

# PASTURES AT SADDLEBACK P.U.D. PLAT 2

## A SUBDIVISION, AMENDING AND VACATING A PORTION OF LOT 1, KONE SUBDIVISION AMENDMENT NO. 1, LOCATED IN THE WEST HALF OF SECTION 1, THE EAST HALF OF SECTION 2, THE NORTHWEST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

**OWNER'S DEDICATION, GRANT, AND DECLARATION**

KNOW ALL MEN by these presents, that SADDLEBACK PASTURES, L.C., a Utah limited liability company, ("Grantor"), the undersigned owner of the tract of land described herein under the heading "Boundary Description" (the "Tract"), does hereby create a subdivision to be hereafter known as "Pastures at Saddleback P.U.D. PLAT 2" (the "Subdivision" or when referring to this document, the "Plat"), and, subject to the "Notice to Purchasers" contained herein and any matters of record, does hereby:

- Cause the Tract to be subdivided into lots (singularly, a "Lot", or if more than one, the "Lots") and parcels (singularly, a "Parcel", or if more than one, the "Parcels");
- Grant, convey and dedicate to Tooele County, a body corporate and politic (the "County") those areas identified on this Plat as "Dedicated Public Road";
- Grant and convey to the Association (as defined herein) Parcels A, B, C, and D, for use by the Association and its assigns and Members (as defined herein), as perpetual open space, to be maintained by the Association, for pedestrian, equestrian, and non-motorized-vehicle trails and for public and private underground utilities;
- Grant and convey to the County perpetual, non-exclusive public trail easements and rights-of-way for pedestrian, equestrian, and non-motorized-vehicle use over and across Parcels A, B, C and D;
- Grant, convey, and dedicate to the County and to the Association and its assigns and to public and private providers of utility services perpetual, non-exclusive easements and rights-of-way, for the purpose of installing, maintaining, operating, and replacing buried utilities and facilities necessary or convenient to provide underground or buried utility services to the Subdivision, over, through, and across all areas identified on this Plat as "PUDE" ("Public Utility and Drainage Easements");
- Grant, convey, dedicate and assign to the County and to the Association and their assigns and to public and private providers of utility services perpetual, non-exclusive easements and rights-of-way, for the purpose of installing, maintaining, operating, and replacing buried utilities and facilities necessary or convenient to provide underground or buried utility services to the Subdivision, over, through, and across the following fifteen foot (15') wide non-exclusive easements as shown on the Plat that Grantor: (a) reserved in that certain Special Warranty Deed dated JUNE 27<sup>th</sup>, 2014, and recorded as Entry No. 401896, in Book n/a, beginning at Page n/a, in the Office of the Tooele County Recorder, State of Utah (the "Recorder's Office"), (b) reserved in that certain Special Warranty Deed dated JUNE 27<sup>th</sup>, 2014, and recorded as Entry No. 401897, in Book n/a, beginning at Page n/a, in the Recorder's Office, and (c) received in that certain Special Warranty Deed dated JUNE 27<sup>th</sup>, 2014, and recorded as Entry No. 401898, in Book n/a, beginning at Page n/a, in the Recorder's Office (collectively, the "15' Wide Easements");
- Grant, convey and dedicate to the Association and the County perpetual, non-exclusive easements and rights-of-way, for purposes of installing, repairing and maintaining storm drainage conveyance, retention, and/or detention improvements or structures over, through, and across all areas identified on this Plat as PUDE's;
- Grant, convey and dedicate to the Association and the County perpetual, non-exclusive easements and rights-of-way, for purposes of installing, repairing and maintaining storm drainage conveyance, retention, and/or detention improvements or structures over, through, and across the 15' Wide Easements.

