

Karla Medley
 Karla Medley, Carbon County Recorder
 3/16/2021
 Date

PURPOSE OF THE SURVEY

TO SUBDIVIDE PARCEL 02-0604-0016 INTO TWO PARCELS AND PROVIDE FOR A 25 FOOT WIDE ACCESS ROAD TO PARCEL 2 FROM 1950 WEST STREET ON PARCELS 02-0687-0000 AND 02-0687-0002.

NOTES TO THE SURVEY

- REBAR & CAP IN FENCELINE IS ON LINE WITH THE NORTH ROAD PROPERTY LINE GOING TO THE SOUTHEAST, IT IS NOT ON THE PROPERTY LINE AND IS FOR REFERENCE ONLY.
- A SURVEY WAS COMPLETED IN 2008 FOR THE PURPOSE OF MARKING ON THE GROUND, SHOWING EASEMENTS, AND PREPARING LEGAL DESCRIPTIONS OF THE PARCELS SHOWN ON A PLAT OF THE MARSHING FAMILY, RECORDED AS ENTRY 129959, BOOK 677, PAGE 2, RECORDED ON JULY 7, 2008 IN THE CARBON COUNTY RECORDER'S OFFICE. NINE MONUMENTS CONSISTING OF REBARS WITH SURVEYOR'S CAPS #145656 WERE FOUND FROM THIS PREVIOUS SURVEY AND VERIFIED FOR LOCATION AND AGREEMENT WITH THE LEGAL DESCRIPTIONS ON THE ORIGINAL PLAT AND IN THE DEEDS RESULTING FROM THE ORIGINAL SURVEY. WHERE MONUMENTS WERE FOUND BELOW GROUND IN ROADWAYS NO NEW MONUMENTS WERE SET FOR THIS CURRENT SURVEY UNLESS CURRENT SURVEY AS WELL AS THE ORIGINAL PLAT. WHERE MONUMENTS WERE FOUND BELOW GROUND AND A NEW MONUMENT WAS SET AS PART OF THIS SURVEY, THE REMAINDER OF THE ORIGINAL SURVEY CALLS NOTED IN TWO CASES ORIGINAL MONUMENTS WERE FOUND BELOW GROUND AND A NEW MONUMENT WAS SET AS PART OF THIS SURVEY, THE REMAINDER OF THE ORIGINAL SURVEY CALLS AND MONUMENTS ARE ASSUMED TO BE CORRECT AS SHOWN ON THE ORIGINAL PLAT BASED ON A PLOT OF THE DEEDS AND A CHECK FOR CLOSURE OF THE PARCELS. IN ALL CASES THE DEEDS AND PLAT CALLS AND MONUMENTS ARE ASSUMED TO BE CORRECT AND ARE ACCEPTED FOR THIS CURRENT SURVEY.
- TWO EASEMENTS SHOWN ON THE 2008 SURVEY PLAT ARE PERTINENT TO THIS CURRENT SURVEY. AN EASEMENT TO LYNN MARSHING ON PARCEL 02-0687-0000 AND 02-0687-0002 AND ONE TO LYNN MARSHING ON PARCEL 02-0604-0018, BOTH OF WHICH ARE SHOWN ON THIS PLAT. THE ROAD ACCESSING LOT 2 OF THIS SUBDIVISION CROSSES BOTH EASEMENTS.
- A BENCHMARK WITH ELEVATION WAS SET NEAR THE EAST LINE OF LOT 2 FOR THE PURPOSE OF A FEMA ELEVATION CERTIFICATE FOR LOT 2. THE ELEVATION WAS ESTABLISHED FROM A BENCHMARK ESTABLISHED BY THE CARBON COUNTY DEPUTY COUNTY SURVEYOR LOCATED IN THE PARKING LOT NORTH OF THE COUNTY ADMINISTRATION BUILDING. THIS BENCHMARK WAS ESTABLISHED BY COMPLETING MULTIPLE LONG DURATION STATIC GPS SURVEYS AND WAS CHECKED AGAINST THE COORS STATION PUC2 OPERATED BY CARBON COUNTY AND THE STATE OF UTAH GEOGRAPHIC INFORMATION REFERENCE CENTER.

