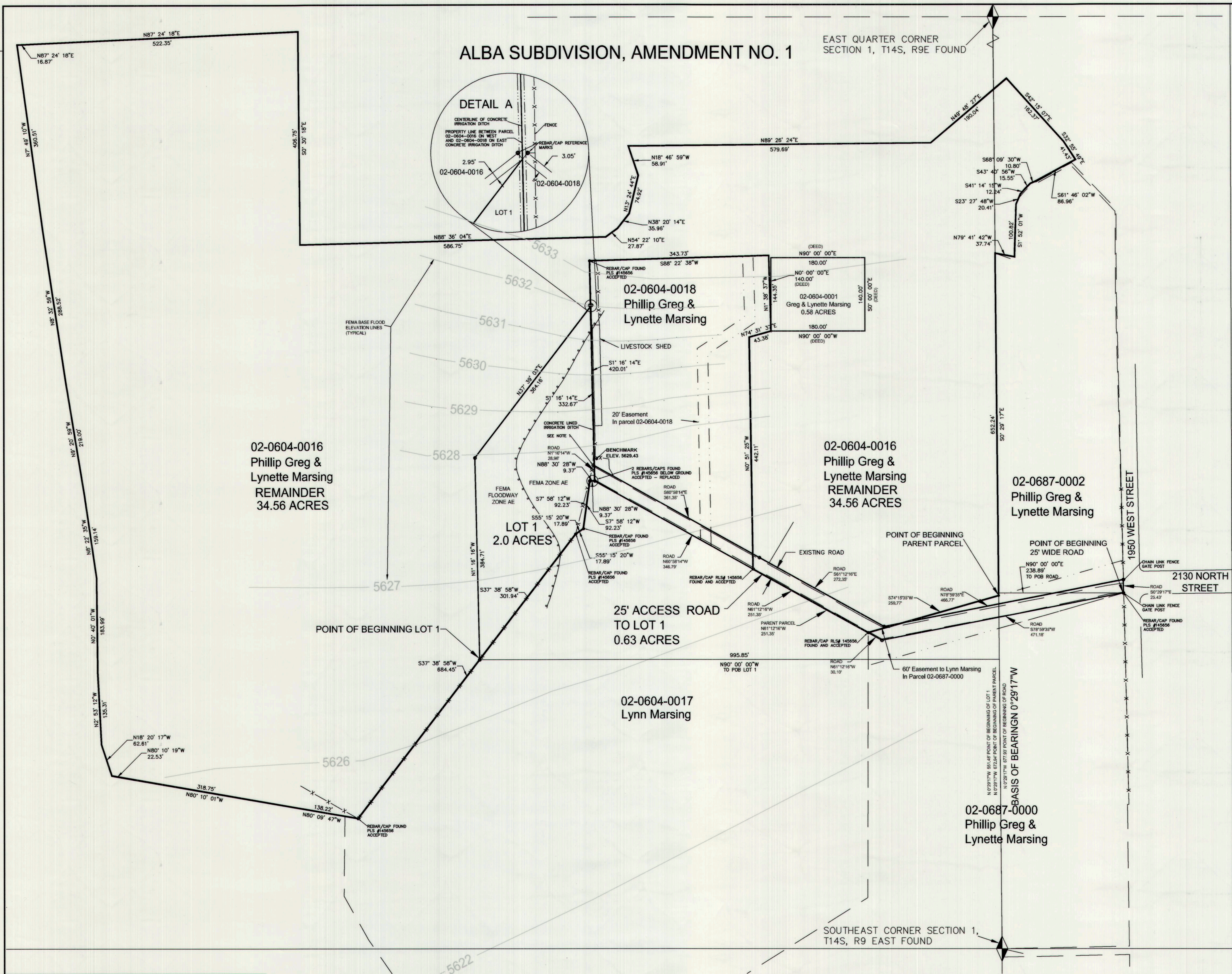
ALBA SUBDIVISION, AMENDMENT NO. 1



Ent 854885 Bk 991 Pg 825
Date: 23-APR-2021 12:40:59PM
Fee: $55.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: GREG MARSING

CARBON COUNTY RECORDER
Recorded # 854885
State of Utah, County of Carbon, Recorded and filed at the request of:
GREG MARSING
Date: 4/23/21 Time: 12:40 Book: 991 Page: 825
[signature] 4/23/2021
Karla Medley, Carbon County Recorder 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 1 FROM 1950 WEST STREET ON PARCELS 02-0687-0000, 02-0687-0002 02-0604-0018 AND 02-0604-0016.