**NOTICE TO PURCHASERS**

- CC&Rs. The Lots and Parcels created by this Plat are subject to the following: (A) that certain "Declaration of Covenants, Conditions and Restrictions for Pastures at Saddleback P.U.D." dated August 19<sup>th</sup>, 2014, and filed with the Recorder's Office on August 19<sup>th</sup>, 2014, as Entry No. 402258 (the "Pastures Declaration") and (B) that certain "Declaration of Covenants, Conditions and Restrictions for Water Conservation at the Pastures at Saddleback" dated August 19<sup>th</sup>, 2014, and filed with the Recorder's Office on August 19<sup>th</sup>, 2014, as Entry No. 402259 (the "Water Declaration"). The Pastures Declaration and the Water Declaration are collectively referred to herein as the "CC&Rs". The CC&Rs specify, among other things, the manner in which approval for construction of all structures and landscaping within the Plat will occur. No building permits may be applied for and no construction or landscaping commenced until written approval under the CC&Rs of the building, landscape, drainage swale crossings, drainage retention, and site plans has been granted, stating that the plans comply with the applicable requirements of the CC&Rs.
- ASSOCIATION. Each "Owner" (as that term is defined in the Pastures Declaration) of a Lot becomes a member (a "Member") of the Pastures at Saddleback Homeowners' Association, a Utah non-profit corporation (the "Association" as defined in the Pastures Declaration). The Association may undertake to provide certain services for the benefit of the Lot and its Owner(s), which may include but is not limited to ownership, maintenance, and operation of common areas such as parks, trails, clubhouses, open spaces, etc. The Association will assess the Owners of the Lots as provided for in the Pastures Declaration.
- DEVELOPMENT AGREEMENT. The Subdivision, Lots, and Parcels created by this Plat are a portion of the lands covered by that certain Development Agreement by and between Tooele County, a political subdivision of the State of Utah, and Saddleback Pastures, L.C., a Utah limited liability company, (the "Developer") dated July 5, 1998, and recorded August 13, 1999, as Entry No. 135787 in Book 583, beginning at Page 254 in the Recorder's Office (the "1998 Agreement"); as amended by that First Amendment to Development Agreement dated December 8, 1998 and recorded August 13, 1999, as Entry No. 135788 in Book 583, beginning at Page 390 in the Recorder's Office (the "First Amendment"); as amended by that certain Development Agreement Properly Released dated August 30, 2001 and recorded September 11, 2001, as Entry No. 168923 in Book 703, beginning at Page 60 in the Recorder's Office (the "Release and collectively with the 1998 Agreement and the First Amendment and as may be amended from time to time in the future, the "Development Agreement"). The Development Agreement provides for the development of the Tract and other lands in the vicinity, as described in the Development Agreement or as may be added or expanded from time to time (collectively, the "Lands"). Pursuant to that certain Assignment and Assumption of Development Agreement dated AUGUST 11<sup>th</sup>, 2014, and recorded AUGUST 11<sup>th</sup>, 2014, as Entry No. 401896, in Book n/a, beginning at Page n/a, in the Recorder's Office (the "Assignment"), the Developer has assigned all of the rights necessary or desirable under the Development Agreement to the Grantor in order for the Grantor to develop the Tract pursuant to this Plat. By signing and accepting this Plat, the County hereby consents to the Assignment. Each purchaser or Owner of Lots or Parcels in this Subdivision takes title to the Lots or Parcels with an acknowledgment that the Developer and Grantor and their successors and assigns have the right to develop the Lands pursuant to the rights granted to them in the Development Agreement and such purchasers or Owners hereby agree not to challenge, oppose, file a complaint, complain about, or otherwise try to prohibit the Developer's or Grantor's exercise of its rights to develop the Lands pursuant to the Development Agreement.