LEGAL DESCRIPTIONS

SUBDIVISION BOUNDARY

A PARCEL OF LAND LOCATED IN CARBON COUNTY, UTAH, WHICH IS IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE & MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BASIS OF BEARING BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 1 OF N00°29'17" W. BEGINNING AT A POINT 672.94 FEET ALONG THE SECTION LINE N 00°29'17" W FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S74°15'35" W, 259.77 FEET; THENCE N61°12'17" W, 251.35 FEET; THENCE N00°51'22" W, 442.11 FEET; THENCE N74°31'37" E, 43.38 FEET; THENCE N01°38'37" W, 144.35 FEET; THENCE S88°22'36" W, 343.73 FEET; THENCE S01°16'14" E, 420.01 FEET; THENCE N89°30'09" W, 9.37 FEET; THENCE N00°00'00" W, 9.37 FEET TO THE CENTERLINE OF A DITCH; THENCE S07°58'12" W, 92.23 FEET ALONG THE CENTER LINE OF THE CARBON CANAL; THENCE N80°09'47" W, 138.22 FEET TO THE EAST BANK OF THE PRICE RIVER; THENCE N00°00'00" W, 17.89 FEET; THENCE S37°38'58" W, 684.45 FEET TO A FENCE CORNER; THENCE N80°09'47" W, 138.22 FEET TO THE CENTERLINE OF A DITCH; THENCE S07°58'12" W, 92.23 FEET ALONG THE CENTER LINE OF THE CARBON CANAL; THENCE N80°10'19" W, 22.53 FEET TO THE APPROXIMATE CENTER LINE OF THE CARBON CANAL; THENCE N00°00'00" W, 17.89 FEET; THENCE N07°49'10" W, 360.51 FEET; THENCE LEAVING CARBON CANAL THENCE N00°00'00" W, 158.14 FEET; (5) THENCE N00°29'17" W, 219.00 FEET; (6) THENCE N08°32'59" W, 288.52 FEET; (7) THENCE N07°49'10" W, 360.51 FEET; THENCE LEAVING CARBON CANAL THENCE N00°00'00" W, 163.90 FEET; (4) APPROXIMATE CENTER LINE OF THE CARBON CANAL THE NEXT SEVEN CALLS (1) THENCE N18°20'17" W, 62.61 FEET; (2) THENCE N02°53'29" W, 135.31 FEET; (3) THENCE N00°40'01" W, 183.90 FEET; (4) THENCE N08°22'35" W, 158.14 FEET; (5) THENCE N00°29'17" W, 219.00 FEET; (6) THENCE N08°32'59" W, 288.52 FEET; (7) THENCE N07°49'10" W, 360.51 FEET; THENCE LEAVING CARBON CANAL THENCE N00°00'00" W, 16.87 FEET TO THE EAST BANK OF CARBON CANAL IN A FENCE LINE; THENCE N87°24'18" E, 522.35 FEET TO AN EXISTING FENCE CORNER; THENCE S00°30'18" E, 406.75 FEET TO AN EXISTING FENCE CORNER; THENCE N88°30'04" E, 586.75 FEET ON THE EAST SIDE OF THE PRICE RIVER IN AN EXISTING FENCE LINE; THENCE NORTHWEST ALONG THE EAST BANK OF THE PRICE RIVER THE NEXT FOUR CALLS BEING APPROXIMATELY 30 FEET EAST OF THE CENTER LINE OF PRICE RIVER WITH THE INTENT OF THIS DEED IS TO CONVEY TO THE CENTER LINE OF PRICE RIVER; (1) THENCE N64°22'10" E, 27.87 FEET; (2) THENCE N80°20'14" E, 35.96 FEET; (3) THENCE N13°24'44" E, 74.92 FEET; (4) THENCE N18°46'59" W, 58.91 FEET; THENCE LEAVING PRICE RIVER N89°28'24" E, 579.69 FEET BY AN EXISTING FENCE CORNER; THENCE N89°48'27" E, 190.04 FEET; THENCE S42°15'07" E, 162.37 FEET ALONG THE SOUTH BANK OF THE PRICE CANAL; THENCE S32°55'49" E, 41.43 FEET ALONG THE SOUTH BANK OF THE PRICE CANAL; THENCE S81°40'02" W, 86.96 FEET; THENCE S80°38'39" W, 10.80 FEET; THENCE S47°40'58" W, 15.55 FEET; THENCE S41°14'19" W, 12.24 FEET; THENCE S23°27'49" W, 20.41 FEET; THENCE S01°52'01" W, 100.82 FEET; THENCE N19°41'42" W, 37.74 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE S00°29'17" E ALONG SAID SECTION LINE 652.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.14 ACRES MORE OR LESS TOTAL SUBDIVISION; LOT 1 = 35.14 ACRES MORE OR LESS; LOT 2 = 2.0 ACRES.

