

NORTHPORT VILLAGE P.U.D. SUBDIVISION PHASE 1

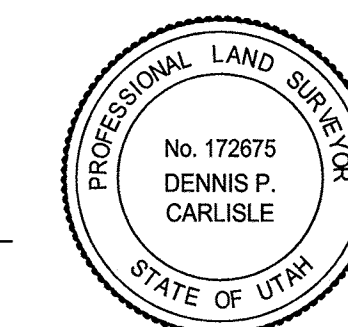
LOCATED IN THE NE1/4, NW1/4, & SW1/4 OF SECTION 16,

T2S, R4W, S.L.B.&M.

STANSBURY PARK, TOOELE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 172675 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS NORTHPORT VILLAGE P.U.D. SUBDIVISION PHASE 1, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE

LEGAL DESCRIPTION

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

Beginning at a point on the southeasterly line of State Road 138 and the southwesterly line of DELGADA ESTATES PUD Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, located S89°56'09"W along the Section line 2,201.93 feet and S0°03'51"E 2,107.76 feet from the Northeast Corner of Section 16, T2S, R4W, S.L.B.&M (Basis of Bearing: N89°57'10"E along the Section line from said Northeast Corner of Section 16 to the North 1/4 Corner of Section 15); thence S31°49'47"E along said Plat 210.99 feet to the northwesterly side of Stansbury Lake; thence southwesterly along Stansbury Lake the following 4 (four) courses and distances: S65°32'28"W 63.38 feet; thence S58°43'18"W 232.19 feet; thence S55°16'48"W 276.20 feet; thence S75°28'18"W 242.88 feet; thence N14°31'42"W 119.51 feet; thence S75°28'18"W 34.25 feet; thence along the arc of a 470.00 foot radius curve to the left 37.75 feet through a central angle of 4°36'06" (chord: S73°10'15"W 37.74 feet); thence N19°07'48"W 71.25 feet to the southeasterly line of State Road 138; thence along said roadway the following 2 (two) courses and distances: N63°21'15"E 373.55 feet; thence along the arc of a 7,689.49 foot radius curve to the left 449.61 feet through a central angle of 3°21'00" (chord: N61°40'35"E 449.54 feet) to the point of beginning.

Contains: 4.10+/- acres
19 Lots

OWNERS DEDICATION

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

NORTHPORT VILLAGE P.U.D. SUBDIVISION PHASE 1

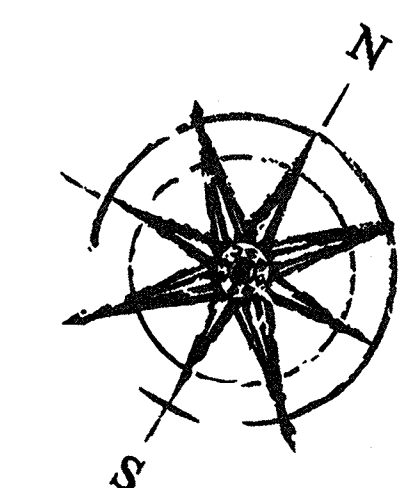
THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY 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__