- OPEN SPACE. This Plat satisfies the requirement of Section 4(a) of the 1998 Agreement to set aside fifty percent (50%) or 20,864.5 acres of the Tract (50% of 41,729 acres within the Tract) as open space by: (A) setting aside 2.40 acres within the Plat contained within Parcels A, B, C, and D and (B) as allowed pursuant to Section 7(a) of the 1998 Agreement, using 18,464.5 acres of open space "banked" pursuant to Sections 2 and 3(b) of the Release, which banked open space was created by the Green Ravine Conservation Easement dated August 30, 2001, and recorded October 4, 2001, as Entry No. 170013 in Book 707 beginning at Page 798 in the Recorder's Office.
- WATER SERVICE. Indoor and outdoor water service to the Lots and certain Parcels is provided by Oquirrh Mountain Water Company, a private mutual water company ("OMWC"), based upon the quantity of Class B Shares of OMWC owned by the Owner(s) of each Lot or Parcel. The Water Declaration further governs how such water may be used, including the implementation of certain water conservation measures to prevent wasting water and the promotion of water conservation.
- RURAL AREA. The Subdivision is located in the Lake Point area of the County which enjoys a semi-rural lifestyle, including the boarding, caring for, grazing, feeding, riding, and training of horses and other livestock, farm animals, and pets often found in rural areas (collectively, "Livestock"), and their attendant noises, odors, and sights. The Pastures Declaration governs the degree to which Livestock may be permitted by the Owners within the Subdivision. Each Owner takes title to the Lots or Parcels with an acknowledgment that the Lake Point area surrounding the Subdivision is a rural area which allows and welcomes Livestock and that such Owners hereby agree not to challenge, oppose, complain about, or otherwise try to prohibit, outlaw, or restrict Livestock in the Lake Point area.
- MINIMUM SETBACKS. The minimum setbacks from property lines for any dwelling located upon the Lots are: (A) Front Yards: a minimum of thirty feet (30'); (B) Side Yards: a minimum fifteen feet (15'); and (C) Rear Yards: a minimum of forty feet (40'). The Owner of a corner Lot may determine which street fronting side is the Front Yard, with the other being a Side Yard. Any accessory structures located upon any Lot shall be set back a minimum of ten feet (10') behind (to the rear of) the dwelling and shall be set back from the side and rear property lines a minimum of ten feet (10').
- ON-SITE DRAINAGE RETENTION; PROTECTION OF DRAINAGE SWALES. All Lots shall be required to retain all storm drainage (runoff) within such Lot, without discharging upon any adjacent Lots. For Lots 230-249, a drainage retention plan for each Lot shall be required to be submitted to and approved by the County and the Association as a part of receiving a building permit for these Lots. Owner's hereby agree to not fill-in or block any drainage swales or ditches that are constructed within the PUDE's as shown on this Plat and all drainage swales and ditches which are crossed by driveways or other hard surfaces must be bridged or piped at the Owner's expense with at least an 18" diameter culvert so as to not impede the flow of water within such drainage swales or ditches.
- FUTURE COLLECTOR ROAD AND ASSOCIATED EMBANKMENT/RAILROAD INFLUENCED AREA. The Developer plans to construct a future County collector road and its associated embankment and overpass (collectively, the "Collector Road") along the rear lots lines of Lots 201-210 in the location shown on Sheet 2 to the Plat. The Collector Road will be significantly elevated to connect to an overpass over the Union Pacific Railroad right-of-way (the "Railroad"). The Railroad is very active and generally used many times each day. All Lot Owners: (A) are by this reference notified of the Railroad and the proposed Collector Road, including their potential risks and potential impacts on views, noise and other impacts as may be associated therewith (in the case of the Collector Road, both during construction and when completed), and (B) hereby agree not to challenge, oppose, file a complaint, complain about, or otherwise try to prohibit the Developer's or its assigns exercise of its rights to construct the Collector Road.

