

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, March 27, 2024** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto [www.youtube.com/@tooelecitey](https://www.youtube.com/@tooelecitey) or searching for our YouTube handle @tooelecitey. If you would like to submit a comment for any public hearing item you may email [pcpubliccomment@tooelecitey.gov](mailto:pcpubliccomment@tooelecitey.gov) any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

## AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** – Consideration of proposed changes to 7-14-9, Parking Lots, regarding landscape island requirements in parking lots, *Andrew Aagard, Community Development Director presenting.*
4. **Review and Decision** – Consideration of a request for Preliminary Plan approval for the Overlake 2T Phase 1 Subdivision. *Jared Hall, City Planner presenting.*
5. **City Council Reports**
6. **Review and Approval** – Planning Commission Minutes for the meeting held on March 13, 2024.
7. **Discussion** – Planning Commission attendance at Wednesday Pre-development Meeting.
8. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Jared Hall, Tooele City Planner prior to the meeting at (435) 843-2132.

## STAFF REPORT

March 22, 2024

**To:** Tooele City Planning Commission  
Business Date: March 27, 2024

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, Community Development Director

**Re:** **Parking Lot Landscaping Islands– City Code Text Amendment Request**

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment to Tooele City Code 7-4-9, Parking Lots, related to required landscaping islands.

### BACKGROUND

Tooele City is proposing amendments to the landscaping requirements of islands in a parking lot, particularly in terms of defining the difference between types of landscaping islands, defining the tree requirement within those islands and clarifying the tree exception for pedestrian access through those islands.

### ANALYSIS

*History.* Section 7-4-9 (3) is the code section that lays out the criteria for landscaping islands with in the parking lot. Paragraphs “E” and “F” determine the design criteria for landscape islands. You will note that paragraph “E” is titled “Landscape Islands.” You will also note that paragraph “F” is also titled “Landscape Islands.” The problem arises in that both paragraphs are discussing two separate types of landscape islands but the way they are titled leads to confusion in the interpretation.

Paragraph “F” is referring to what I prefer to call “landscape end caps.” These are areas of curb bounded landscaping that are about the same size of a parking stall and are located at the end of long rows of parking, either single or double rows. Paragraph “E” is referring to landscape islands that are specifically required to break up long rows of parking by inserting an island every 15 parking stalls. The issue rests in that paragraph “F” provides an exception to the island requirement if the parking lot is smaller than 75 parking stalls. This exception is included in a separate location from the landscape end caps as required in paragraph “E.” However, because the ordinance doesn’t differentiate between landscape islands and landscape end caps it has often been interpreted that if a parking lot is smaller than 75 stalls the exception extends to both landscape islands and landscape end caps.

That is not the case. There is a clear separation between the two types of landscaping areas. There is not an exception to landscape end caps. The exception only applies to the islands and that is why the ordinance divides the two into two separate paragraphs. The proposed amendments don’t change or alter the City’s requirements for landscape islands. All this does it provide a clear difference between landscape end caps and landscape islands and clarifies that the exception for parking lots smaller than 75 parking stalls applies only to landscape islands. Landscape end caps are required for all parking lots, regardless of size.

There is also some ambiguity as to the number of trees to be planted in each island. The ordinance clarifies this so that the number trees required per island and end cap is no longer determined by the number of parking spaces adjacent to the island or end cap.

Purpose. To clarify the ordinance and make a clear distinction between landscape islands and landscape end caps and to clarify the tree requirement and to ensure sufficient trees are planted within the parking area to maintain aesthetics within the parking lot areas.

Ordinances Affected. The following ordinances are those that will be affected by the proposed changes.

1. ***Title 7; Uniform Zoning Title of Tooele City, Chapter 7-4-9, Parking Lots, Section 3, Paragraphs E and F.***

Proposed Changes to Paragraph “E”.

1. The word “islands” is changed to “end caps”.
2. Adds the words “single and double” parking rows to determine where the ends caps are placed.
3. Tree requirement now based upon the row of parking rather than the number of adjacent parking stalls.
4. Eliminates the tree exception for end caps.

Proposed Changes to Paragraph “F”.

1. Tree requirement now based upon the row of parking rather than the number of adjacent parking stalls.
2. Provides an exception to the tree requirement when pedestrian pathways for accessibility purposes are included in the landscaping islands.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
  - (a) The effect of the proposed amendment on the character of the surrounding area.
  - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
  - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
  - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
  - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
  - (f) The overall community benefit of the proposed amendment.

## **REVIEWS**

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendments request and has issued and approval for the request with the following comment:

1. This ordinance amendment will resolve what has been a common dispute between developers and staff.
2. This ordinance amendment will make reviewing plans more convenient for City Staff and will be easier to interpret for architects and civil engineers.
3. This ordinance will maintain the City’s desire to include trees in the parking lots.

Engineering & Public Works Division Review. The Tooele City Engineering and Public Works Divisions have not reviewed the proposed text amendment and have not offered any feedback.

*Fire Department Review:* The Tooele City Fire Department have not reviewed the proposed text amendment and have no offered any feedback.

*Noticing.* The applicant has expressed their desire to amend the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

### **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Parking Lot Landscaping Islands text amendment request by Tooele City for the purpose of clarifying landscape requirements for parking lot end caps and islands, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Parking Lot Landscaping Islands text amendment request by Tooele City for the purpose of clarifying landscape requirements for parking lot end caps and islands, based on the following findings:”

1. List findings ...

**EXHIBIT A**

**PARKING LOT LANDSCAPING ISLANDS TEST AMENDMENT LANGUAGE**

## Existing Language in the Code

### **7-4-9 Parking Lots**

#### (3) Landscaping

(e) Landscaping islands not less than eight feet in width, exclusive of curbing, and extending the entire length of the parking stalls it borders shall be provided at each end of parking rows. Landscape islands shall be outlined with curbing to ensure the viability of the landscaping and separation between parking and landscaping. These islands shall include one tree for each parking stall it borders except that trees may be eliminated where pedestrian walkways are provided in their place.

(f) Landscaped Islands. Landscaping islands shall be provided in all parking areas as follows:

(i) Parking areas containing less than 75 parking spaces shall not be required to provide landscaped islands that break up rows of parking.

(ii) Parking areas containing less than 75 parking spaces which are part of a phased development that will result in the expansion of the parking for the development to be more than 75 parking spaces shall be required to provide landscaped islands as described in Subsection (f)(iii) herein.

(iii) When required, the maximum number of parking spaces in a row without separation by a landscaping island shall be 15.

Landscaping islands that provide this separation shall comply with the requirements of Subsection (e) herein except that the number of trees required shall be based on the number of parking stalls bordered on one side only

## Proposed Changes

### 7-4-9 Parking Lots

#### (3) Landscaping.

(e) Landscaping ~~islands~~ end caps not less than eight feet in width, exclusive of curbing, and extending the entire length of the parking stalls it borders shall be provided at each end of single and double parking rows. Landscape ~~islands~~ end caps shall be outlined with curbing to ensure the viability of the landscaping and separation between parking and landscaping. These ~~islands~~ end caps shall include one tree for each ~~parking stall it borders except that trees may be eliminated where pedestrian walkways are provided in their place~~ single row end cap and two trees for double row end caps.

(f) Landscaped Islands. Landscaping islands shall be provided in all parking areas as follows:

(i) Parking areas containing less than 75 parking spaces shall not be required to provide landscaped islands that break up rows of parking.

(ii) Parking areas containing less than 75 parking spaces which are part of a phased development that will result in the expansion of the parking for the development to be more than 75 parking spaces shall be required to provide landscaped islands as described in Subsection (f)(iii) herein.

(iii) When required, the maximum number of parking spaces in a row without separation by a landscaping island shall be 15. Landscaping islands ~~that provide this separation shall comply with the requirements of Subsection (e) herein except that the number of trees required shall be based on the number of parking stalls bordered on one side only~~ shall include 1 tree for single row islands and 2 trees for double row islands. Tree requirement may be waived where pedestrian walkways are provided within the landscape islands.

## STAFF REPORT

March 22, 2024

**To:** Tooele City Planning Commission  
Business Date: March 27, 2024

**From:** Planning Division  
Community Development Department

**Prepared By:** Jared Hall, City Planner / Zoning Administrator

**Re: Overlake 2T Phase 1 Preliminary Subdivision Plan**

Application No.: P22-321  
Applicant: Perry Homes  
Project Location: 400 West 2200 North  
Zoning: R1-7  
Acreage: 7.62 acres  
Request: Preliminary Subdivision Plan Approval

### **BACKGROUND**

Proposed Overlake 2T Phase 1 is comprised of 28 single-family lots adjacent to new dedicated rights-of-way in the immediate vicinity of the property on which the Church of Jesus Christ of Latter-day Saints (LDS) is constructing a new temple building and grounds. This phase of development will improve and create lots on 7.62 acres of some 400+ acres in Perry Homes' control in this area. All of this area is currently zoned R1-7. The subdivision will include new roads and extensions of existing roads in the general area of 400 West and 2200 North which essentially ring the LDS temple property, creating lots facing that property on the opposite sides of those roads.

### **ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan designates all properties included in the subdivision as "Low Density Residential." The properties have been assigned the R1-7 Residential zoning district, supporting roughly five dwelling units per acre. The purpose of the R1-7 Zone is to "...provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live." The proposed subdivision is intended to facilitate the development of single-family detached homes. Staff finds that the proposed subdivision is aligned with and supports the purposes of the R1-7 zoning district, and the goals and objectives of the General Plan. Mapping pertinent to the subject property and the zoning can be found in Exhibit "A" attached to this report.

*Process.* The preliminary subdivision plan has been reviewed and approved by City staff including the City Engineer, Public Works department, Fire Department and Planning. If the Planning Commission grants Preliminary Plan approval, the applicants will make any corrections needed and present a Final Plat application to be reviewed again by City Staff for approval and recordation.

