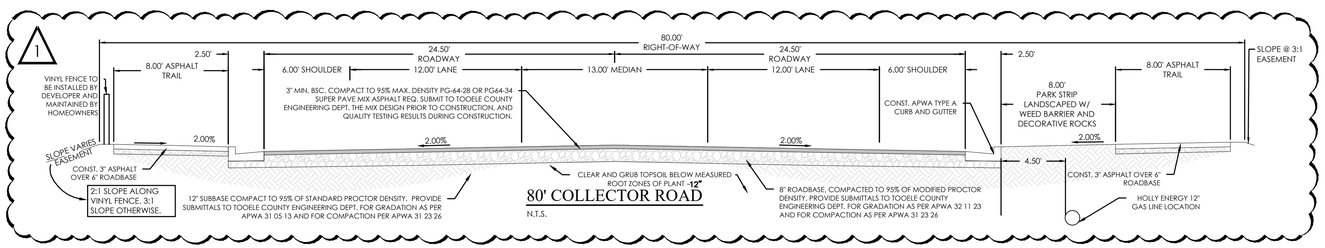
FENCING PLAN

Scale:	1"=80'	Drawn:	MEC
Date:	03/12/24	Job #:	20-0142
Sheet:	C3.5		

Z:_2020\20-0142 wild horse phase 9\design 20-0142\dwg\sheets\C3.4 FENCING PLAN.dwg

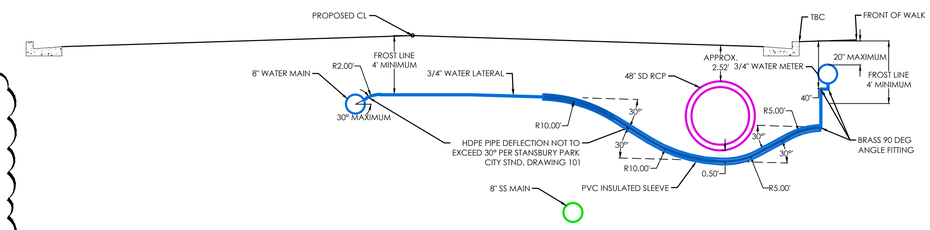


CASTLE ROCK DRIVE PLAN

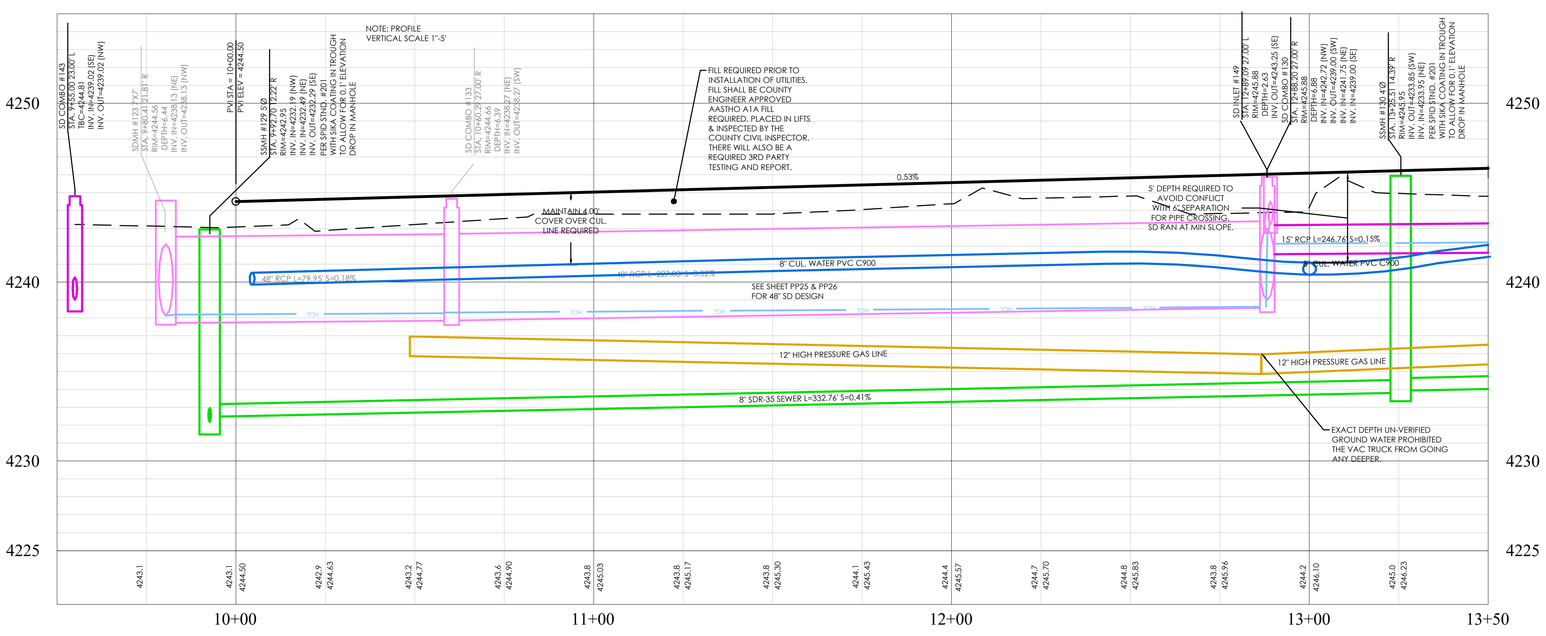


80' COLLECTOR ROAD

N.T.S.