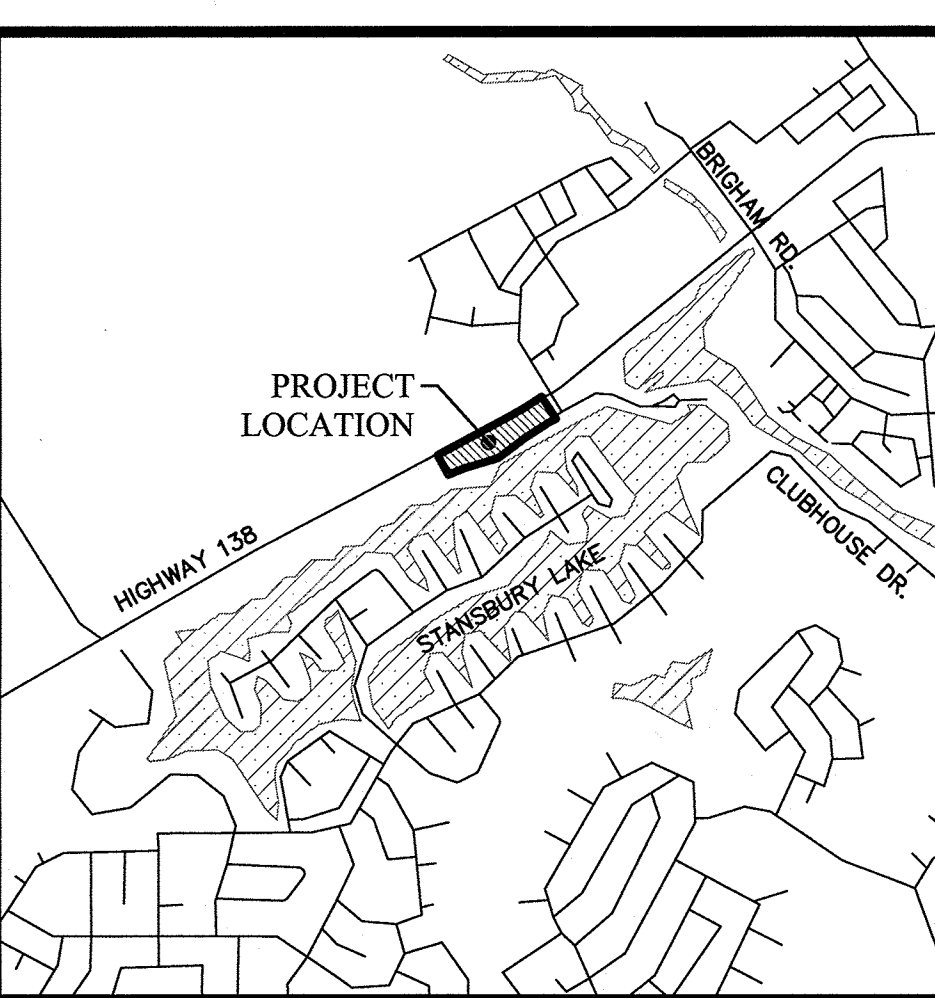
LIMITED LIABILITY ACKNOWLEDGEMENT

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

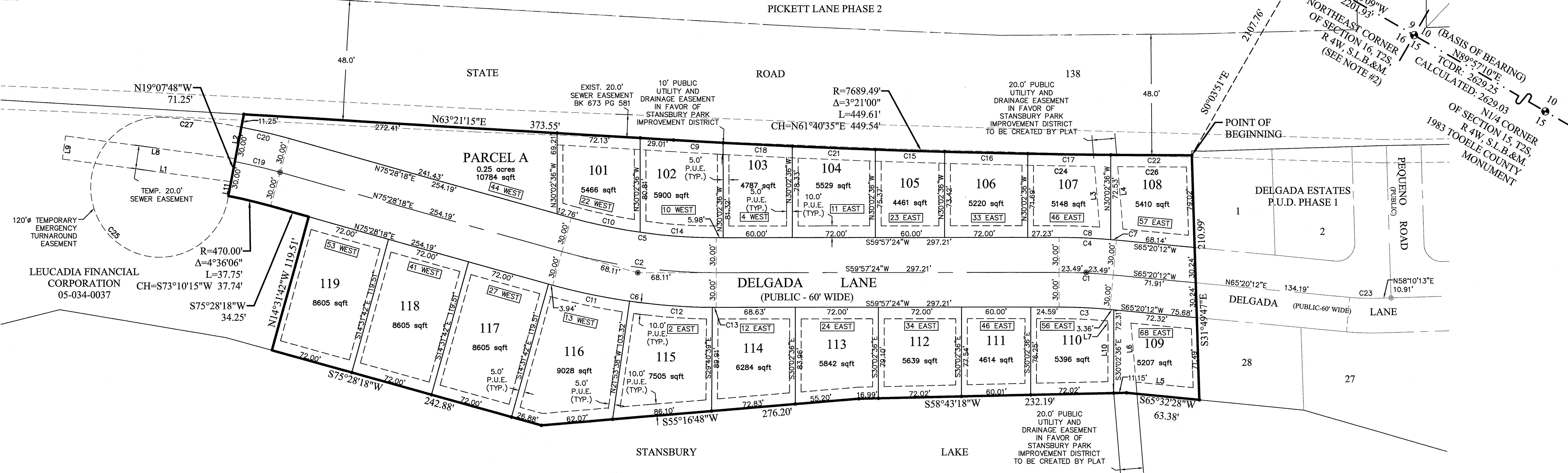
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