*Subdivision Layout.* The proposed subdivision includes 28 lots and dedications for new portions of public rights-of-way. The rights-of-way involved in this phase essentially ring the LDS temple property, with the LDS property on the interior and the new lots on the exterior of those rights-of-way. All proposed lots comply with the requirements of the R1-7 zoning district, ranging in area from 9,775 ft<sup>2</sup> to 15,144 ft<sup>2</sup>.



Access. All lots in the proposed plan have access to new and existing public rights-of-way, and all have been provided appropriate frontage as required for the R1-Zone.

Grading, Drainage, and Utilities. Preliminary plans for drainage and utilities in the subdivision have been reviewed and accepted by the City Engineer and Public Works. Some pre-existing easements for drainage and water are being vacated with this plan in favor of the new systems for both, which incorporated into and accommodated by the new rights-of-way. The applicant will need to continue working with the City to prepare plans for Final Subdivision approval and recording.

Criteria for Approval. The procedure for approval or denial of a Preliminary Subdivision Plan, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

## **REVIEWS**

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Subdivision Plan and has issued a recommendation for approval.

Engineering Review & Public Works. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan and have issued a recommendation for approval of the request.

Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan and have issued a recommendation for approval of the request.

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Preliminary Subdivision Plan by Kimball Investments, application #P22-321, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The developer shall work with City Staff to prepare a Final Plat for review, approval and recordation.

Staff's recommendation is based on the following findings:

1. The proposed subdivision plan meets the intent, goals, and objectives of the Tooele City

General Plan and purposes of the R1-7 zoning district.

2. The proposed subdivision plan meets the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

### **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we APPROVE the request by Perry Homes for the Overlake 2T Phase 1 Preliminary Subdivision Plan, application number P22-321, based on the findings and subject to the conditions listed in the Staff Report dated March 22, 2024:”

1. List any additional findings and conditions...

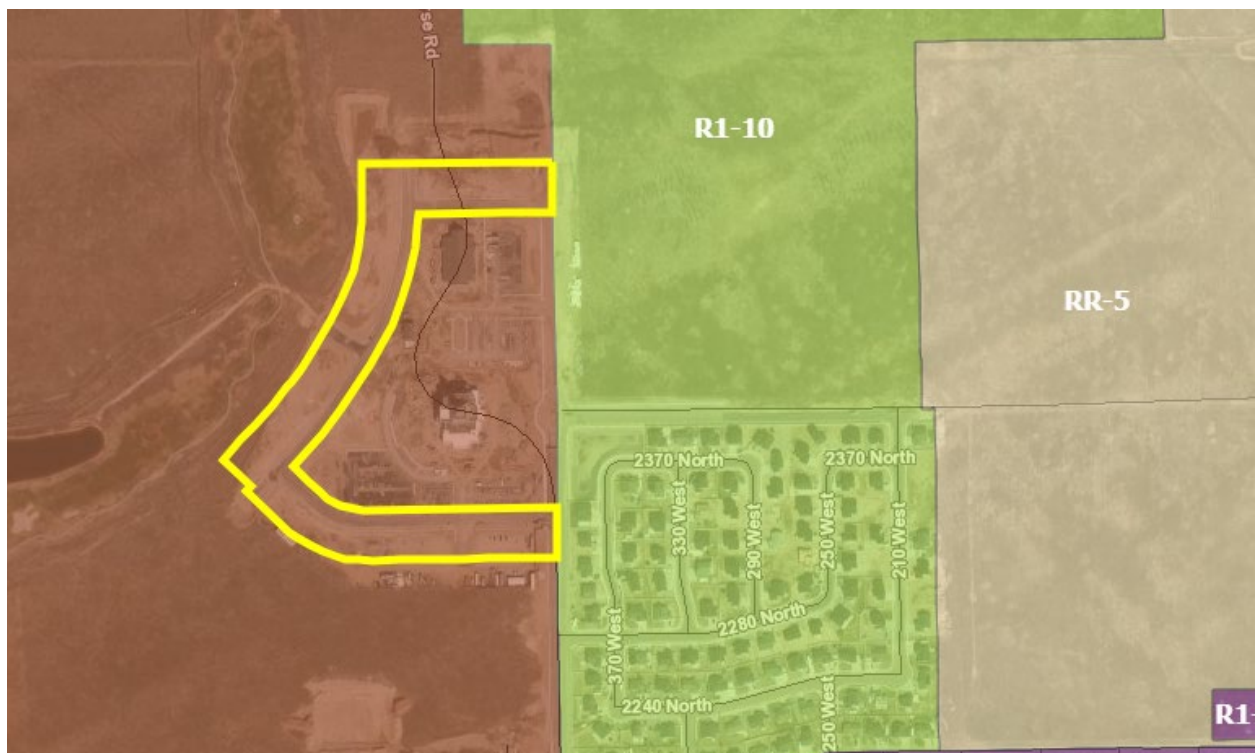
Sample Motion for a Negative Recommendation – “I move we DENY the request by Perry Homes for the Overlake 2T Phase1 Preliminary Subdivision Plan, application number P22-321:”

1. List any findings...

**EXHIBIT A**  
**MAPPING PERTINENT TO 10<sup>TH</sup> & MAIN SUBDIVISION**



*Subject Property - aerial view*



*Subject Property - Zoning*

**EXHIBIT B**

PROPOSED PRELIMINARY SUBDIVISION PLAN  
AND OTHER APPLICATION MATERIALS



# Subdivision - Preliminary Plan Application

Community Development Department  
90 North Main Street, Tooele, UT 84074  
(435) 843-2132 Fax (435) 843-2139  
[www.tooelecitey.org](http://www.tooelecitey.org)



**Notice:** The applicant must submit copies of the preliminary plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of preliminary plans are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of preliminary plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: 3/14/2022	Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone: R-1-7	Acres: 7.62	Parcel #(s): 02-139-0-0014 <sup>6</sup>	
Project Name: OVERLAKE ESTATES 2T PHASE 1					
Project Address: 400 W 2400 NORTH					
Project Description: 28 Single-Family Residential Lots			Phases: 1	Lots: 28	
<b>Property Owner(s):</b> PERRY HOMES, INC.			<b>Applicant(s):</b> PERRY HOMES, INC.		
Address: 17 E. Winchester St., Suite 200			Address: 17 E. Winchester St., Suite 200		
City: MURRAY	State: UT	Zip: 84107	City: MURRAY	State: UT	Zip: 84107
Phone: 801-264-8800	Email: dreeve@perryhomesutah.com		Phone: 801-264-8800	Email: dreeve@perryhomesutah.com	
<b>Contact Person:</b> Dan Reeve			Address: 17 E. Winchester St., Suite 200		
Phone: 801-264-8800			City: MURRAY	State: UT	Zip: 84107
Cellular: 801-608-8040	Fax: N/A		Email: dreeve@perryhomesutah.com		
<b>Engineer &amp; Company:</b> CRS ENGINEERS			<b>Surveyor &amp; Company:</b> CRS ENGINEERS		
Address: 4246 S Riverboat Rd, Ste 200			Address: 4246 S Riverboat Rd, Ste 200		
City: SALT LAKE CITY	State: UT	Zip: 84123	City: SALT LAKE CITY	State: UT	Zip: 84123
Phone: 801.359.5565	Email: olivia.sorenson@crsengineers.com		Phone: 801.359.5565	Email: gregory.nelson@crsengineers.com	

\*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann. § 63-2-302.5*, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:	Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):		
Performed By:	Date Performed:	Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned:	Date:	

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH                    }  
  }ss  
COUNTY OF TOOELE            }

I/we, William O. Perry, IV, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

William O. Perry, IV  
\_\_\_\_\_  
(Property Owner)  
Perry Homes, Inc.  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 14 day of March, 2022



Cherrisa Percival  
\_\_\_\_\_  
(Notary)  
Residing in Salt Lake County, Utah  
My commission expires: 4/16/2023

AGENT AUTHORIZATION

I/we, \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), \_\_\_\_\_, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)  
Residing in \_\_\_\_\_ County, Utah  
My commission expires: \_\_\_\_\_





# CRS ENGINEERS

Answers to Infrastructure®

4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

## SURVEYOR'S CERTIFICATE

I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 290669, 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN 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 OVERLAKE ESTATES 2T PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE OF PLAT OR MAP: 03-30-23  
JONATHAN D. BEHR, PLS  
LICENSE NO. 290669

## ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27 a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

ROCKY MOUNTAIN POWER

BY - \_\_\_\_\_  
TITLE - \_\_\_\_\_

## LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

SOUTHEAST CORNER  
SECTION 8, T3S, R4W, SLB&M  
3" BRASS CAP FOUND

2119.36'  
S00°22'48"E 2642.98'

450 W

DEDICATED PUBLIC ROAD  
ENTRY # \_\_\_\_\_

S 89°37'12" W 277.48'

S 89°37'12" W 218.48'

S 89°37'12" W 42.00'

S 89°37'12" W 42.00'

S 89°37'12" W 42.00'