WATER LATERAL CROSS SECTION FOR LOTS 1302-1304



CASTLE ROCK DRIVE PROFILE

LEGEND

- BOUNDARY
- ROW
- LOT LINE
- CENTERLINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- AREA OF RECYCLED ROADBASE

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

APPROVED THIS _____ DAY OF

_____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.

_____

DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

_____

MANAGER

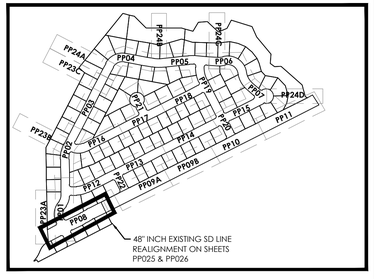
THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

_____

ENGINEER



KEY MAP

N.T.S

NOTES:

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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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LICENSED PROFESSIONAL ENGINEER
No. 8728960-2202
THOMAS M. ROMNEY
STATE OF UTAH

WILD HORSE PHASE 13-16

STANSBURY PARK, UT

CASTLE ROCK DRIVE

REVISION BLOCK

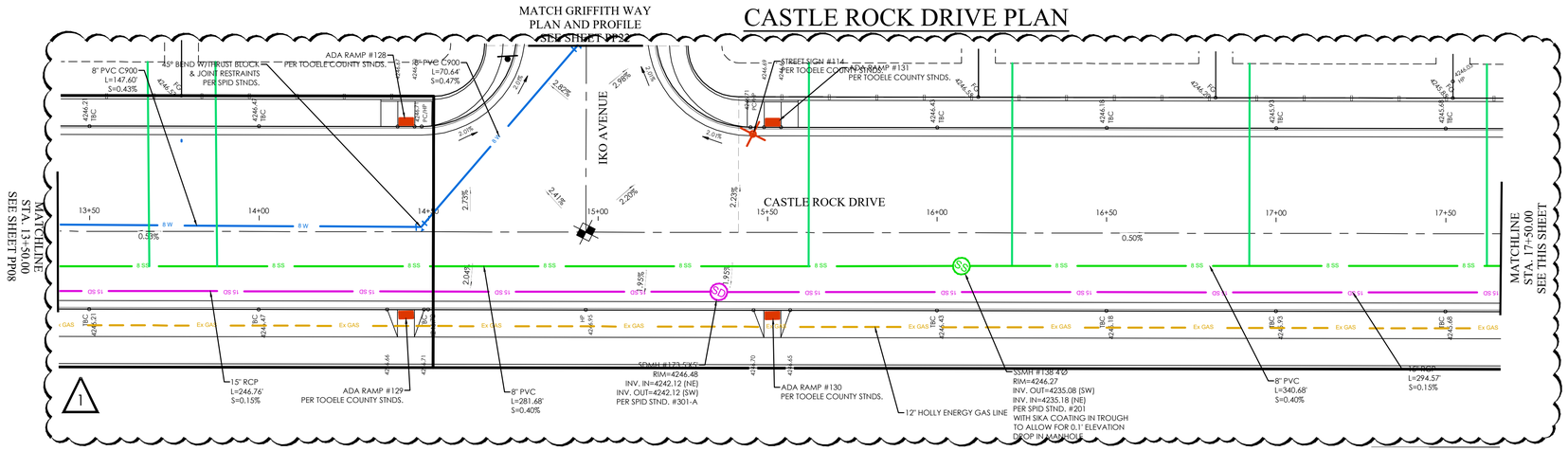
#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