IN WITNESS WHEREOF, we have hereunto set our hands this 8<sup>th</sup> day of July, 2014.

Saddleback Pastures, L.C., a Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

STATE OF UTAH )  
COUNTY OF Tooele )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2014, by Christopher F. Robinson, as the Manager of Saddleback Pastures, L.C., a Utah limited liability company.

My Commission Expires: Sept. 15, 2016  
Erica Jordan  
Notary Public  
Residing at:



**BINGHAM ENGINEERING**  
5160 Wey Post Way, Salt Lake City, UT 84116  
(801) 532-2520 www.binghamnet.com

Design: AEP  
Drawn: AEP  
Checked: JJS  
Reviewed: JRL

TOOELE COUNTY SURVEYOR  
APPROVED THIS 8<sup>th</sup> DAY OF JULY, A.D., 2014.  
R.O.S.#: 2014-0023-01  
Doug K  
TOOELE COUNTY SURVEYOR

PLANNING COMMISSION  
APPROVED THIS 9 DAY OF July, A.D., 2014.  
Mark L. Lee  
CHAIRMAN, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY TREASURER  
APPROVED THIS 9 DAY OF July, A.D., 2014.  
Kathleen Johnson  
TOOELE COUNTY TREASURER

TOOELE COUNTY DEPT. OF ENGINEERING  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE 7/14/14  
TOOELE COUNTY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 15<sup>th</sup> DAY OF July, A.D., 2014.  
TOOELE COUNTY ATTORNEY

LAKE POINT IMPROVEMENT DISTRICT  
APPROVED THIS 10<sup>th</sup> DAY OF July, A.D. 2014.  
Kait B. Taylor  
CHAIRMAN, LAKE POINT IMPROVEMENT DISTRICT

NORTH TOOELE FIRE DISTRICT  
APPROVED THIS 10<sup>th</sup> DAY OF July, A.D. 2014.  
John Stettin  
NORTH TOOELE FIRE DISTRICT

BOARD OF HEALTH  
APPROVED THIS 8<sup>th</sup> DAY OF July, A.D. 2014.  
Gregory Robinson  
DIRECTOR, TOOELE COUNTY BOARD OF HEALTH

PASTURES AT SADDLEBACK P.U.D. PLAT 2  
A SUBDIVISION, AMENDING AND VACATING A PORTION OF LOT 1, KONE SUBDIVISION AMENDMENT NO. 1, LOCATED IN THE WEST HALF OF SECTION 1, THE EAST HALF OF SECTION 2, THE NORTHWEST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH  
RECORDED NO. 402261  
State of Utah, County of Tooele,  
Recorded and Filed at the request of Saddleback  
Date: August 19<sup>th</sup> 2014 Time: 3:37 p.m. Book: n/a Page: 1012  
Fee \$ 110.00  
Blanca L. Brown  
Tooele County Recorder

Date 7/8/2014 Proj. # 5249 Sht 1 of 2

Lot	Street Address	Lot	Street Address
201	3044 N COBBLEROCK RD	226	7914 N COBBLEROCK RD
202	3026 N COBBLEROCK RD	227	7930 N COBBLEROCK RD
203	3008 N BUCKHORN RD	228	7950 N COBBLEROCK RD
203	3008 N COBBLEROCK RD	229	7965 N BUCKHORN RD
204	2978 N BUCKHORN RD	229	7972 N COBBLEROCK RD
205	7952 N BUCKHORN RD	230	7661 N COBBLEROCK RD
206	2938 N BUCKHORN RD	231	7685 N COBBLEROCK RD
207	2920 N BUCKHORN RD	232	7707 N COBBLEROCK RD
208	7902 N BUCKHORN RD	233	7727 N COBBLEROCK RD
209	7888 N BUCKHORN RD	234	7749 N COBBLEROCK RD
210	7870 N BUCKHORN RD	235	7775 N COBBLEROCK RD
211	7850 N BUCKHORN RD	236	7795 N COBBLEROCK RD
212	7832 N BUCKHORN RD	237	7817 N COBBLEROCK RD
213	7816 N BUCKHORN RD	238	7841 N COBBLEROCK RD
214	7800 N BUCKHORN RD	239	2034 E STONEY MTN DR
215	7786 N BUCKHORN RD	239	7869 N COBBLEROCK RD
216	7710 N COBBLEROCK RD	240	2035 E STONEY MTN DR
217	7734 N COBBLEROCK RD	240	7901 N COBBLEROCK RD
218	7752 N COBBLEROCK RD	241	7923 N COBBLEROCK RD
219	7774 N BUCKHORN RD	242	7939 N COBBLEROCK RD
219	7774 N COBBLEROCK RD	243	7957 N COBBLEROCK RD
220	7785 N BUCKHORN RD	244	2002 E SHEPARD LN
220	7802 N COBBLEROCK RD	245	2038 E SHEPARD LN
221	7820 N COBBLEROCK RD	245	2979 N COBBLEROCK RD
222	7838 N COBBLEROCK RD	246	7915 N BUCKHORN RD
223	7856 N COBBLEROCK RD	247	7885 N BUCKHORN RD
224	7876 N COBBLEROCK RD	248	7867 N BUCKHORN RD
225	7894 N COBBLEROCK RD	249	7845 N BUCKHORN RD