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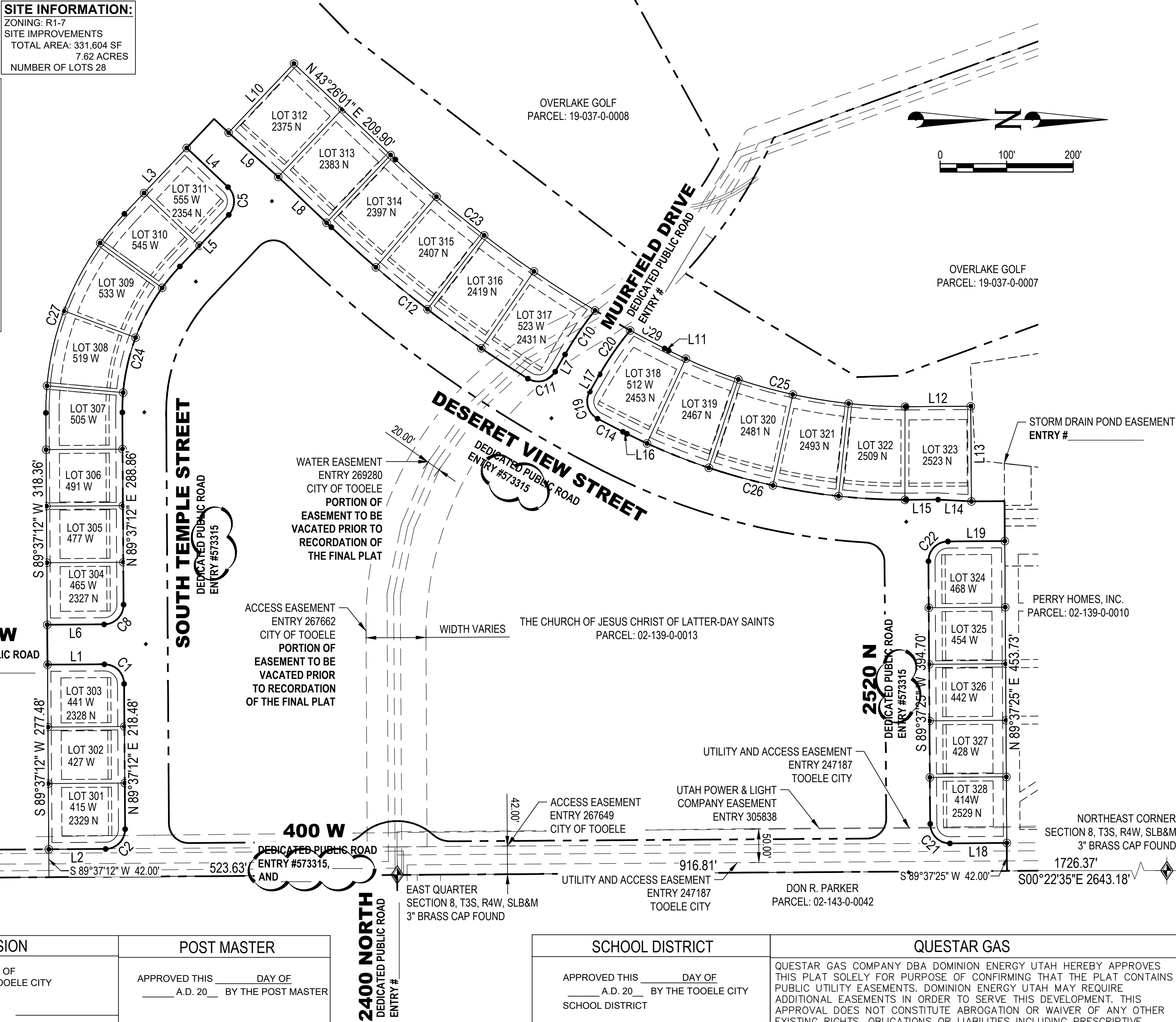
S 89°37'12" W 42.00'

S 89°37'12" W 42.00'

## OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT

LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH

**SITE INFORMATION:**  
ZONING: R1-7  
SITE IMPROVEMENTS  
TOTAL AREA: 331,604 SF  
7.62 ACRES  
NUMBER OF LOTS 28



400 W

DEDICATED PUBLIC ROAD  
ENTRY #573315, AND

2400 NORTH  
DEDICATED PUBLIC ROAD  
ENTRY # \_\_\_\_\_

EAST QUARTER  
SECTION 8, T3S, R4W, SLB&M  
3" BRASS CAP FOUND

916.81'  
UTILITY AND ACCESS EASEMENT  
ENTRY 247187  
TOOELE CITY

DON R. PARKER  
PARCEL: 02-143-0-0042

S 89°37'25" W 42.00'

NORTHEAST CORNER  
SECTION 8, T3S, R4W, SLB&M  
3" BRASS CAP FOUND

1726.37'  
S00°22'35"E 2643.18'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

1726.37'

## CENTURY LINK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY CENTURY LINK

CENTURY LINK

## PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE CITY PLANNING COMMISSION.

ATTEST:

## POST MASTER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE POST MASTER

POST MASTER

## SCHOOL DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE CITY SCHOOL DISTRICT

TOOELE COUNTY SCHOOL DISTRICT

## QUESTAR GAS

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

QUESTAR GAS COMPANY  
DBA DOMINION ENERGY UTAH  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
BY - \_\_\_\_\_  
TITLE - \_\_\_\_\_

## CITY COUNCIL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE CITY COUNCIL.

CHAIRMAN TOOELE CITY COUNCIL

## FIRE CHIEF

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE CITY FIRE DEPARTMENT

TOOELE CITY FIRE CHIEF

## COMCAST

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY COMCAST CABLE

TOOELE CITY PARKS DEPARTMENT

## PARKS DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE CITY PARKS DEPARTMENT

TOOELE CITY CHIEF OF POLICE

## CHIEF OF POLICE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE CITY CHIEF OF POLICE

TOOELE CITY CHIEF OF POLICE

## JON BEHR, PLS

PROJECT: OVERLAKE ESTATES 2T PHASE 1  
DRAWN BY: O. SORENSON

FILE NAME: PLAT.DWG  
DATE: 2023-03-30

## OWNER/DEVELOPER

PERRY HOMES INC.

## CITY ATTORNEY

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

TOOELE CITY ATTORNEY

## CITY ENGINEER

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

TOOELE CITY ENGINEER

## COMMUNITY DEVELOPMENT

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

TOOELE CITY COMMUNITY DEVELOPMENT

## COUNTY RECORDER

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.

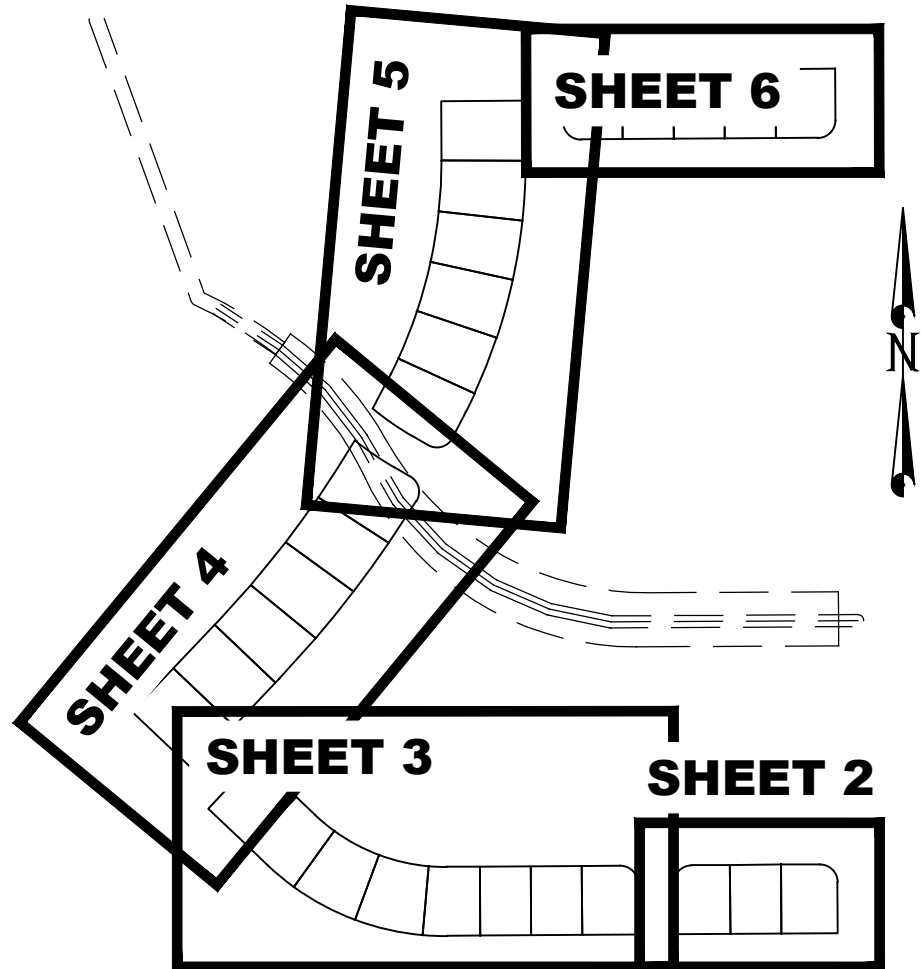
TOOELE COUNTY RECORDER

## HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

## KEY MAP



## BOUNDARY DESCRIPTION

SEE INDIVIDUAL SHEETS FOR BOUNDARY DESCRIPTIONS

## NARRATIVE OF BOUNDARY:

THE PURPOSE OF THIS PLAT WAS TO SUBDIVIDE AN EXISTING PARCEL INTO 28 LOTS. THE BOUNDARY IS FROM A BOUNDARY SURVEY PERFORMED PREVIOUSLY BY CRS ENGINEERS.

## SURVEY NOTES:

- PROPERTY CORNERS TO BE SET UPON APPROVAL OF THE SUBDIVISION.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) 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 "OVERLAKE ESTATES 2T PHASE 1". THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO TOOELE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNER(S) 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

OWNER: PERRY HOMES INC.

PRINT NAME

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.

ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME,

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)HE(Y) IS/ARE PERRY HOMES, INC., AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID PERRY HOMES, INC. BY AUTHORITY OF PERRY HOMES, INC., AND SAID

ACKNOWLEDGED TO ME THAT SAID PERRY HOMES, INC. EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

SHEET 1 OF 6

## OVERLAKE ESTATES 2T PHASE 1 PRELIMINARY PLAT

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS  
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.