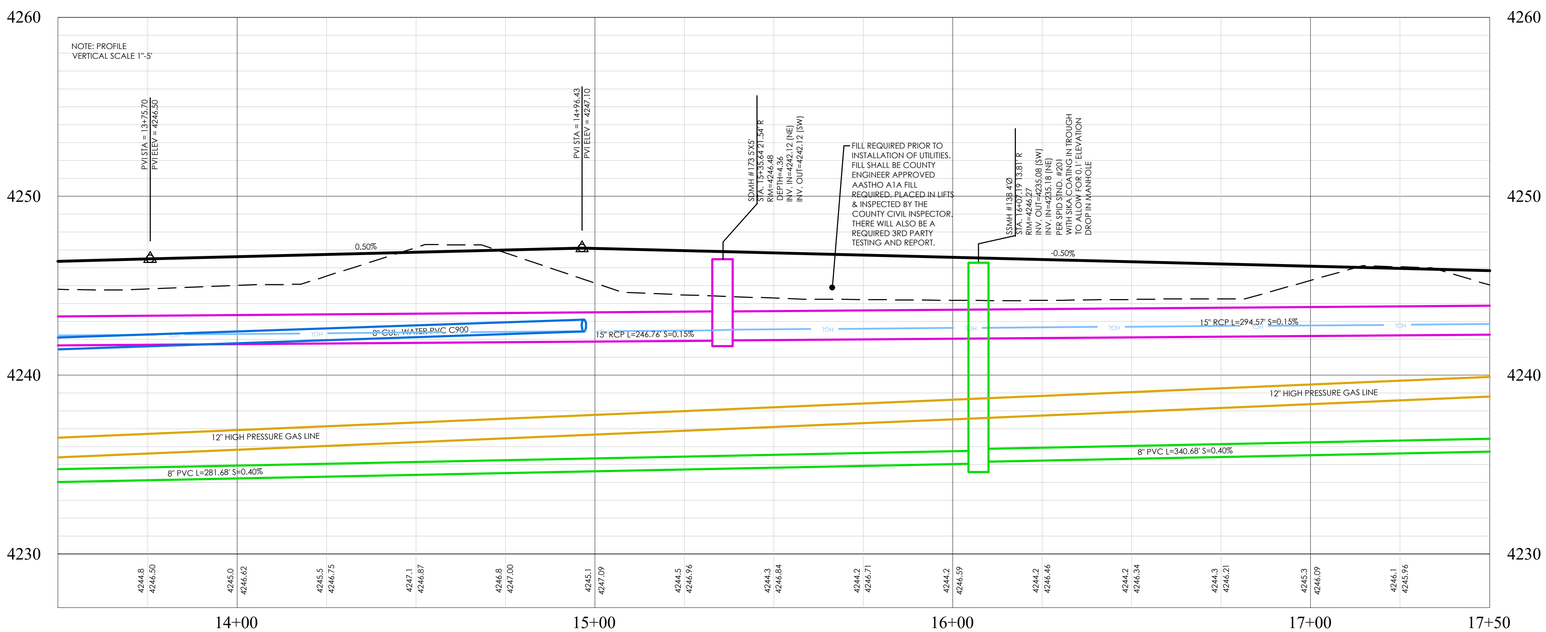
CASTLE ROCK DRIVE

Scale:	1"=20'	Drawn:	MEC
Date:	03/12/24	Job #:	20-0142
Sheet:	PP08		

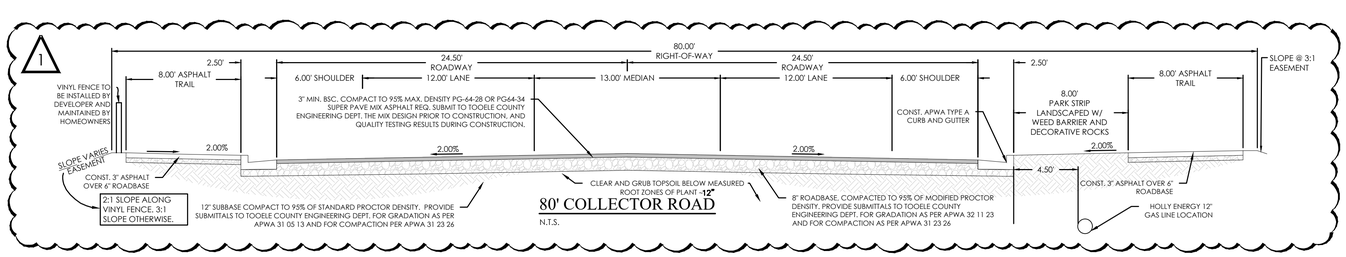
Z:_2020\20-0142 wild horse phase 9\design 20-0142\dwg\sheets\PP08 CASTLE ROCK DRIVE.dwg

CASTLE ROCK DRIVE PLAN





CASTLE ROCK DRIVE PROFILE



80' COLLECTOR ROAD

N.T.S.

LEGEND

- BOUNDARY
- ROW
- LOT LINE
- CENTERLINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- END OF ROAD
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
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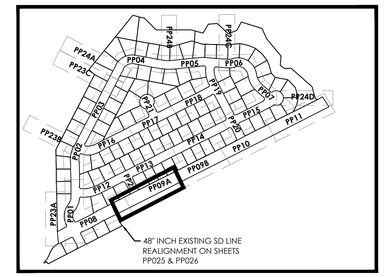
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- AREA OF RECYCLED ROADBASE



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TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

APPROVED THIS _____ DAY OF

_____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

MANAGER

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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LICENSED PROFESSIONAL ENGINEER No. 8728960-2202 THOMAS M. ROMNEY 01/23/24 STATE OF UTAH

WILD HORSE PHASE 13-16

STANSBURY PARK, UT

CASTLE ROCK DRIVE

REVISION BLOCK

#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
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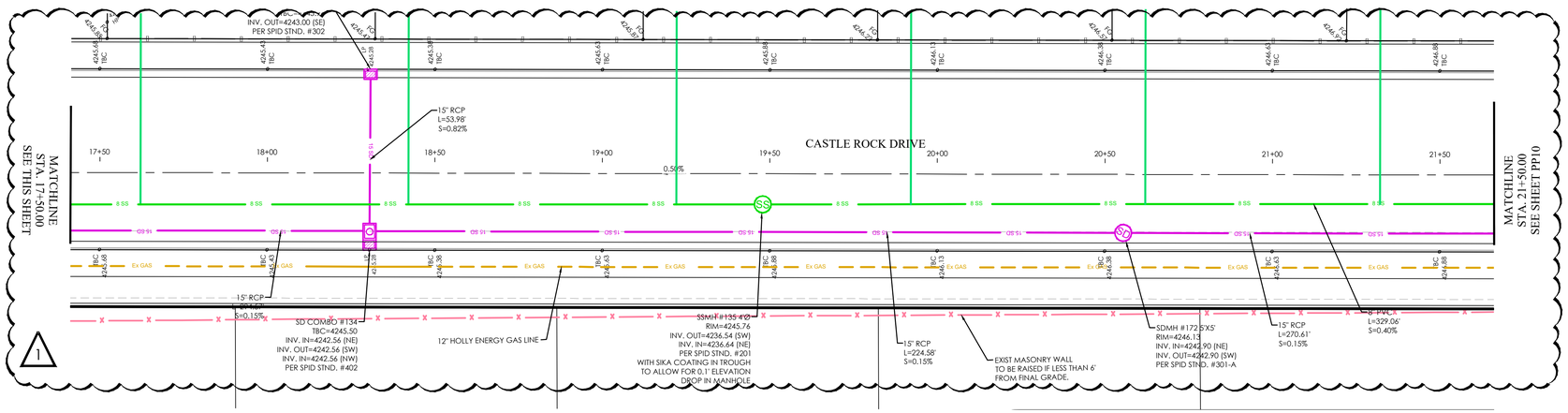
6	----	----