NOTES:  
1.) The street monuments shown hereon are to be set as a part of any road construction done subsequent to the recording of this plat.  
2.) Front and rear Lot corners will be located and marked on the ground with a 5/8"x24" rebar with a plastic cap labeled "BINGHAM ENG".

**SURVEYOR'S CERTIFICATE**

I, D. Gregg Meyers, a Professional Land Surveyor holding License No. 312770 as prescribed by the laws of the State of Utah, do hereby certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets (public rights-of-way), and that the same has been surveyed and staked on the ground as shown on this plat.

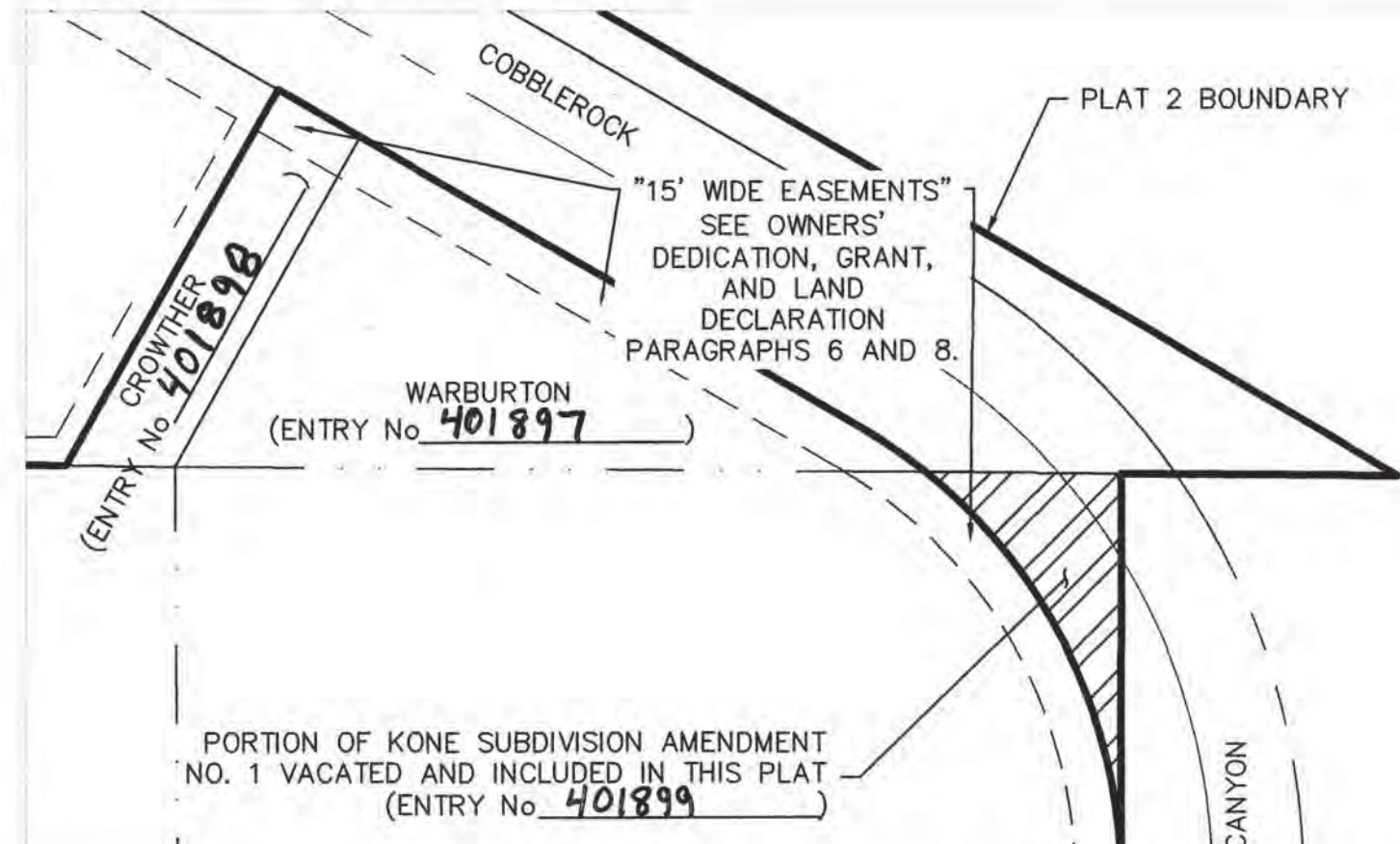
**BOUNDARY DESCRIPTION**

Beginning at a point which lies North 89°24'19" West along the section line 1,889.95 feet and South 00°35'41" West 2,318.72 feet from the North Quarter Corner of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being North 00°23'14" East between the South Quarter Corner and North Quarter Corner of Section 1, T2S, R4W) and running southerly along the arc of a 1,988.39 foot radius non-tangent curve to the left, the center of which bears South 86°13'50" East, through a central angle of 38°03'20", a distance of 1,251.27 feet more or less to the westerly right-of-way line of the Union Pacific Railroad, thence South 29°56'18" West along said right-of-way line 2,162.70 feet more or less to a point which is on the east line of Kone Subdivision Amendment No. 1 (Book 495 at Page 347) extended south, said point also lies South 11°50'09" West 90.21 feet from the Tooele County survey monument representing common corners of Sections 1, 2, 11 and 12, of the Dependent Resurvey of portions of Township 2 South, Range 4 West, Salt Lake Base and Meridian, recorded as Entry No. 365712 in Book 226 at Page 93 of official records, thence North 00°26'52" East along said line extended 91.03 feet; thence South 89°57'31" West 