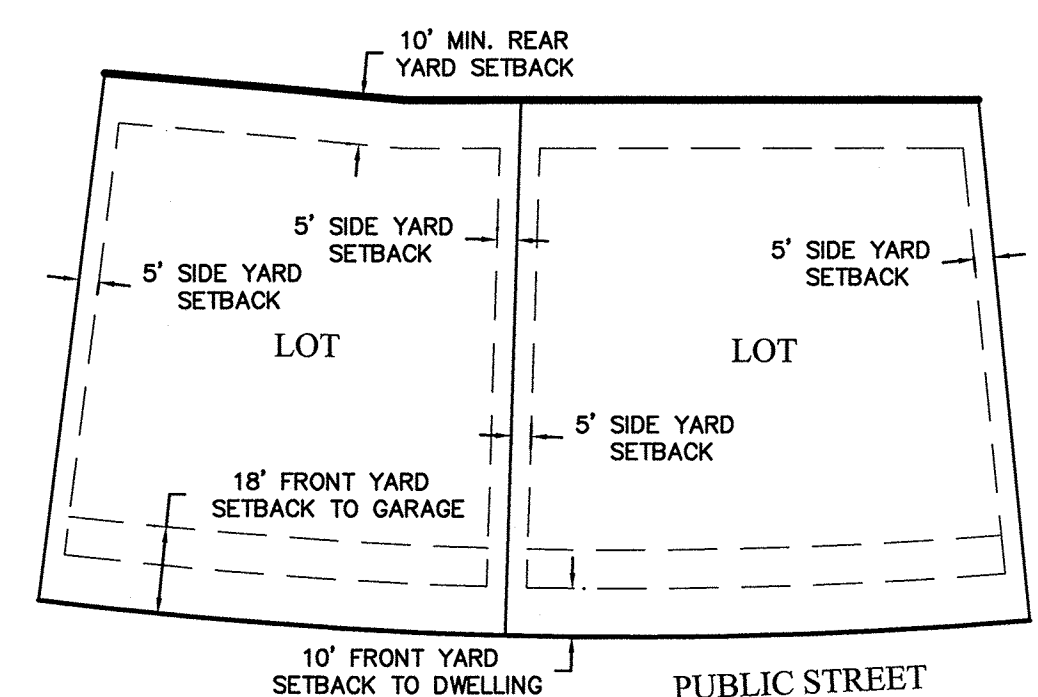


VICINITY MAP
N.T.S.



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	500.00'	5°22'48"	46.95'	S62°38'48"W	46.93'
C2	500.00'	15°30'54"	135.39'	N67°42'51"E	134.98'
C3	470.00'	5°22'48"	44.13'	S62°38'48"W	44.12'
C4	530.00'	5°22'48"	49.77'	S62°38'48"W	49.75'
C5	470.00'	15°30'54"	127.27'	N67°42'51"E	126.88'
C6	530.00'	15°30'54"	143.52'	N67°42'51"E	143.08'
C7	530.00'	0°32'05"	4.95'	N65°04'09"E	4.95'
C8	530.00'	4°50'43"	44.82'	N62°22'45"E	44.81'
C9	7689.49'	0°19'16"	43.11'	S63°11'27"W	43.11'
C10	470.00'	7°26'25"	61.03'	N71°45'05"E	60.99'
C11	530.00'	7°21'56"	68.13'	S71°47'20"W	68.09'
C12	530.00'	7°47'01"	72.00'	S64°12'51"W	71.94'
C13	530.00'	0°21'57"	3.38'	S60°08'22"W	3.38'
C14	470.00'	8°04'29"	66.24'	N63°59'38"E	66.18'
C15	7689.49'	0°26'50"	60.03'	S61°49'19"W	60.03'

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C16	7689.49'	0°32'12"	72.02'	S61°19'48"W	72.02'
C17	7689.49'	0°32'12"	72.01'	S60°47'36"W	72.01'
C18	7689.49'	0°26'51"	60.07'	S62°48'23"W	60.07'
C19	500.00'	4°36'06"	40.16'	N73°10'15"E	40.15'
C20	530.00'	4°36'06"	42.57'	S73°10'15"W	42.56'
C21	7689.49'	0°32'13"	72.06'	S62°18'51"W	72.06'
C22	7689.49'	0°31'28"	70.30'	S60°15'48"W	70.30'
C23	200.00'	7°09'59"	25.02'	N61°45'13"E	25.00'