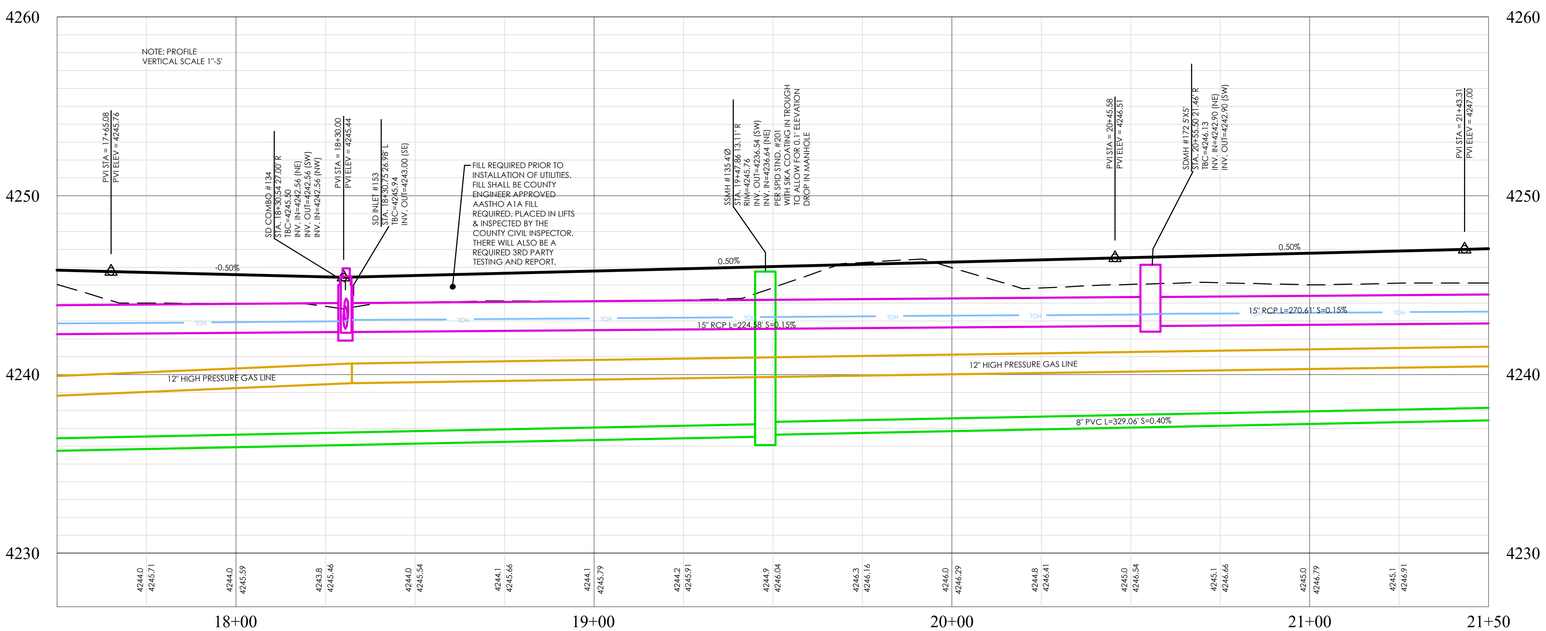
CASTLE ROCK DRIVE

Scale:	1"=20'	Drawn:	MEC
Date:	03/12/24	Job #:	20-0142
Sheet:	PP09A		

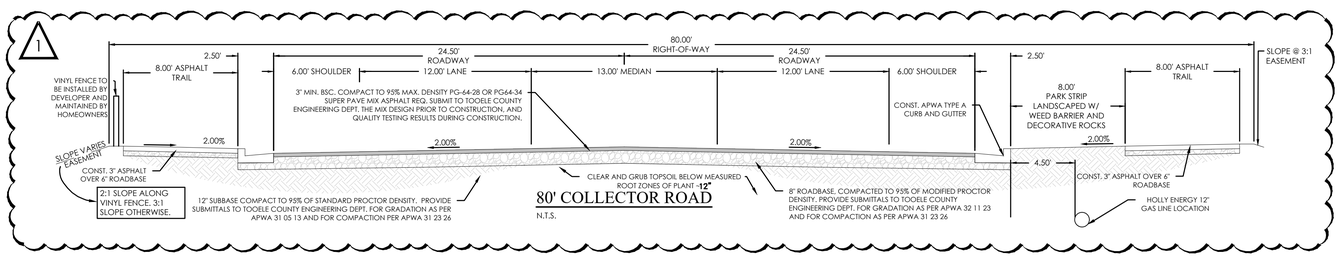
Z:_2020\20-0142 wild horse phase 9\design 20-0142\dwg\sheet\PP09A CASTLE ROCK DRIVE.dwg

CASTLE ROCK DRIVE PLAN





CASTLE ROCK DRIVE PROFILE



80' COLLECTOR ROAD

N.T.S.

LEGEND

- BOUNDARY
- ROW
- LOT LINE
- CENTERLINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
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- XXXX — CONTOUR MAJOR
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- Ex SD — EXIST. STORM DRAIN
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- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
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- END OF ROAD
- SIGN
- STREET LIGHT
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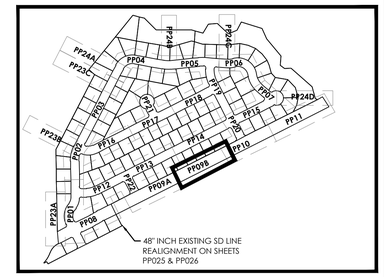

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TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

APPROVED THIS _____ DAY OF

_____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.

_____
DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

_____
MANAGER

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

_____ A.D. 20__

_____
ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call 811 before you dig.

WILD HORSE PHASE 13-16

STANSBURY PARK, UT

CASTLE ROCK DRIVE

REVISION BLOCK

#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
2	----	----
3	----	----
4	----	----
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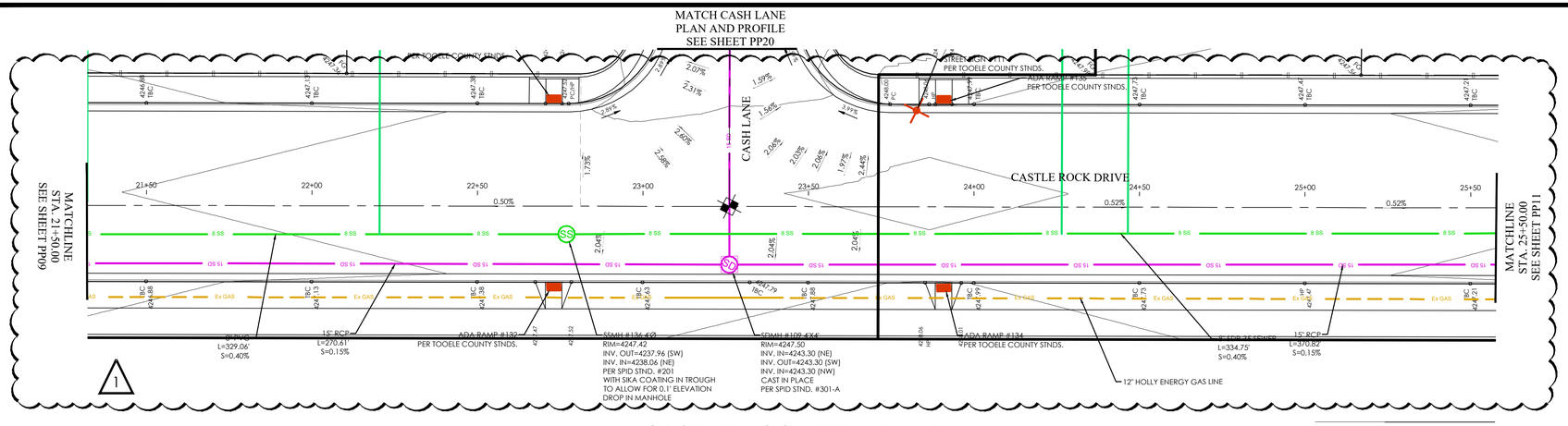
6	----	----