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**SITE INFORMATION:**  
ZONING: R1-7  
SITE IMPROVEMENTS  
TOTAL AREA: 331,604 SF  
7.62 ACRES  
NUMBER OF LOTS 28

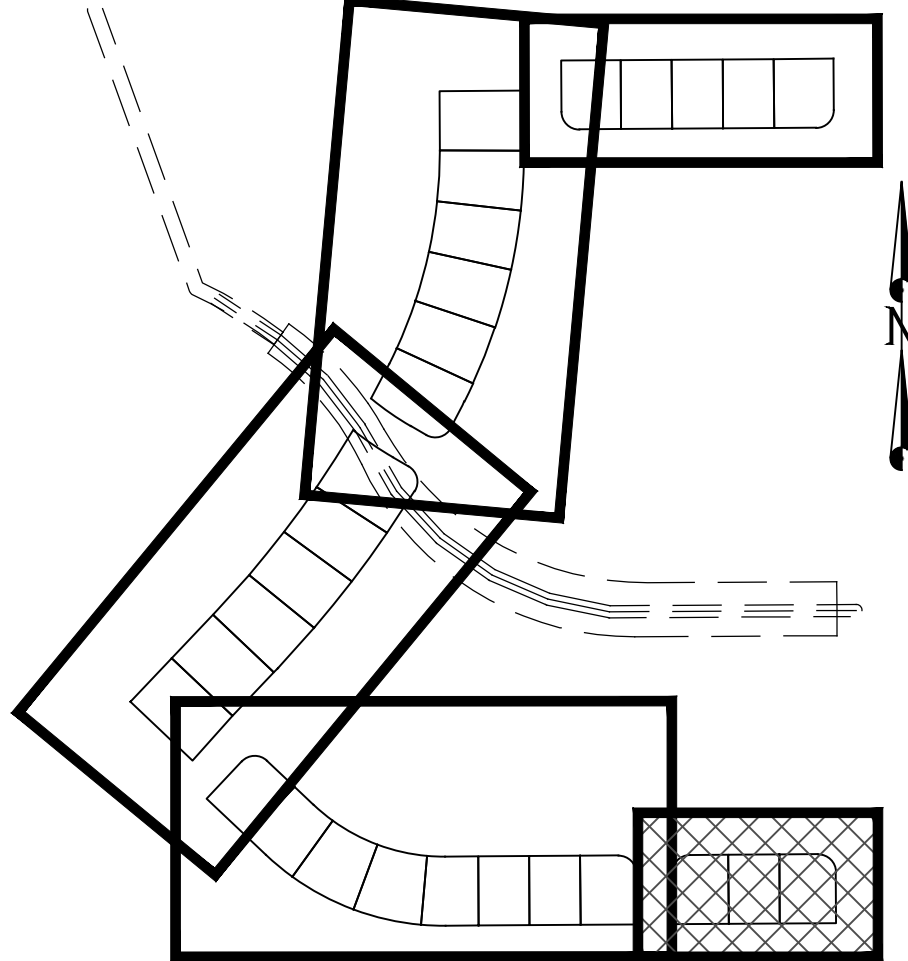
#### LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 28' 01"E 41.72'
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C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
C24	241.64'	316.00'	43° 38' 48"	S68° 28' 23"E 235.80'
C25	369.21'	794.00'	26° 38' 32"	N13° 19' 34"E 365.89'
C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

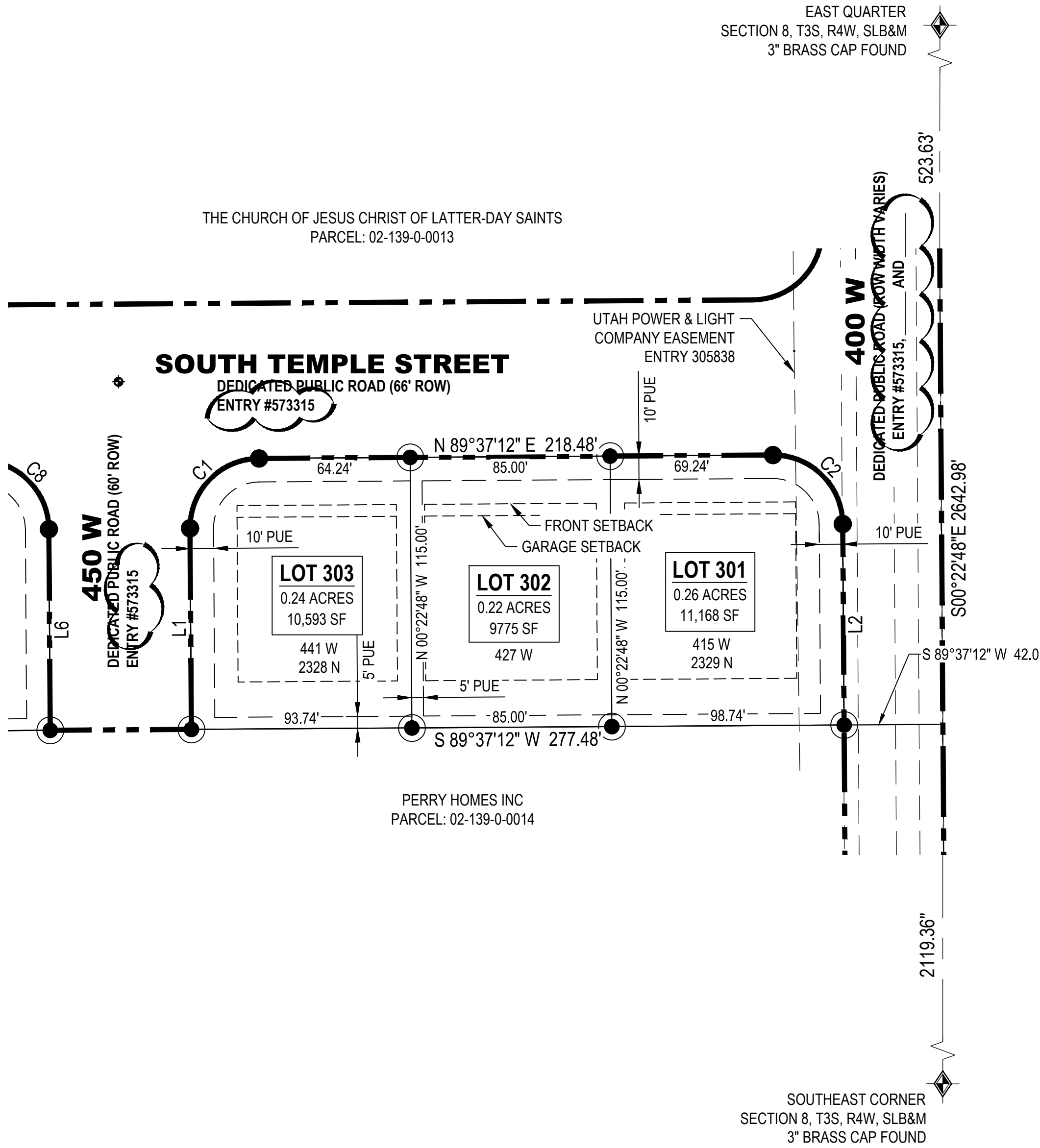
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 28' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 28' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W

#### KEY MAP



## OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT

LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH



#### DESCRIPTION FOR LOTS 301 THROUGH 303:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 301-303 ARE AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF 400 WEST AND THE SOUTHEASTERLY CORNER OF LOT 301 WHICH POINT IS S00°22'48"E, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 523.63 FEET AND S89°37'12"W, A DISTANCE OF 42.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF BEGINNING; THENCE RUNNING S89°37'12"W, ALONG THE SOUTHERLY LINES OF LOTS 301, 302 & 303, A DISTANCE OF 277.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 450 WEST AND THE SOUTHWESTERLY CORNER OF LOT 303; THENCE N00°22'48"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS N44°37'12"E 41.72 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH TEMPLE STREET; THENCE N89°37'12"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 218.48 FEET TO A POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS S45°22'48"E 41.72 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID 400 WEST; THENCE S00°22'48"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 31,536 SQUARE FEET OF AREA OR 0.724 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 301, 302 & 303.

SHEET 2 OF 6

### OVERLAKE ESTATES 2T PHASE 1 PRELIMINARY PLAT

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS  
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

#### TOOELE COUNTY RECORDER

RECORD NO. \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEES \_\_\_\_\_ TOOELE COUNTY RECORDER





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**SITE INFORMATION:**  
ZONING: R1-7  
SITE IMPROVEMENTS  
TOTAL AREA: 331,604 SF  
7.62 ACRES  
NUMBER OF LOTS 28

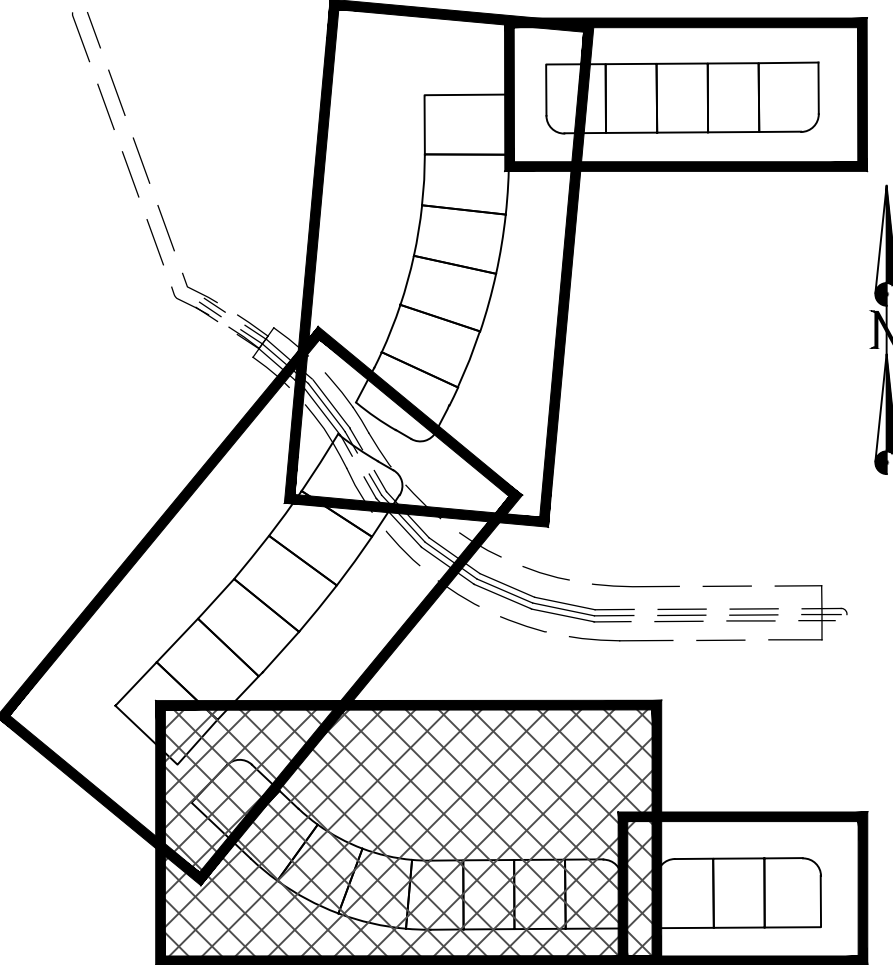
#### LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 28' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
C24	241.64'	316.00'	43° 48' 48"	S68° 28' 23"E 235.80'
C25	369.21'	794.00'	26° 38' 32"	N13° 19' 34"E 365.89'
C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
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C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