132.69 feet; thence northeasterly along the arc of a 170.00 foot radius non-tangent curve to the left, the center of which bears N 00°02'29" W through a central angle of 60°08'54" a distance of 178.46 feet; thence North 29°48'37" East 221.31 feet; thence North 60°11'23" West 140.54 feet to more or less to the east line of Lot 2 Kone Subdivision (Book 222 at Page 347); thence North 00°32'29" East along the east line of said Lot 2 303.42 feet to the southeast corner of Stoney Mountain Estates (Entry No. 76478 in Book 401 at Page 336); thence North 00°23'21" East along the East line of said Stoney Mountain Estates 1,574.03 feet to the Southeast corner of Thomassville Subdivision (Entry No. 068574 in Book 382 at Page 475); thence North 00°25'14" East along the east line of said subdivision and the extension thereof 399.58 feet to the center line of a public roadway known as Shepard Lane and a found Tooele County Survey monument re-establishing the West Quarter Corner of Section 1, said Township and Range, said found monument lies South 28°38'04" West 28.51 feet from said Dependent Resurvey monument representing the same west quarter corner, thence North 89°56'38" East along the center line of said Shepard Lane 427.51 feet to an intersection point with the centerline of Lakeshore Drive; thence North 22°28'45" East along said center line 450.24 feet; thence South 67°31'15" East 169.46 feet; to the POINT OF BEGINNING.

Containing 1,817,701 Square Feet or 41.729 Acres.

Date: 7/8/14

D. Gregg Meyers  
D. Gregg Meyers



DETAIL 1

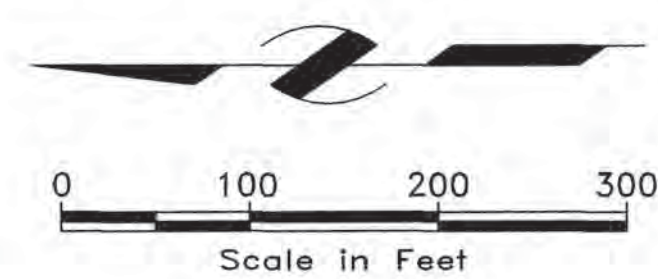
# PASTURES AT SADDLEBACK P.U.D. PLAT 2

A SUBDIVISION, AMENDING AND VACATING A PORTION OF LOT 1, KONE SUBDIVISION  
AMENDMENT NO. 1, LOCATED IN THE WEST HALF OF SECTION 1, THE EAST HALF OF SECTION  
2, THE NORTHWEST QUARTER OF SECTION 12, AND THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE  
COUNTY, UTAH