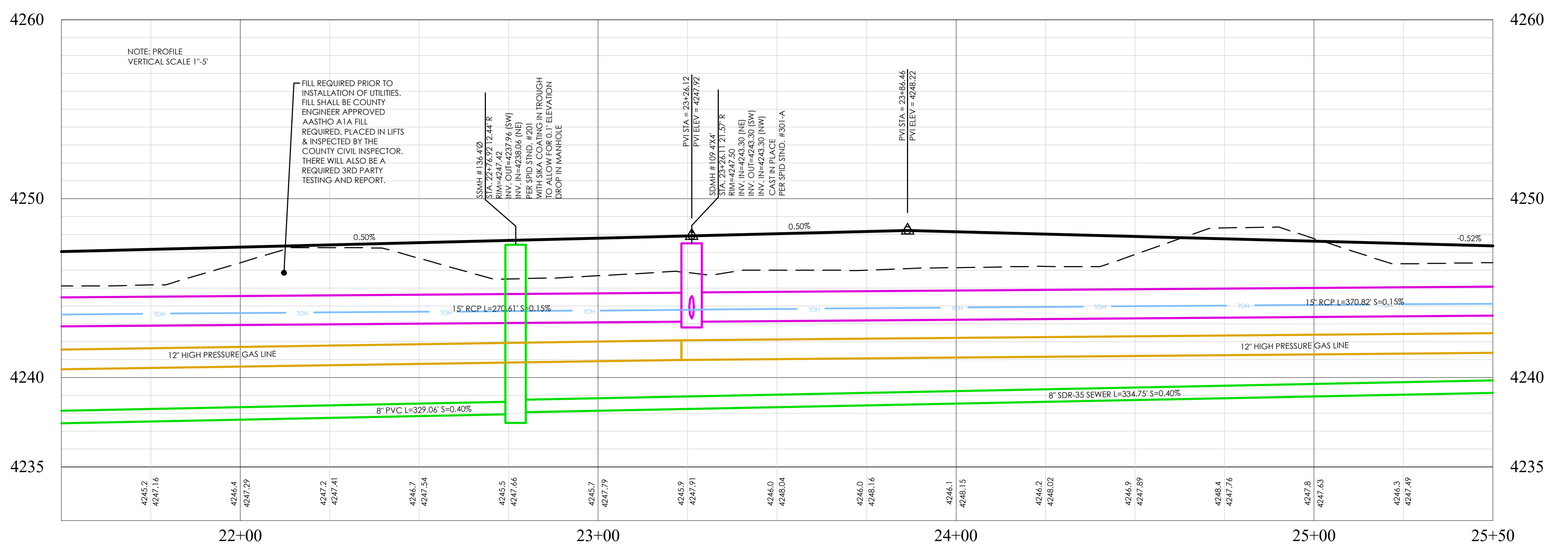
CASTLE ROCK DRIVE

Scale:	1"=20'	Drawn:	MEC
Date:	03/12/24	Job #:	20-0142
Sheet:	PP09B		

Z:_2020\20-0142 wild horse phase 9\design 20-0142\dwg\sheet\PP09 CASTLE ROCK DRIVE.dwg



CASTLE ROCK DRIVE PLAN



CASTLE ROCK DRIVE PROFILE

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	THE STANSBURY PARK IMPROVEMENT DISTRICT	THE STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.	APPROVED THIS _____ DAY OF _____ A.D. 20__	APPROVED THIS _____ DAY OF _____ A.D. 20__
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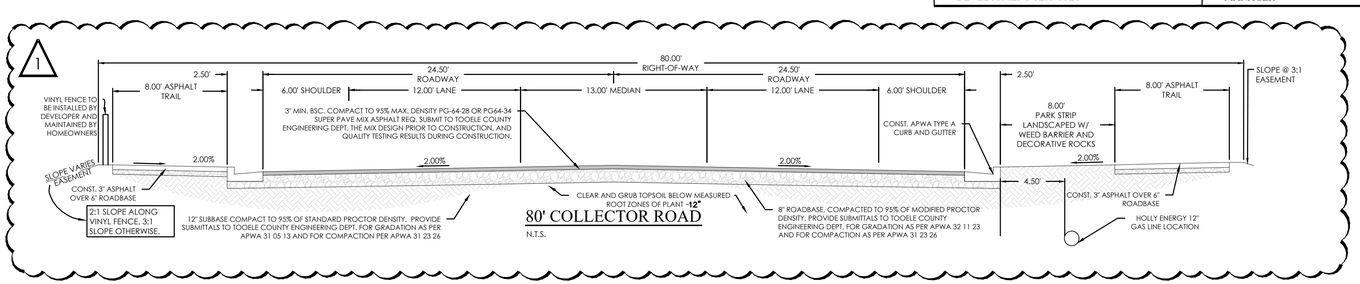

80' COLLECTOR ROAD

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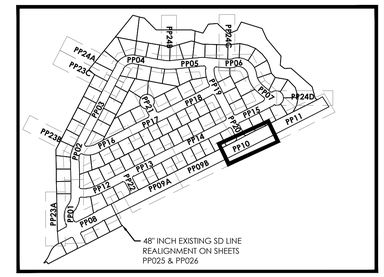