ACCESS ROAD TO LOT 1

BEGINNING AT A POINT 677.93 FEET ALONG THE SECTION LINE N 00°29'17" W AND EAST 238.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT OF BEGINNING IS AN EXISTING REBAR AND SURVEYOR'S CAP WITH NUMBER 145656 LOCATED ON THE EAST LINE OF CARBON COUNTY PARCEL 02-0687-0002 AND ON THE WEST RIGHT OF WAY LINE OF CARBON COUNTY PARCEL 1950 WEST STREET; AND RUNNING THENCE S78°59'35" W, 471.18 FEET IN CARBON COUNTY PARCEL 02-0687-0002; THENCE N61°12'17" W, 30.10 FEET TO AN EXISTING REBAR AND SURVEYOR'S CAP NUMBER 145656 LOCATED ON THE COMMON CORNER OF CARBON COUNTY PARCEL NUMBERS 02-0687-0000, 02-0604-0016 AND 02-0604-0017; THENCE CONTINUING ON THE COMMON LINE BETWEEN PARCELS 02-0604-0016 AND 02-0604-0017 N61°12'17" W, 251.35 FEET TO A REBAR AND SURVEYOR'S CAP NUMBER 145656 AT THE SOUTHEAST CORNER OF CARBON COUNTY PARCEL NUMBER 02-0604-0018; THENCE ALONG THE COMMON LINE BETWEEN CARBON COUNTY PARCEL NUMBERS 02-0604-0018 AND 02-0604-0017; THENCE N00°00'00" W, 346.79 FEET TO AN EXISTING SURVEYOR'S REBAR AND CAP NUMBER 145656 BELOW GROUND AND DAMAGED, REPLACED WITH REBAR AND CAP NUMBER 167246; SAID POINT IS A COMMON CORNER BETWEEN CARBON COUNTY PARCELS 02-0604-0016, 02-0604-0017 AND 02-0604-0018; AND IS THE EAST LINE OF LOT 2, ALBA SUBDIVISION; THENCE ALONG SAID LOT 2 LINE COMMON CORNER BETWEEN CARBON COUNTY PARCELS 02-0604-0016, 02-0604-0017 AND 02-0604-0018, AND IS THE EAST LINE OF LOT 2, ALBA SUBDIVISION; THENCE ALONG SAID LOT 2 LINE COMMON CORNER BETWEEN CARBON COUNTY PARCELS 02-0604-0016, 02-0604-0017 AND 02-0604-0018, AND IS THE EAST LINE OF LOT 2, ALBA SUBDIVISION; THENCE ALONG SAID LOT 2 LINE COMMON CORNER BETWEEN CARBON COUNTY PARCEL NUMBER 02-0604-0016; THENCE N78°59'35" E, 466.77 FEET IN CARBON COUNTY PARCELS 02-0604-0016 AND 02-0687-0002 TO THE WEST RIGHT OF WAY LINE OF CARBON COUNTY PARCEL 1950 WEST STREET AND THE EAST LINE OF CARBON COUNTY PARCEL NUMBER 02-0687-0002; THENCE ALONG SAID RIGHT OF WAY LINE S00°29'17" E, 25.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.63 ACRES.

ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PHILLIP GREG AND LYNETTE MARSHING THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT 1 AND LOT 2 TO BE HEREAFTER KNOWN AS THE:

DO HEREBY APPROVE THIS PLAT. ALBA SUBDIVISION

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____ 2020.

Phillip Greg Marsing
 PHILLIP GREG MARSHING

Lynette Marsing
 LYNETTE MARSHING

STATE OF Utah } S.S.
 COUNTY OF Carbon }

ON THE 12th DAY OF March, 2020th PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Rose Malolo
 NOTARY PUBLIC
 01/26/2025
 MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE
 I Benjamin A. Grimes, do hereby certify that I am a Registered Land Surveyor holding certificate No. 167246 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act of the State of Utah. I further certify that I have made a survey of the tract of land shown and described on the information shown hereon is correct to the best of my knowledge and information



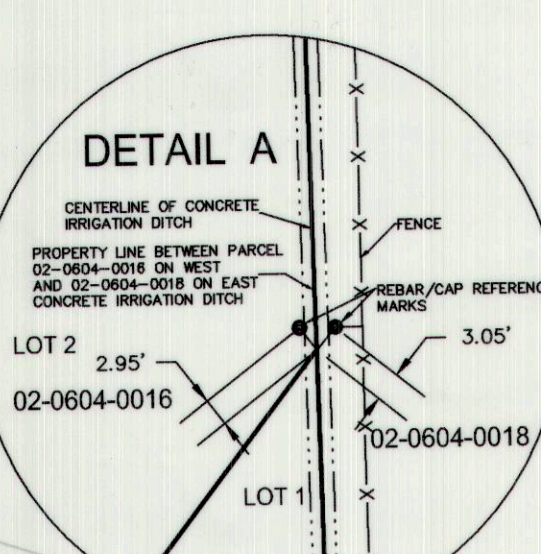
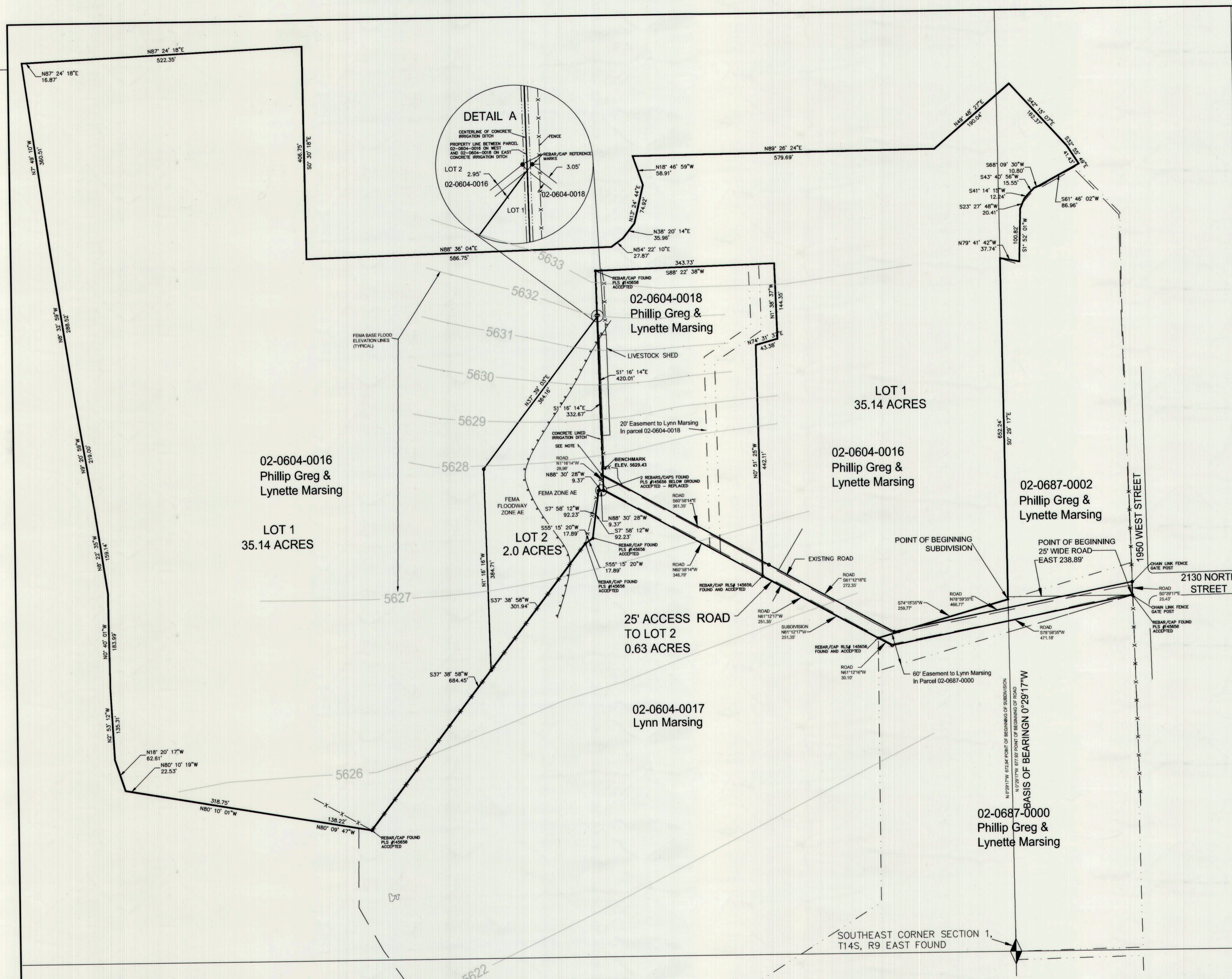
Benjamin A. Grimes
 BENJAMIN A. GRIMES, P.L.S. #167246
 DATE: 11/3/20