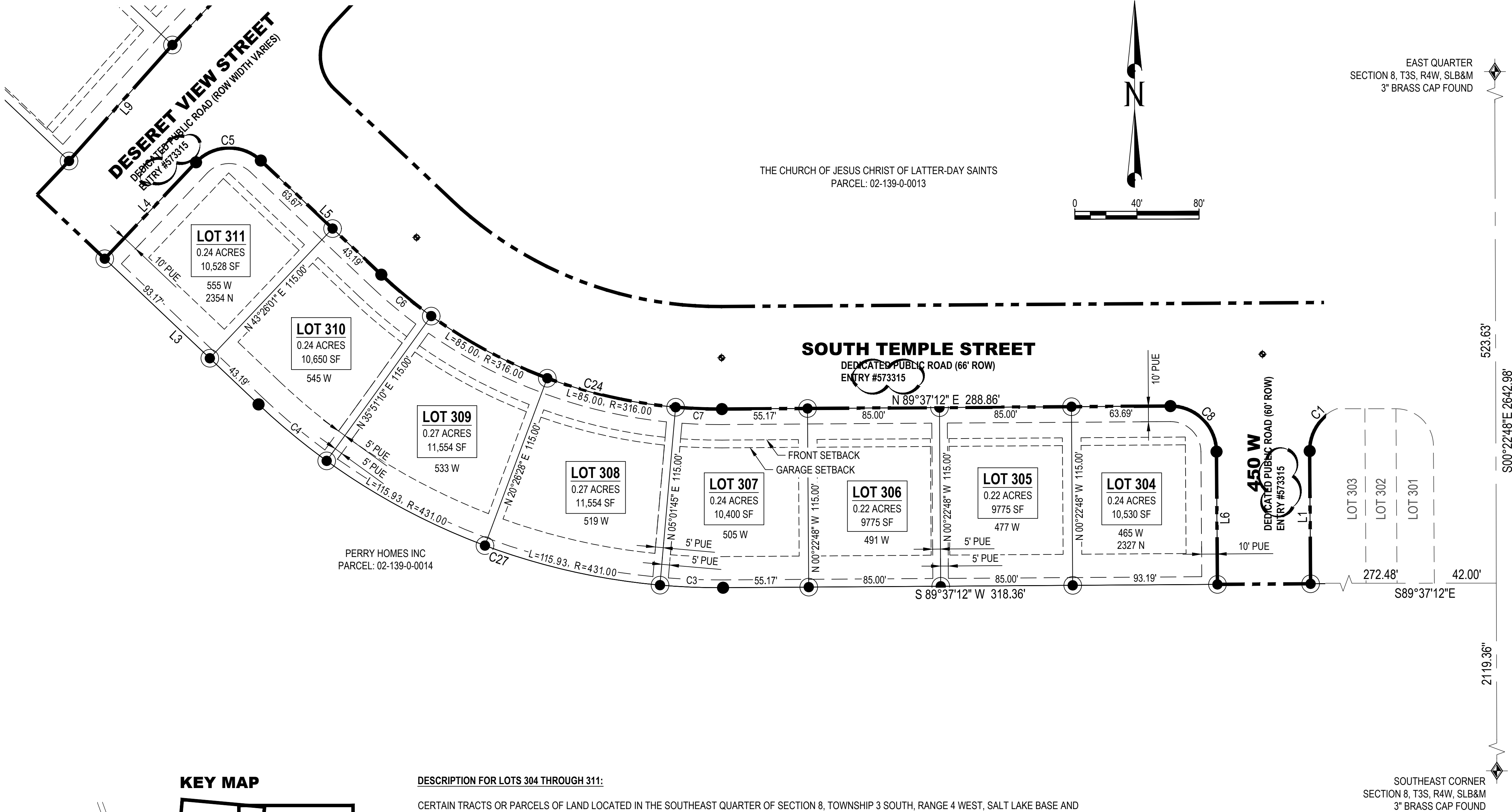
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LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
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L4	85.50'	N43° 28' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 28' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W

#### KEY MAP



## OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT

LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH



#### DESCRIPTION FOR LOTS 304 THROUGH 311:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 304-311 ARE AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 104 WHICH POINT IS S00°22'48"E, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 523.63 FEET AND S89°37'12"W, A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 400 WEST AND THE SOUTHEASTERLY CORNER OF LOT 301 AND S89°37'12"W, ALONG THE SOUTHERLY LINES OF LOTS 301, 302 & 303, A DISTANCE OF 272.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 450 WEST AND THE SOUTHWESTERLY CORNER OF LOT 303 AND S89°37'12"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 450 WEST AND THE SOUTHEASTERLY CORNER OF LOT 301 AND S89°37'12"W, ALONG THE SOUTHEASTERLY CORNER OF LOT 304 FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TO THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG THE SOUTHERLY LINES OF LOTS 304 THROUGH 311 THE FOLLOWING THREE (3) COURSES; 1) S89°37'12"W, A DISTANCE OF 318.36 FEET TO A POINT OF A CURVE TO THE RIGHT; 2) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 431.00 FEET, A CENTRAL ANGLE OF 43°48'48" AND A LENGTH OF 329.58 FEET (CHORD BEARS N68°28'23"W 321.61 FEET); 3) N46°33'59"W, A DISTANCE OF 136.36 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DESERET VIEW STREET AND THE SOUTHWESTERLY CORNER OF LOT 311; THENCE N43°26'01"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS N 88°26'01"E 41.72 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH TEMPLE STREET; THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH TEMPLE STREET THE FOLLOWING THREE (3) COURSES; 1) S46°33'59"E, A DISTANCE OF 106.86 FEET TO THE POINT OF A CURVE TO THE LEFT; 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 43°48'48" AND A LENGTH OF 241.64 FEET (CHORD BEARS S68°28'23"E 235.80 FEET); 3) N89°37'12"E, A DISTANCE OF 288.86 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS S45°22'48"E 41.72 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 450 WEST; THENCE S00°22'48"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 84,765 SQUARE FEET OF AREA OR 1.946 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 304 THROUGH 311.

SHEET 3 OF 6

### OVERLAKE ESTATES 2T PHASE 1 PRELIMINARY PLAT

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS  
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

TOOELE COUNTY RECORDER

RECORD NO. \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEES \_\_\_\_\_ TOOELE COUNTY RECORDER





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## OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT

LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH

**SITE INFORMATION:**  
ZONING: R1-7  
SITE IMPROVEMENTS  
TOTAL AREA: 331,604 SF  
7.62 ACRES  
NUMBER OF LOTS 28

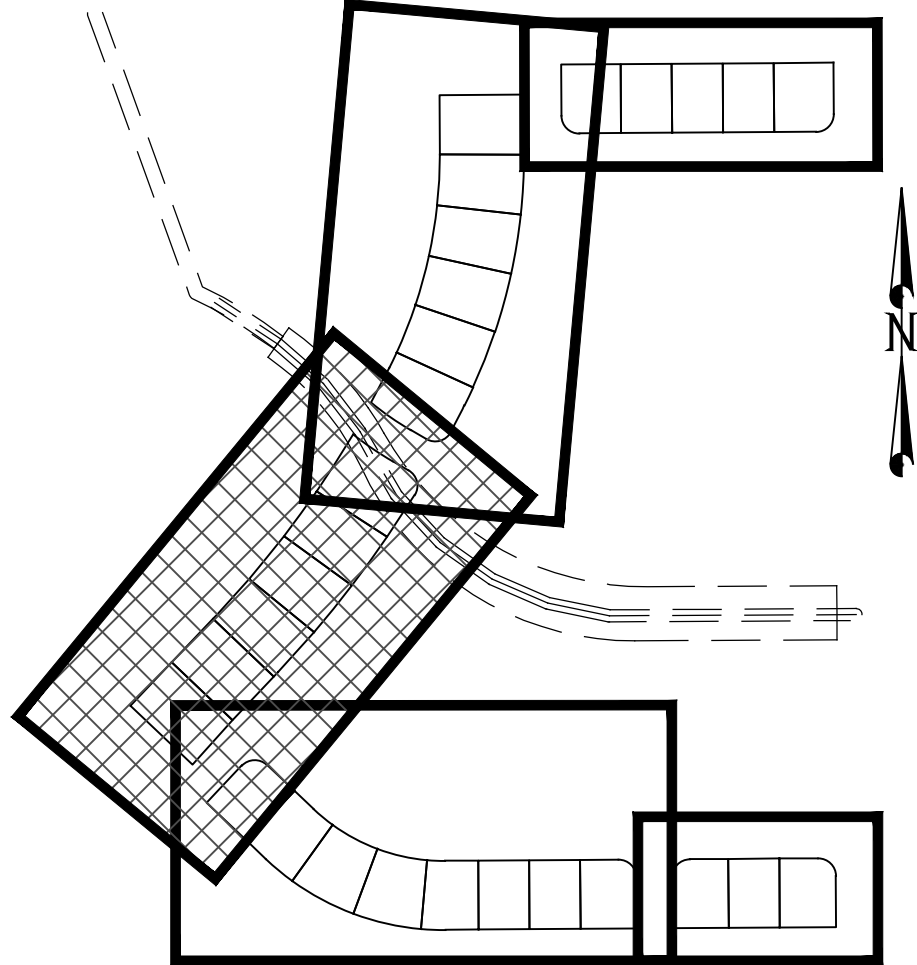
### LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
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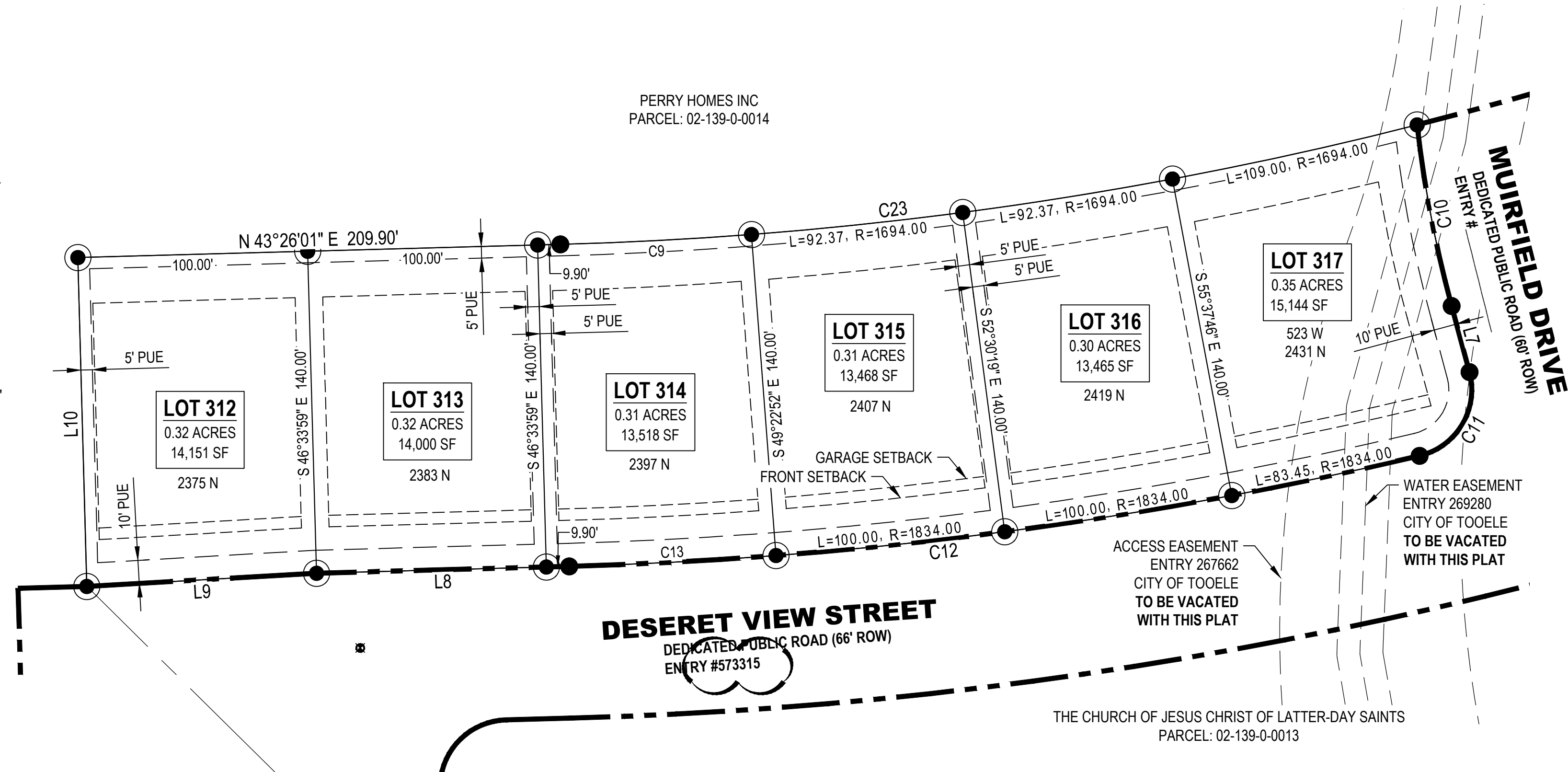
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
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C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
C24	241.64'	316.00'	43° 48' 48"	S68° 28' 23"E 235.80'
C25	369.21'	794.00'	26° 38' 32"	N13° 19' 34"E 365.89'
C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 28' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 28' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W

### KEY MAP



PERRY HOMES INC  
PARCEL: 02-139-0-0014



**DESERET VIEW STREET**  
DEDICATED PUBLIC ROAD (66' ROW)  
ENTRY #573315

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
PARCEL: 02-139-0-0013

EAST QUARTER  
SECTION 8, T3S, R4W, SLB&M  
3" BRASS CAP FOUND

SOUTHEAST CORNER  
SECTION 8, T3S, R4W, SLB&M  
3" BRASS CAP FOUND

### DESCRIPTION FOR LOTS 312 THROUGH 317:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 312-317 ARE AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 312 WHICH POINT IS S00°22'48"E, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 246.14 FEET AND S89°37'12"W, A DISTANCE OF 1117.24 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DESERET VIEW STREET AND THE SOUTHWESTERLY CORNER OF LOT 312 FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE RUNNING N46°33'48"W, A DISTANCE OF 143.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 112; THENCE N43°26'01"E, ALONG THE NORTHWESTERLY LINES OF LOTS 312 THROUGH 314, A DISTANCE OF 209.90 FEET TO THE POINT OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, AND THE NORTHWESTERLY LINES OF LOTS 314 THROUGH 317, HAVING A RADIUS OF 1694.00 FEET, A CENTRAL ANGLE OF 12°44'59" AND A LENGTH OF 376.96 FEET (CHORD BEARS N37°03'31"E 376.18 FEET) TO A POINT ON AA CURVE TO THE LEFT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MUIRFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 317; THENCE ALONG SAID CURVE TO THE LEFT, AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 08°40'25" AND A LENGTH OF 80.23 FEET (CHORD BEARS S55°47'21"E 80.16 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S60°07'33"E, A DISTANCE OF 29.76 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT. AND THE RIGHT-OF-WAY LINE, HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 91°53'22" AND A LENGTH OF 47.31 FEET (CHORD BEARS S14°10'52"E 42.40 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DESERET VIEW STREET AND THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1834.00 FEET, A CENTRAL ANGLE OF 11°40'12" AND A LENGTH OF 373.55 FEET (CHORD BEARS S37°35'55"W 372.90 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; 1) S43°26'01"W, A DISTANCE OF 109.90 FEET; 2) S41°42'55"W, A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 83,746 SQUARE FEET OF AREA OR 1.923 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 312 THROUGH 317.

SHEET 4 OF 6

### OVERLAKE ESTATES 2T PHASE 1 PRELIMINARY PLAT

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS  
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

### TOOELE COUNTY RECORDER

RECORD NO. \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEES \_\_\_\_\_ TOOELE COUNTY RECORDER



**SITE INFORMATION:**  
ZONING: R1-7  
SITE IMPROVEMENTS  
TOTAL AREA: 331,604 SF  
7.62 ACRES  
NUMBER OF LOTS 28

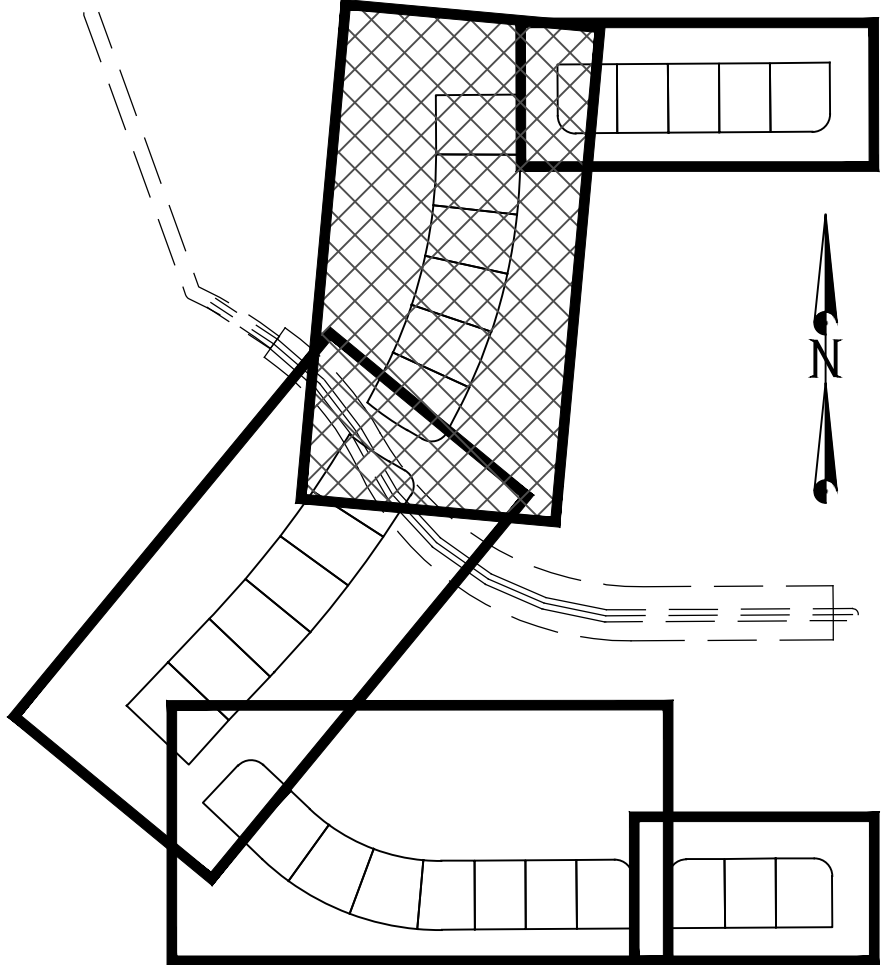
LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 28' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
C24	241.64'	316.00'	43° 48' 48"	S68° 28' 23"E 235.80'
C25	369.21'	794.00'	26° 38' 32"	N13° 19' 34"E 365.89'
C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