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03/26/24
STATE OF UTAH

WILD HORSE PHASE 13-16

STANSBURY PARK, UT

CASTLE ROCK DRIVE

REVISION BLOCK

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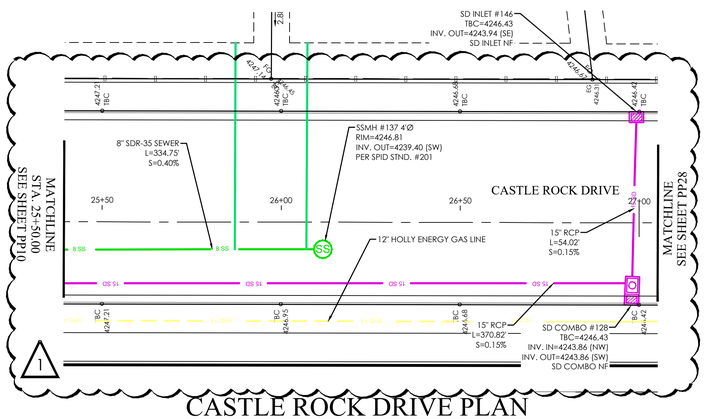
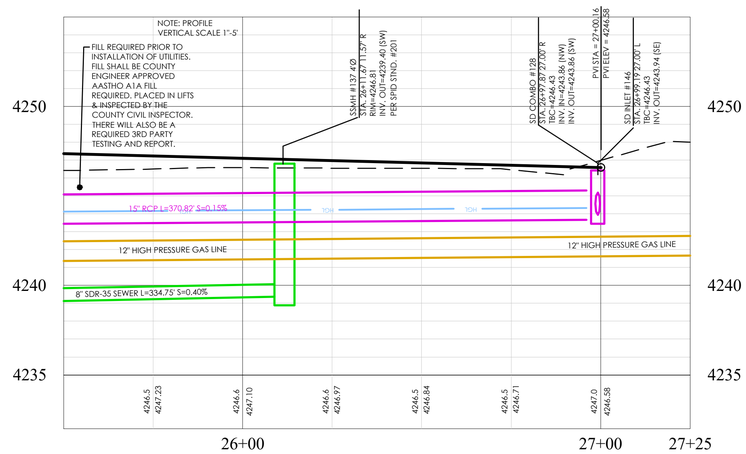
CASTLE ROCK DRIVE

Scale:	1"=20'	Drawn:	MEC
Date:	03/12/24	Job #:	20-0142
Sheet:	PP10		

Z:_2020\20-0142\wild horse phase 9\design 20-0142\dwg\sheet\PP10 CASTLE ROCK DRIVE.dwg

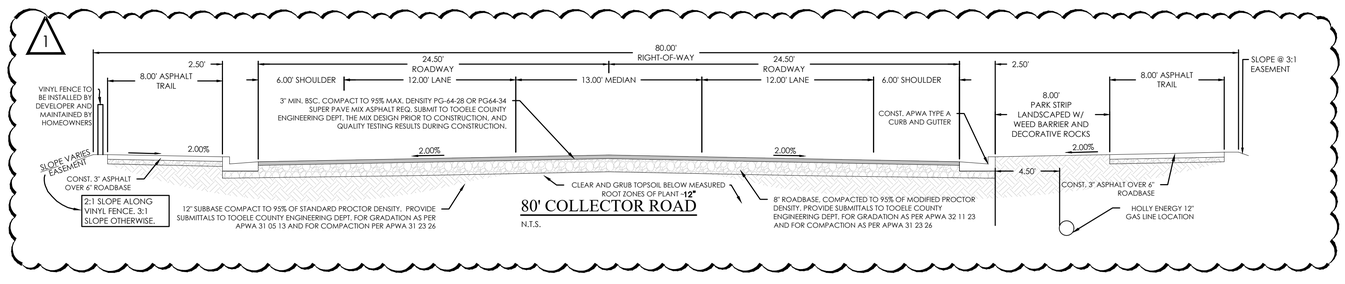


CASTLE ROCK DRIVE PLAN



CASTLE ROCK DRIVE PROFILE

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	THE STANSBURY PARK IMPROVEMENT DISTRICT	THE STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES. _____ DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	APPROVED THIS _____ DAY OF _____ A.D. 20__ _____ MANAGER	APPROVED THIS _____ DAY OF _____ A.D. 20__ _____ ENGINEER



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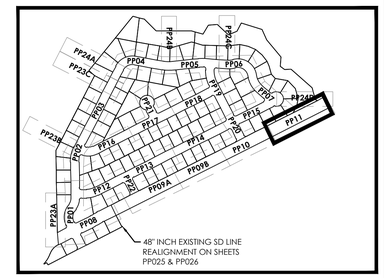

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WILD HORSE PHASE 13-16

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CASTLE ROCK DRIVE

REVISION BLOCK

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CASTLE ROCK DRIVE

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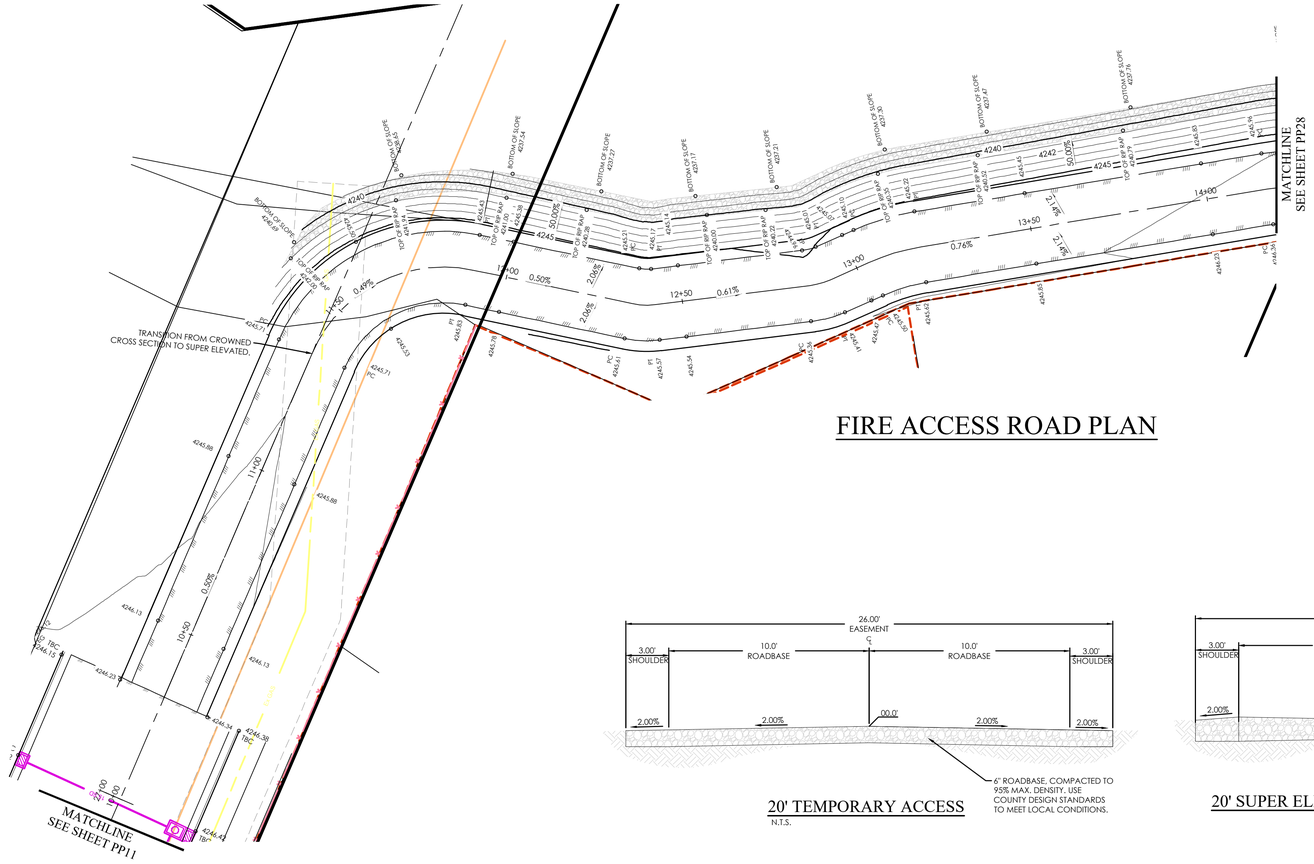
Date:	03/12/24	Job #:	20-0142
Sheet:	PP11		