NOTES TO THE SURVEY

1. 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.
2. 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 MARSING 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 SURVEYORS 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 FOR THE PARCELS MENTIONED ABOVE IN THE PURPOSE FOR THAT SURVEY. THESE MONUMENTS HAVE BEEN ACCEPTED FOR THIS CURRENT SURVEY AS WELL AS THE ORIGINAL PLAT. WHERE MONUMENTS WERE FOUND BELOW GROUND IN ROADWAYS. NO NEW MONUMENTS WERE SET FOR THIS CURRENT SURVEY UNLESS 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.
3. TWO EASEMENTS SHOWN ON THE 2008 SURVEY PLAT ARE PERTINENT TO THIS CURRENT SURVEY, AN EASEMENT TO LYNN MARSING ON PARCEL 02-0687-0000 AND 02-0687-0002 AND ONE TO LYNN MARSING ON PARCEL 02-0604-0018, BOTH OF WHICH ARE SHOWN ON THIS PLAT. THE ROAD ACCESSING LOT 2 OF THIS SUBDIVISION CROSSES BOTH EASEMENTS.
4. 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

PARENT PARCEL DESCRIPTION

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°51'25"W, 442.11 FEET; THENCE N74°31'37"E, 43.38 FEET; THENCE N01°38'37"W, 144.35 FEET; THENCE S88°22'38"W, 343.73 FEET; THENCE S01°16'14"E, 420.01 FEET; THENCE N88°30'28"W, 9.37 FEET TO THE CENTERLINE OF A DITCH; THENCE S07°58'12"W, 92.23 FEET ALONG THE CENTER LINE OF A DITCH; THENCE S55°15'20"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 EAST BANK OF THE PRICE RIVER; THENCE N80°10'01"W, 318.75 FEET ON THE WEST BANK OF CARBON CANAL; THENCE N80°10'19"W, 22.53 FEET TO THE APPROXIMATE CENTER LINE OF THE CARBON CANAL; THENCE NORTHERLY ALONG THE APPROXIMATE CENTER LINE OF THE CARBON CANAL THE NEXT SEVEN CALLS (1) THENCE N18°20'17"W, 62.61 FEET; (2) THENCE N02°53'12"W, 135.31 FEET; (3) THENCE N00°40'01"W, 183.99 FEET; (4) THENCE N08°22'35"W, 159.14 FEET; (5) THENCE N09°20'59"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 N87°24'18"E, 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°36'04"E, 586.75 FEET ON THE EAST SIDE OF THE PRICE RIVER IN AN EXISTING FENCE LINE; THENCE NORTHERLY 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 N54°22'10"E, 27.87 FEET; (2) THENCE N38°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°26'24"E, 579.69 FEET BY AN EXISTING FENCE CORNER; THENCE N49°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 S61°46'02"W, 86.96 FEET; THENCE S68°09'30"W, 10.80 FEET; THENCE S43°40'56"W, 15.55 FEET; THENCE S41°14'15"W, 12.24 FEET; THENCE S23°27'48"W, 20.41 FEET; THENCE S01°52'01"W, 100.82 FEET; THENCE N79°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.

EXCEPTING PARCEL 02-0604-0001 DESCRIBED IN A WARRANTY DEED, FILED IN THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 37490, BOOK 323, PAGES 222-223, RECORDED ON DECEMBER 24, 1992, WITH THE FOLLOWING DESCRIPTION:

COMMENCING AT A FENCE CORNER LOCATED AT A POINT 256 FEET, MORE OR LESS, WEST AND 36 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 1, T14S, R9E, SLBM AND RUNNING THENCE SOUTH ALONG SAID FENCE LINE 140 FEET; THENCE WEST 180 FEET; THENCE NORTH 140 FEET; THENCE EAST 180 FEET TO THE POINT OF BEGINNING.

PARENT PARCEL CONTAINING 37.14 ACRES MORE OR LESS MINUS LOT 1 OF 2.00 ACRES AND MINUS PARCEL 02-0604-0001 OF 0.58 ACRES FOR A NET TOTAL FOR THE PARENT PARCEL OF 34.56 ACRES.