LINE	BEARING	LENGTH
L6	N 00°20'32" E	191.67
L7	S 26°40'23" E	13.41
L8	N 89°56'38" E	1.62
L9	N 89°56'38" E	76.50
L10	N 89°41'32" W	36.45
L11	N 89°41'32" W	36.45
L12	S 29°48'37" W	14.92
L13	S 29°48'37" W	18.10
L14	S 26°40'23" E	13.41
L15	S 26°40'23" E	13.41
L16	S 89°41'32" E	86.45
L17	S 00°20'32" W	35.25
L19	S 29°48'37" W	28.17
L20	S 29°48'37" W	17.30
L21	S 60°11'23" E	36.17
L22	S 00°18'28" W	28.82
L27	S 00°25'14" W	30.00
L28	S 00°18'28" W	4.32
L29	N 29°56'18" E	22.57
L32	N 00°18'28" E	14.73
L35	N 00°23'21" E	21.32
L37	N 60°11'23" W	140.54
L38	N 00°26'52" E	17.98
L39	N 00°32'29" E	6.70
L40	S 44°51'25" E	134.82
L41	S 06°19'31" E	375.91
L42	S 14°04'48" E	199.69
L43	S 07°22'19" W	421.73
L44	S 60°03'32" W	176.31
L45	S 03°34'30" W	464.41
L46	S 15°03'32" W	254.62