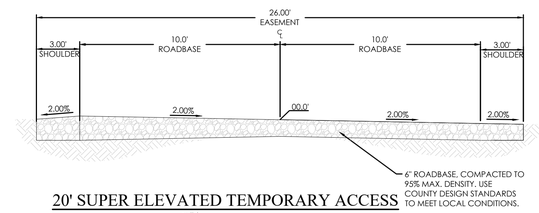
Z:_2020\20-0142 wild horse phase 9\design 20-0142\dwg\sheet\PP11 CASTLE ROCK DRIVE.dwg



FIRE ACCESS ROAD PLAN

20' TEMPORARY ACCESS

N.T.S.



20' SUPER ELEVATED TEMPORARY ACCESS

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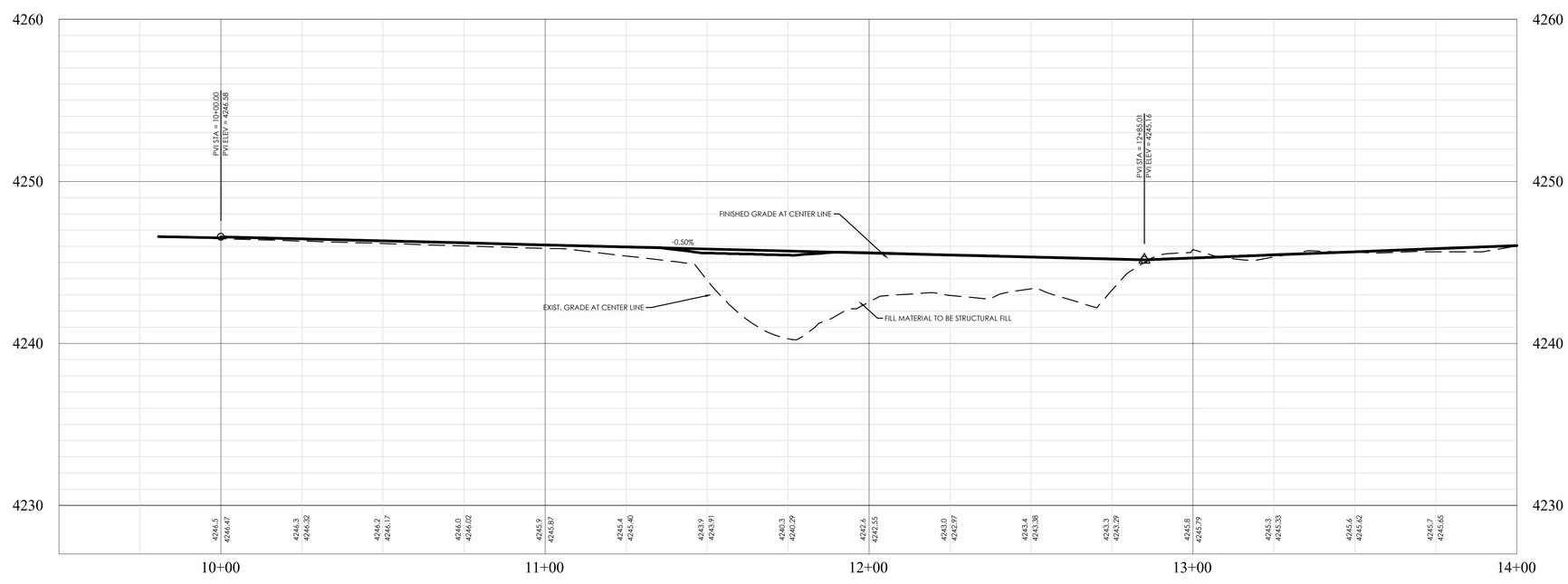

OFF SITE FIRE ACCESS ROAD PROFILE

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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LICENSED PROFESSIONAL ENGINEER
No. 8128960-2202
THOMAS M. ROMNEY
04/23/24
STATE OF UTAH

WILD HORSE PHASE 13-16
STANSBURY PARK, UT
FIRE ACCESS ROAD

BENCHMARK

VERTICAL DATA (CONTOUR LINES AND/OR SPOT ELEVATIONS, ETC.) IS BASED ON SPID SURVEY CONTROL SECTIONS LOCATED IN T52 R4W S.L.B.M. EQUIVALENT ELEVATION OF 4243.15 (BENCHMARK NORTH 1/4 CORNER OF SECTION 16) PUBLISHED BY WARD ENGINEERING GROUP SET UP ON A LOCAL PROJECT COORDINATE SYSTEM, AND DOES NOT REPRESENT A GEODETIC NETWORK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