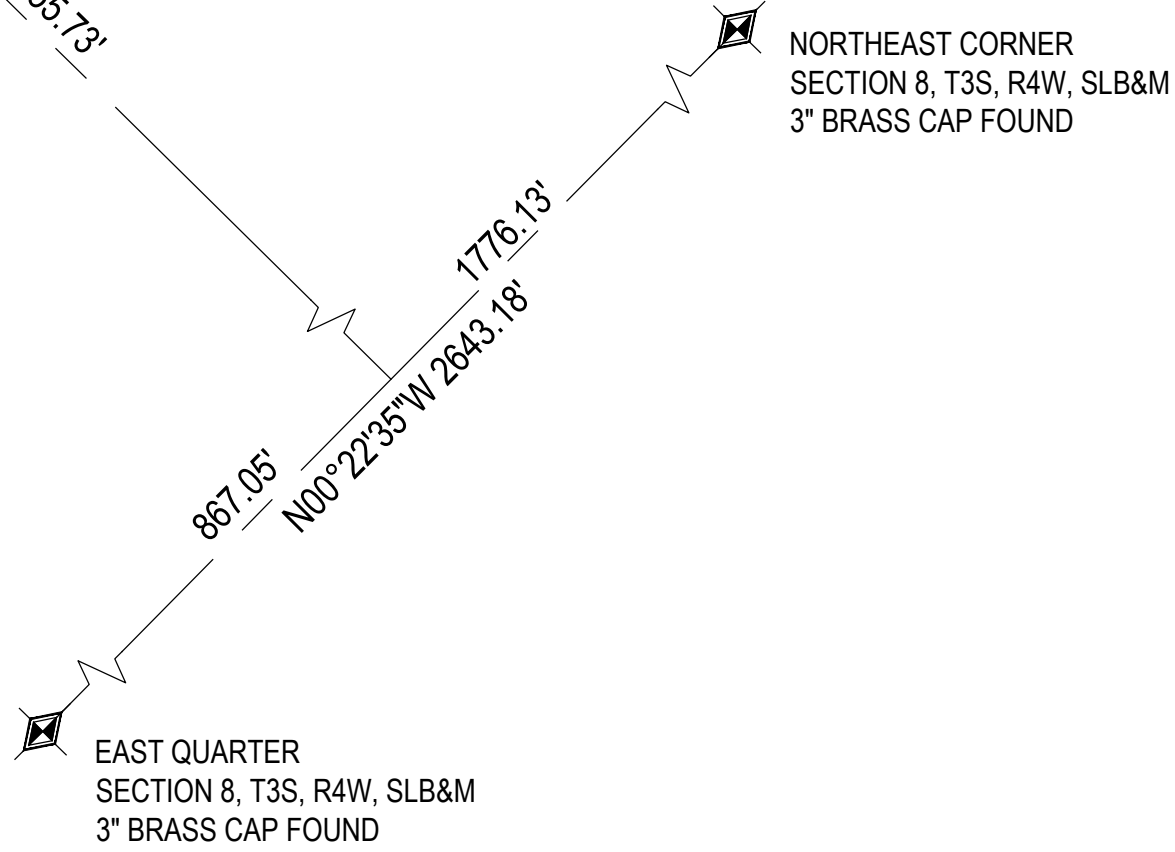
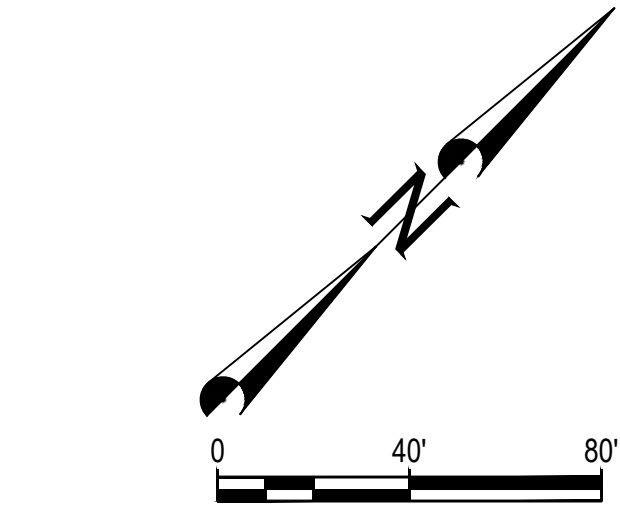
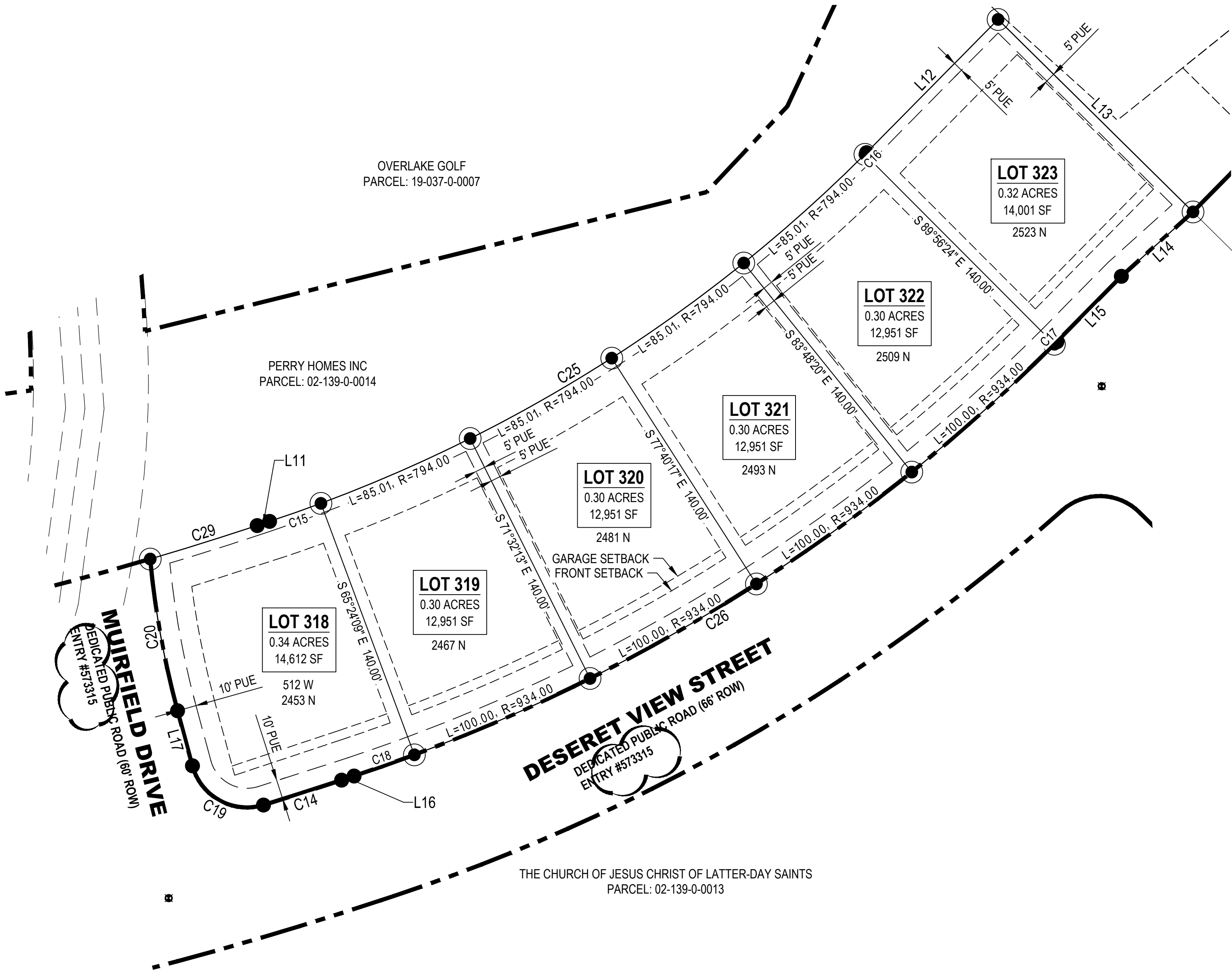
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 28' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 28' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W

KEY MAP



OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT

LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH



DESCRIPTION FOR LOTS 318 THROUGH 323:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED NORTHEAST QUARTERS OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 318-323 ARE AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DESERET VIEW STREET AND THE NORTHEASTERLY CORNER OF LOT 323 WHICH POINT IS N00°22'35"W, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 867.05 FEET AND S89°37'25"W, A DISTANCE OF 555.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE RUNNING SOUTHWESTERLY ALONG THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; 1) S03°02'32"W, A DISTANCE OF 50.32 FEET; 2) S00°22'32"E, A DISTANCE OF 48.41 FEET TO THE POINT OF A CURVE TO THE RIGHT; 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET, A CENTRAL ANGLE OF 26°40'19" AND A LENGTH OF 434.79 FEET (CHORD BEARS S13°18'41"W 430.87 FEET); 4) S26°38'50"W, A DISTANCE OF 6.84 FEET TO THE POINT OF A CURVE TO THE RIGHT; 5) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1834.00 FEET, A CENTRAL ANGLE OF 01°20'14" AND A LENGTH OF 42.81 FEET (CHORD BEARS S27°18'57"W 42.81 FEET) TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 91°53'22" AND A LENGTH OF 47.31 FEET (CHORD BEARS S73°55'46"W 42.20 FEET) TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MUIRFIELD DRIVE; THENCE NORTHWESTERLY ALONG THEAFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; 1) N60°07'33"W, A DISTANCE OF 29.76 FEET TO THE POINT OF A CURVE TO THE RIGHT; 2) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 09°49'12" AND A LENGTH OF 80.55 FEET (CHORD BEARS N55°12'57"W 80.45 FEET) TO THE SOUTHWESTERLY CORNER OF LOT 318; THENCE NORTHEASTERLY ALONG THE WESTERLY LINES OF LOTS 318 THROUGH 323 THE FOLLOWING FOUR (4) COURSES; 1) NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1694.00 FEET, A CENTRAL ANGLE OF 01°58'45" AND A LENGTH OF 58.52 FEET (CHORD BEARS N27°38'13"E 58.51 FEET); 2) N26°38'50"E, A DISTANCE OF 6.84 FEET TO THE POINT OF A CURVE TO THE LEFT; 3) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 794.00 FEET, A CENTRAL ANGLE OF 26°38'32" AND A LENGTH OF 369.21 FEET (CHORD BEARS N13°19'34"E 365.89 FEET); 4) N00°22'32"W, A DISTANCE OF 98.19 FEET TO THE NORTHWESTERLY CORNER OF LOT 323; THENCE N89°37'28"E, A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 80,417 SQUARE FEET OF AREA OR 1.846 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 318 THROUGH 323.