LINE	LENGTH	DIRECTION
L1	147.61'	S67°30'56"W
L2	38.73'	S19°07'34"E
L3	52.13'	N34°56'48"W
L4	53.60'	S34°56'48"E
L5	49.83'	N65°32'28"E
L6	51.56'	S34°56'48"E
L7	4.04'	S34°56'48"E
L8	148.78'	S67°30'56"W
L9	20.00'	S22°29'04"E
L10	48.85'	S30°02'36"E
L11	12.30'	N19°07'48"W

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C24	7699.69'	0°23'38"	52.92'	N60°49'34"E	52.92'
C25	60.00'	266°07'41"	278.69'	S69°43'31"E	87.67'
C26	7699.49'	0°26'37"	59.60'	N60°15'28"E	59.60'
C27	530.00'	7°20'36"	67.93'	S67°11'54"W	67.88'

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- STREET MONUMENT TO BE SET
- STREET MONUMENT FOUND

PREPARED FOR
HENRY WALKER HOMES
597 EAST 8680 SOUTH
SANDY, UTAH
84060, PH: 566-2173

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

NOTES:
1. PARCEL A IS DEDICATED TO THE STANSBURY PARK IMPROVEMENT DISTRICT AND THE PARCEL IS MAINTAINED BY THE STANSBURY SERVICE AGENCY. THE PARCEL IS ALSO DEDICATED IN ITS ENTIRETY, AS A PUBLIC UTILITY, MAINTENANCE AND DRAINAGE EASEMENT.
2. THE NORTHEAST CORNER OF SECTION 16 WAS NOT RECOVERED IN THE COURSE OF THIS SURVEY DUE TO BUILDING CONSTRUCTION. ADJACENT AND CONTROLLING STREET MONUMENTS IN BENSON MILL CROSSING PHASE 4 PUD WERE LOCATED AND THEIR MATHEMATICAL RELATIONSHIP TO THE NORTH 1/4 CORNER AND SAID NORTHEAST CORNER WERE USED TO RECREATE THE LOCATION FOR SAID NORTHEAST CORNER OF SECTION 16. ALL DEEDS AND PLATS OF RECORD USED IN THIS SURVEY WERE INPUT USING THE MATHEMATICAL INSTRUCTIONS IN THEIR RESPECTIVE LEGAL DESCRIPTIONS AND ROTATED (IF NEEDED) TO THE BASIS OF BEARING REFERENCED ABOVE.
3. NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. A MINIMUM 4' CLEARANCE FROM THE EDGE OF THE MANHOLE TO THE NEAREST EDGE OF FENCE IS REQUIRED.
4. LOTS 101-108 SHALL HAVE NO ACCESS ONTO STATE ROAD 138.
5. #5 x 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS ON PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINE.

THE STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED THIS 8 DAY OF MAY A.D. 2013
May
Benji
MANAGER

NORTHPORT VILLAGE P.U.D. SUBDIVISION PHASE 1
LOCATED IN THE NE1/4, NW1/4, & SW1/4 OF SECTION 16,
T2S, R4W, S.L.B.&M.
STANSBURY PARK, TOOELE COUNTY, UTAH

TOOELE COUNTY HEALTH DEPARTMENT
APPROVED THIS 5 DAY OF MAY A.D. 2013
Wade Tollett
DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

NORTH TOOELE COUNTY FIRE DISTRICT
APPROVED THIS 8 DAY OF MAY A.D. 2013
Wade Tollett
CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT

TOOELE COUNTY TREASURER
APPROVED AS TO FORM THIS 8 DAY OF MAY A.D. 2013
Virginia Lewis
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 8 DAY OF MAY A.D. 2013
Wade Tollett
TOOELE COUNTY ATTORNEY

TOOELE COUNTY SURVEYOR
THIS SHALL UNDER REVIEW
APPROVED THIS 9TH DAY OF MAY A.D. 2013
ROS# _____ No RECORD OF SURVEY YET
Dennis P. Carlisle
TOOELE COUNTY SURVEYOR

TOOELE COUNTY ENGINEER
APPROVED THIS _____ DAY OF _____ A.D. 20__
TOOELE COUNTY ENGINEER

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