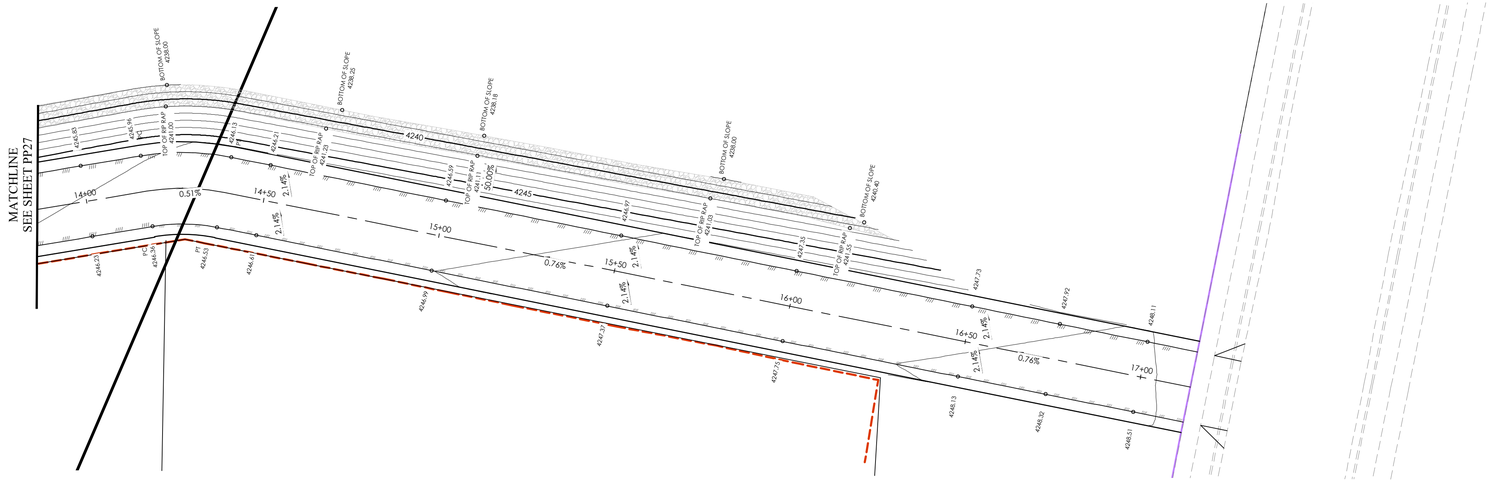
REVISION BLOCK

#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

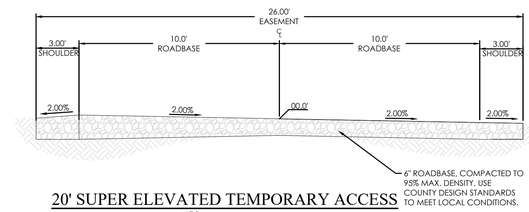
FIRE ACCESS ROAD

Scale:	1"=20'	Drawn:	MEC
Date:	03/12/24	Job #:	20-0142
Sheet:	PP27		

Z:_2020\20-0142 wild horse phase 9\design 20-0142\dwg\sheet\PP27 FIRE ACCESS ROAD.dwg

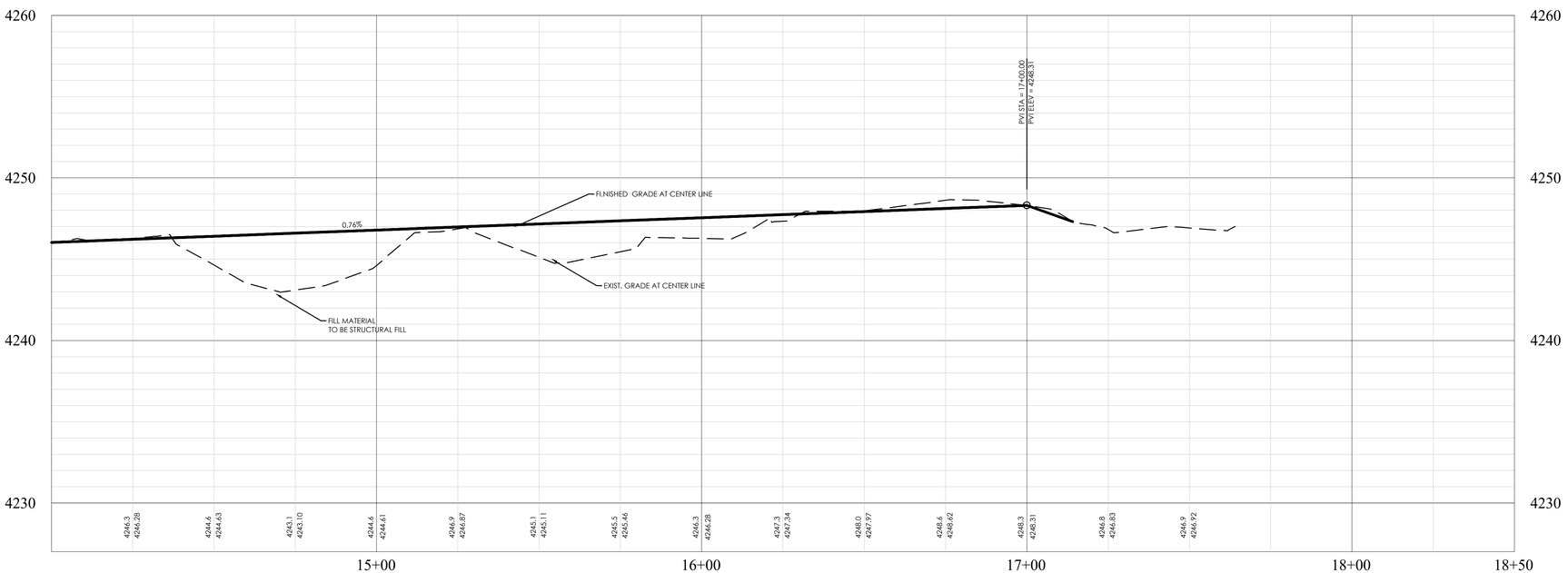


FIRE ACCESS ROAD PLAN



20' SUPER ELEVATED TEMPORARY ACCESS

N.T.S.



OFF SITE FIRE ACCESS ROAD PROFILE

LEGEND

- BOUNDARY
- ROW
- LOT LINE
- CENTERLINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- END OF ROAD
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- AREA OF RECYCLED ROADBASE

FOCUS©
ENGINEERING AND SURVEYING, LLC
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