SHEET 5 OF 6

OVERLAKE ESTATES 2T PHASE 1  
PRELIMINARY PLAT

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS  
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

TOOELE COUNTY RECORDER

RECORD NO. \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEES \_\_\_\_\_ TOOELE COUNTY RECORDER



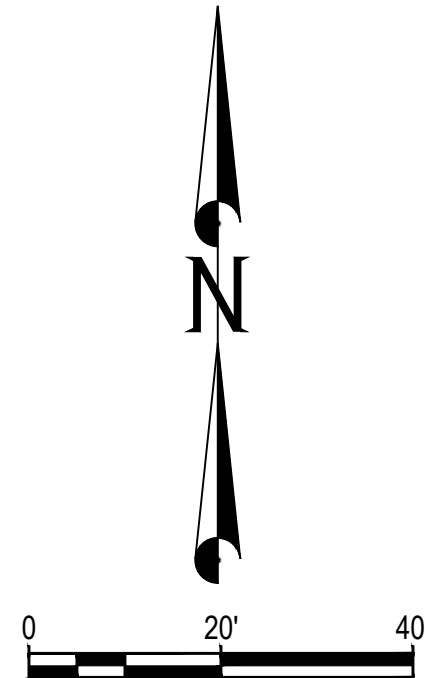


CRS ENGINEERS  
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## OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT

LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH



NORTHEAST CORNER  
SECTION 8, T3S, R4W, SLB&M  
3" BRASS CAP FOUND

1726.37'  
S00°22'35"E 2643.18'

S 89°37'25" W 42.00'

916.81'

PERRY HOMES INC  
PARCEL: 02-139-0-0014

N 89°37'25" E 453.73'  
85.00'

10' PUE

400 W

DEDICATED PUBLIC ROAD (ROW VARIES)  
ENTRY #573315 AND

EAST QUARTER  
SECTION 8, T3S, R4W, SLB&M  
3" BRASS CAP FOUND

UTAH POWER & LIGHT  
COMPANY EASEMENT  
ENTRY 305838

UTILITY AND ACCESS EASEMENT  
ENTRY 247187  
TOOELE CITY

ACCESS EASEMENT  
ENTRY 267649  
CITY OF TOOELE

2520 N  
DEDICATED PUBLIC ROAD (66' ROW)  
ENTRY #573315

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
PARCEL: 02-139-0-0013

### DESCRIPTION FOR LOTS 324 THROUGH 328:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 324-328 ARE AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 400 WEST AND THE NORTHEASTERLY CORNER OF LOT 328 WHICH POINT IS N00°22'35"W, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 916.81 FEET AND S89°37'25"W, A DISTANCE OF 42.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE RUNNING S00°22'35"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS S44°37'25"W 41.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2520 NORTH; THENCE S89°37'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 394.70 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 89°58'40" AND A LENGTH OF 46.33 FEET (CHORD BEARS N45°23'15"W 41.71 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF DESERT VIEW STREET; THENCE N00°23'55"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.51 FEET TO THE NORTHWESTERLY CORNER OF LOT 324; THENCE N89°37'25"E, ALONG THE NORTHERLY LINES OF LOTS 324 THROUGH 328, A DISTANCE OF 453.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 51,803 SQUARE FEET OF AREA OR 1.189 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 324 THROUGH 328.

**SITE INFORMATION:**  
ZONING: R1-7  
SITE IMPROVEMENTS  
TOTAL AREA: 331,604 SF  
7.62 ACRES  
NUMBER OF LOTS 28

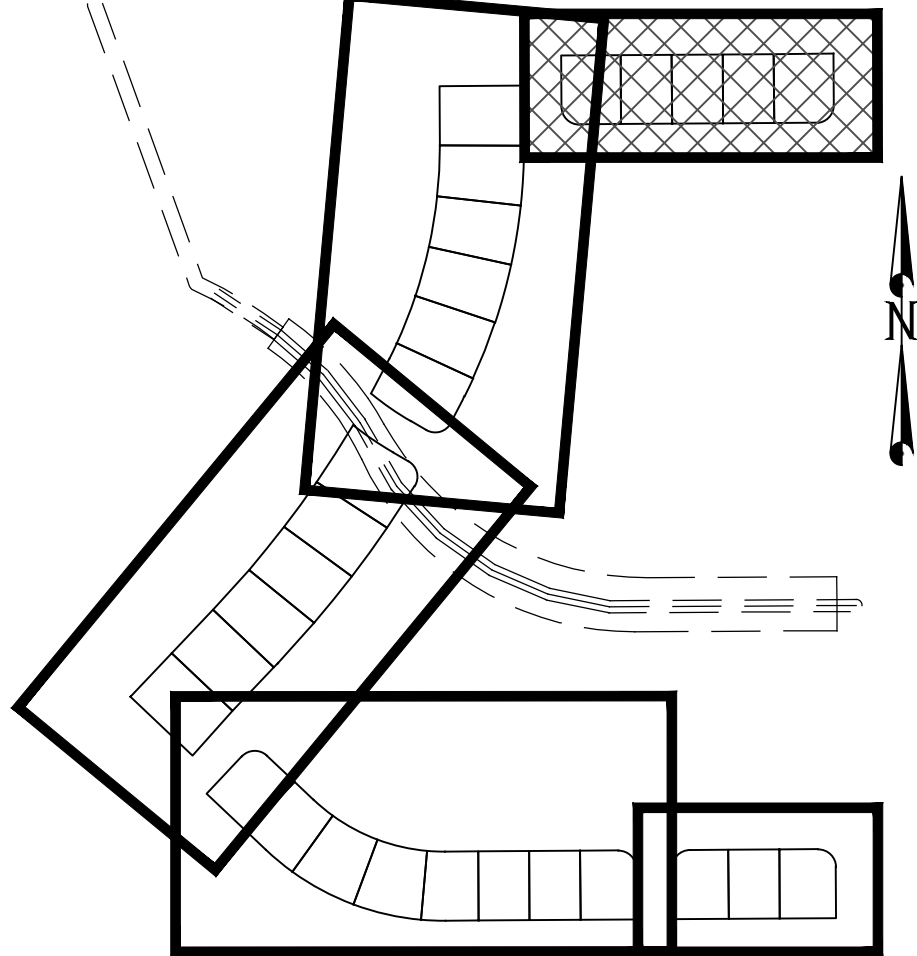
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 28' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
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C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 28' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 28' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W

### LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

### KEY MAP



**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, March 13, 2024

**Time:** 7:00 p.m.

**Place:** Tooele City Hall Council Chambers  
90 North Main Street, Tooele Utah

**Commission Members Present:**

Tyson Hamilton  
Melanie Hammer  
Weston Jensen  
Matt Robinson  
Jon Proctor  
Kelley Anderson

**Commission Members Excused:**

Chris Sloan  
Alison Dunn

**City Council Members Present:**

Maresa Manzione  
Ed Hansen

**City Employees Present:**

Andrew Aagard, Community Development Director  
Jared Hall, City Planner  
Roger Baker, City Attorney

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Hamilton.

**2. Roll Call**

Melanie Hammer, Present  
Jon Proctor, Present  
Tyson Hamilton, Present  
Matt Robinson, Present  
Weston Jensen, Present  
Kelley Anderson, Present  
Alison Dunn, Excused  
Chris Sloan, Excused

**3. Public Hearing and Decision – Consideration of a request by Markosian Auto for approval of a Conditional Use Permit to allow an Accessory Vehicle Storage Yard on property located 1232 W. Utah Avenue in the LI, Light Industrial zoning district.**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a Conditional Use Permit for Markosian Auto allowing an accessory vehicle storage yard. It is zoned LI, Light Industrial. This area will be fenced and paved.

The public hearing was opened. No one came forward. The public hearing was closed.

**Commissioner Robinson motioned to approve request by Markosian Auto for approval of a Conditional Use Permit to allow an Accessory Vehicle Storage Yard on property located 1232 W. Utah Avenue in the LI, Light Industrial zoning district based on the conditions and subject to the findings listed in the staff report.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

**4. Review and Decision – Consideration of a request for Preliminary Subdivision Plan approval for the Betty Jean Skinner Johnson Trustee Subdivision located at 105 E. 1000 North in the R1-7 and RR-5 zoning districts.**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a preliminary subdivision plan for Betty Jean Skinner Johnson Trustee subdivision located at 105 E 1000 North. The property is zoned R1-7 and RR-5. There is dedication for park strip and sidewalk.

**Commissioner Jensen motioned to forward a positive recommendation for the Preliminary Subdivision Plan approval for the Betty Jean Skinner Johnson Trustee Subdivision located at 105 E. 1000 North in the R1-7 and RR-5 zoning districts based on the conditions and subject to the findings listed in the staff report.** Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

**5. City Council Reports**

Council Member Manzione shared the following information from the City Council Meeting: The City Council approved the ordinance on Lithium-Ion batteries storage. As well as fees to help the Fire Department. They had a discussion on the land scaping islands ordinance.

**6. Review and Approval – Planning Commission Minutes**

There are no changes to the minutes.

**Commissioner Proctor motioned to approve the minutes.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

**7. Training – Discussion of Missing Middle Housing.**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented on the subject of missing middle housing. This was presented at the City Council work meeting on March 6, 2024.

**8. Adjourn**

**Chairman Hamilton adjourned the meeting at 8:02 p.m.**

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this \_\_\_\_ day of March, 2024

\_\_\_\_\_  
Tyson Hamilton, Tooele City Planning Commission Chair