SCALE: 1" = 100'

ALBA SUBDIVISION AND RECORD OF SURVEY

LOCATED IN SECTION 1, T14S, R9 EAST & SECTION 6, T14S, R10E, SALT LAKE BASE & MERIDIAN

MAP 1 of 1

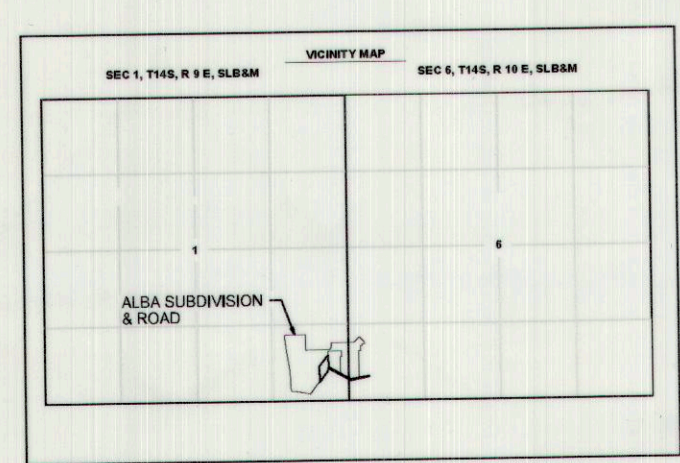


LEGEND

- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
- REBAR AND CAP WITH SURVEYOR # 145656 FOUND AND ACCEPTED
- - - EXISTING FENCES
- SUBDIVISION BOUNDARY
- LOT LINES
- CARBON COUNTY PROPERTY PARCEL NUMBERS
- SECTION LINES

Scale: 0 50 100 FEET

North Arrow pointing up.



CARBON COUNTY PLANNING COMMISSION
 Chairman: *Richard Fether* Date: 2-2-21

CARBON COUNTY ATTORNEY
 Carbon County Attorney: *Christina Bryan* Date: 2/9/21

CARBON COUNTY CONTRACT SURVEYOR
 WARE
 Date: 11/3/20

DESIGNED	B.G.	3					
DRAFTED	B.G.	2					
CHECKED	B.G.	1					
DATE	OCT. 29, 2020	NO.	DATE				

REVISIONS BY APVD.