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	1251.27	1988.39	36°03'20"	S 14°15'30" E	1230.72
C4	128.59	2008.39	3°40'06"	S 01°31'32" W	128.56
C5	149.89	95.00	90°23'54"	N 44°51'25" W	134.82
C6	188.60	400.00	27°00'55"	S 13°09'55" E	186.86
C7	188.36	400.00	26°58'51"	N 13°10'58" W	186.63
C8	205.97	400.00	29°30'09"	S 15°03'32" E	203.70
C9	184.78	175.00	60°29'51"	N 60°03'32" E	176.31
C10	257.46	500.00	29°30'09"	S 15°03'32" E	254.62
C11	133.07	330.00	23°06'15"	S 11°51'35" W	132.17
C13	39.28	20.00	112°32'07"	S 33°47'18" E	33.27
C14	127.05	2008.39	3°37'28"	S 02°07'15" E	127.03
C15	106.60	2008.39	3°02'28"	S 05°27'13" E	106.59
C16	102.55	65.00	90°23'54"	N 44°51'25" W	92.24
C17	23.22	20.00	66°31'55"	S 56°40'40" W	21.94
C18	39.61	20.00	113°28'05"	N 33°19'20" W	33.45
C19	143.69	2008.39	4°05'57"	S 20°27'10" E	143.66
C20	139.71	2008.39	3°59'08"	S 24°29'43" E	139.68
C21	71.85	300.00	13°43'19"	S 16°34'59" W	71.68
C22	49.29	300.00	9°24'52"	S 05°00'54" W	49.24
C23	31.27	20.00	89°34'32"	N 45°05'44" E	28.18
C24	31.56	20.00	90°25'28"	N 44°54'16" W	28.39
C25	31.42	20.00	90°00'00"	S 44°41'32" E	28.28
C26	31.42	20.00	90°00'00"	S 45°18'28" W	28.28
C27	153.10	145.00	60°29'51"	N 60°03'32" E	146.09
C28	117.98	205.00	32°58'23"	N 73°49'16" E	116.35
C29	21.32	205.00	5°57'36"	N 54°21'17" E	21.31
C30	59.44	205.00	16°36'48"	N 43°04'05" E	59.23
C31	17.72	205.00	4°57'04"	N 32°17'09" E	17.71
C32	103.91	430.00	13°50'42"	N 22°53'16" E	103.85
C33	152.36	2008.39	4°20'48"	S 09°08'51" E	152.32
C34	116.03	2008.39	3°18'36"	S 12°58'33" E	116.01
C35	150.88	370.00	23°21'51"	N 18°07'41" E	149.84
C36	132.24	2008.39	3°46'21"	S 16°31'01" E	132.21
C37	174.23	370.00	26°58'51"	N 13°10'58" W	172.63
C38	93.58	430.00	12°28'11"	N 09°43'49" E	93.40
C39	202.75	430.00	27°00'55"	S 13°09'55" E	200.87
C40	23.92	430.00	3°11'16"	N 01°54'06" E	23.92
C41	108.10	430.00	14°24'15"	N 06°53'40" W	107.82
C42	132.06	2008.39	3°46'03"	S 28°22'18" E	132.04
C43	37.29	2008.39	1°03'49"	S 30°47'14" E	37.29
C44	44.41	2008.39	1°16'01"	S 31°57'10" E	44.41
C45	32.90	360.00	5°14'08"	S 20°45'13" W	32.88
C46	94.39	430.00	12°34'36"	N 20°23'05" W	94.20
C48	125.42	370.00	19°25'21"	S 16°57'43" E	124.82
C49	77.89	125.00	35°42'10"	N 72°12'17" W	76.64
C50	272.90	530.00	29°30'09"	N 15°03'32" E	269.90
C53	119.33	125.00	54°41'44"	N 27°00'20" W	114.85
C54	104.37	470.00	12°43'26"	N 23°26'54" E	104.16
C55	137.64	470.00	16°46'43"	N 08°41'49" E	137.14
C57	49.03	370.00	7°35'35"	S 03°27'15" E	49.00
C59	112.02	360.00	17°49'41"	S 09°13'19" W	111.57
C60	39.64	370.00	6°08'17"	N 03°22'37" E	39.62
C61	100.20	230.00	24°57'39"	N 42°17'26" E	99.41
C62	99.00	200.00	28°21'36"	N 43°59'25" E	97.99
C63	178.46	170.00	60°08'54"	N 59°53'04" E	170.38
C64	110.96	200.00	31°47'18"	N 74°03'52" E	109.54
C65	117.33	270.00	24°53'54"	N10°01'48"E	116.41

FOUND NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. TCS 3" BRASS CAP MONUMENT 1983



BASIS OF BEARING N 00°23'14" E 5303.97' [MEASURED]

FOUND SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN FOUND TCS 3" BRASS CAP MONUMENT 1983



### LEGEND

- ALL SECTION CORNER ARE TOOELE COUNTY DEPENDANT. RESURVEY MONUMENTS UNLESS OTHERWISE NOTED.
- STREET MONUMENT (TO BE SET OR AS NOTED)
- SET REBAR 5/8"x24" W/ CAP STAMPED "BINGHAM ENG." AT ALL LOT & BOUNDARY CORNERS
- RIGHT-OF-WAY DEDICATION BOUNDARY LINE
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- (PUDE) DRAINAGE & PUBLIC UTILITY EASEMENT
- ADJOINING LOT LINES



**PASTURES AT SADDLEBACK P.U.D. PLAT 2**  
A SUBDIVISION, AMENDING AND VACATING A PORTION OF LOT 1, KONE SUBDIVISION AMENDMENT NO. 1, LOCATED IN THE WEST HALF OF SECTION 1, THE EAST HALF OF SECTION 2, THE NORTHWEST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

RECORDED No. **402261**

State of Utah, County of Tooele,  
Recorded and Filed at the request of: *Christina of Saddleback*  
August 19, 2014 Time: *N/A* Book: *2 of 2* Page: *2 of 2*  
*Abanda & Associates*  
Tooele County Recorder

Date 7/8/2014 Proj. # 5249 Sh# 2 of 2

**BINGHAM ENGINEERING**  
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Design: JRL  
Drawn: AEP  
Checked: JRL  
Reviewed: JRL