LOT 1 BOUNDARY DESCRIPTION

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON BORDER OF THE PHILLIP GREG & LYNETTE MARSING PARCEL 02-0604-0016 AND THE LYNN MARSING PARCEL 02-0604-0017, SAID POINT BEING N00°29'17"W 551.48 FEET ALONG THE SECTION LINE OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE & MERIDIAN AND N90°00'00"W 995.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1, SAID POINT ALSO BEING IN A FENCELINE; THENCE N01°16'16"W 384.71 FEET; THENCE N37°39'03"E 364.16 FEET TO A POINT IN THE CENTERLINE OF A CONCRETE LINED DITCH; THENCE PARTIALLY ALONG THE CENTERLINE OF SAID DITCH S01°16'14"E 332.67 FEET TO A FOUND REBAR AND CAP BEARING THE SURVEYORS NUMBER 145656; THENCE N88°30'28"W 9.37 FEET TO A FOUND REBAR AND CAP BEARING THE SURVEYORS NUMBER 145656; THENCE S07°58'12"W 92.23 FEET TO A FOUND REBAR AND CAP BEARING THE SURVEYORS NUMBER 145656; THENCE S55°15'20"W 17.89 TO A REBAR AND CAP BEARING SURVEYORS NUMBER 145656 LYING IN A FENCELINE; THENCE ALONG SAID FENCELINE S37°38'58"W 301.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 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 1950 WEST STREET; AND RUNNING THENCE S78°59'35"W, 471.18 FEET IN CARBON COUNTY PARCEL 02-0686-0002; THENCE N61°12'16"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, 02-02-0604-0016 AND 02-0604-0017; THENCE CONTINUING ON THE COMMON LINE BETWEEN PARCELS 02-0604-0016 AND 02-0604-0017 N61°12'16"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 N60°58'14"W, 346.79 FEET TO A N 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 1, ALBA SUBDIVISION; THENCE ALONG SAID LOT 1 LINE N01°16'14"W, 28.96 FEET; THENCE S60°58'14E", 361.35 FEET PARTIALLY ALONG A WOODEN CORRAL FENCE, SAID LINE IS IN CARBON COUNTY PARCELS 02-0604-0018 AND 02-0604-0016; THENCE S61°12'16"E, 272.35 FEET IN 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 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 MARSING 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, AMENDMENT NO. 1

IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS 23 DAY OF April 2021.

Phillip Greg Marsing
PHILLIP GREG MARSING

Lynette Marsing QSAVE
LYNETTE MARSING

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

ON THE 23 DAY OF April, 2021 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 • STATE OF UTAH
COMMISSION# 716223
COMM. EXP. 01-26-2025

[signature] 01-26-2025
NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

I Benjamin A. Grimes, do hereby certify that I am a Professional 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 this plat, and that the information shown hereon is correct to the best of my knowledge and information

PROFESSIONAL LAND SURVEYOR 167246 BENJAMIN A. GRIMES STATE OF UTAH

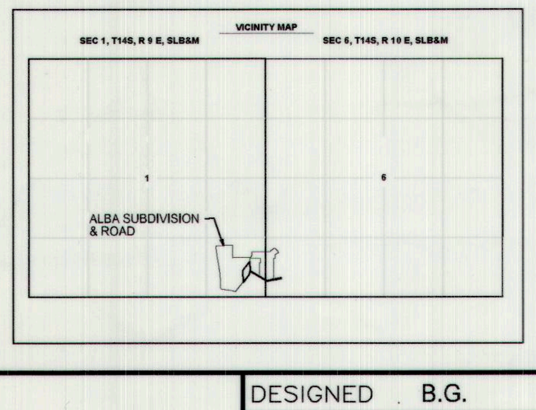
[signature] 4/14/21
BENJAMIN. A. GRIMES, P.L.S. #167246 DATE:

LEGEND

○	5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
●	REBAR AND CAP WITH SURVEYOR # 145656 FOUND AND ACCEPTED
—x—x—x—	EXISTING FENCES
———	SUBDIVISION BOUNDARY
———	LOT LINES
02-0604-0016	CARBON COUNTY PROPERTY PARCEL NUMBERS
———	SECTION LINES

N

0 50 100
FEET



CARBON COUNTY PLANNING COMMISSION	CARBON COUNTY ATTORNEY	CARBON COUNTY CONTRACT SURVEYOR
Richard Tatton 4-19-21	[signature]	[signature] 4/14/21
Chairman Date	Carbon County Attorney Date	Carbon County Contract Surveyor Date

PROFESSIONAL LAND SURVEYOR No. 4940688 M. CODY WARE STATE OF UTAH

BAGRIMES SURVEYING & ENVIRONMENTAL SERVICES, LLC
795 WEST TWIN PEAKS ROAD
ELMO, UTAH 84521
(435) 609-1963

		NO.	DATE	REVISIONS	BY	APVD.
DESIGNED	B.G.	3				
DRAFTED	B.G.	2				
CHECKED	B.G.	1	4/5/21	REVISED TO ADD PARCEL 02-0604-0001 AND REVISE LOT NUMBERS		
DATE	OCT. 29, 2020	NO.	DATE	REVISIONS	BY	APVD.

SCALE 1" = 100'

ALBA SUBDIVISION, AMENDMENT NO. 1 AND RECORD OF SURVEY

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

MAP 1 of 1

P:\Surveys\Gillian Bishop\Record Of Survey\FINAL ROS MODIFIED FROM ORIG ROS 4-5-21_1_1_0220.dwg, 4/14/2021 9:54:24 AM, DWG To PDF.pc3