

Barred Choice Planned Development

Phase I

Ent 819350 Bk. 793 Pg. 747
Date: 10-MAY-2013 11:18:21AM
Fee: \$41.00 Cash
Filed By: VB
VIRKIL BARNETT, Recorder
CARBON COUNTY CORPORATION
For: JERI HOUSTON

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSE NO. 4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOT(S), HEREAFTER TO BE KNOWN AS THE:

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AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

PHASE 1 BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, AND RUNNING THENCE SOUTH 87°10'48" WEST 1189.40 FEET; THENCE NORTH 04°01'56" EAST 776.62 FEET; THENCE NORTH 40°00'00" EAST 220.03 FEET; THENCE SOUTH 85°58'04" EAST 139.72 FEET; THENCE NORTH 70°00'00" EAST 258.45 FEET TO THE WESTERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE NORTH 04°01'56" EAST 174.22 FEET ALONG SAID AIRPORT ROAD RIGHT OF WAY; THENCE NORTH 85°58'04" WEST 206.53 FEET; THENCE NORTH 06°07'51" EAST 1126.63 FEET; THENCE NORTH 88°08'59" EAST 76.59 FEET TO A POINT OF CURVATURE OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 7.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°52'57" (CHORD BEARS: S88°54'33" E 7.70 FEET); THENCE SOUTH 85°58'04" EAST 81.39 FEET; THENCE NORTH 04°01'56" EAST 335.50 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 88°08'59" EAST 645.10 FEET TO THE CENTER OF SAID SECTION 6; THENCE SOUTH 01°06'32" WEST 2621.16 FEET TO THE POINT OF BEGINNING.

LESS ANY PORTION THEREFROM LYING WITHIN COUNTY ROAD RIGHT OF WAY. CONTAINS: 52.45 ACRES, MORE OR LESS, AS DESCRIBED.

M. CODY WARE

MAY 6, 2013
DATE



ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) TO BE HEREAFTER KNOWN AS THE:

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DO HEREBY APPROVE THIS PLAT AND DEDICATE FOR THE PERPETUAL USE OF OWNERS AND FUTURE OWNERS OF THE LOT IN THIS SUBDIVISION, THE PRIVATE ROAD SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF 2013.

Jeri Houston
NOTARY PUBLIC

STATE OF UTAH } S.S.
COUNTY OF CARBON }

ON THE 3 DAY OF May, 2013 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Barry Houston
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-5-2015

NOTES

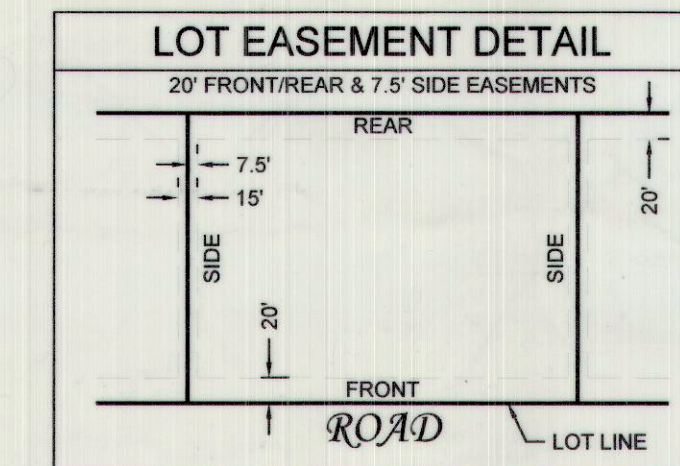
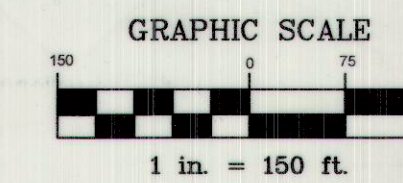
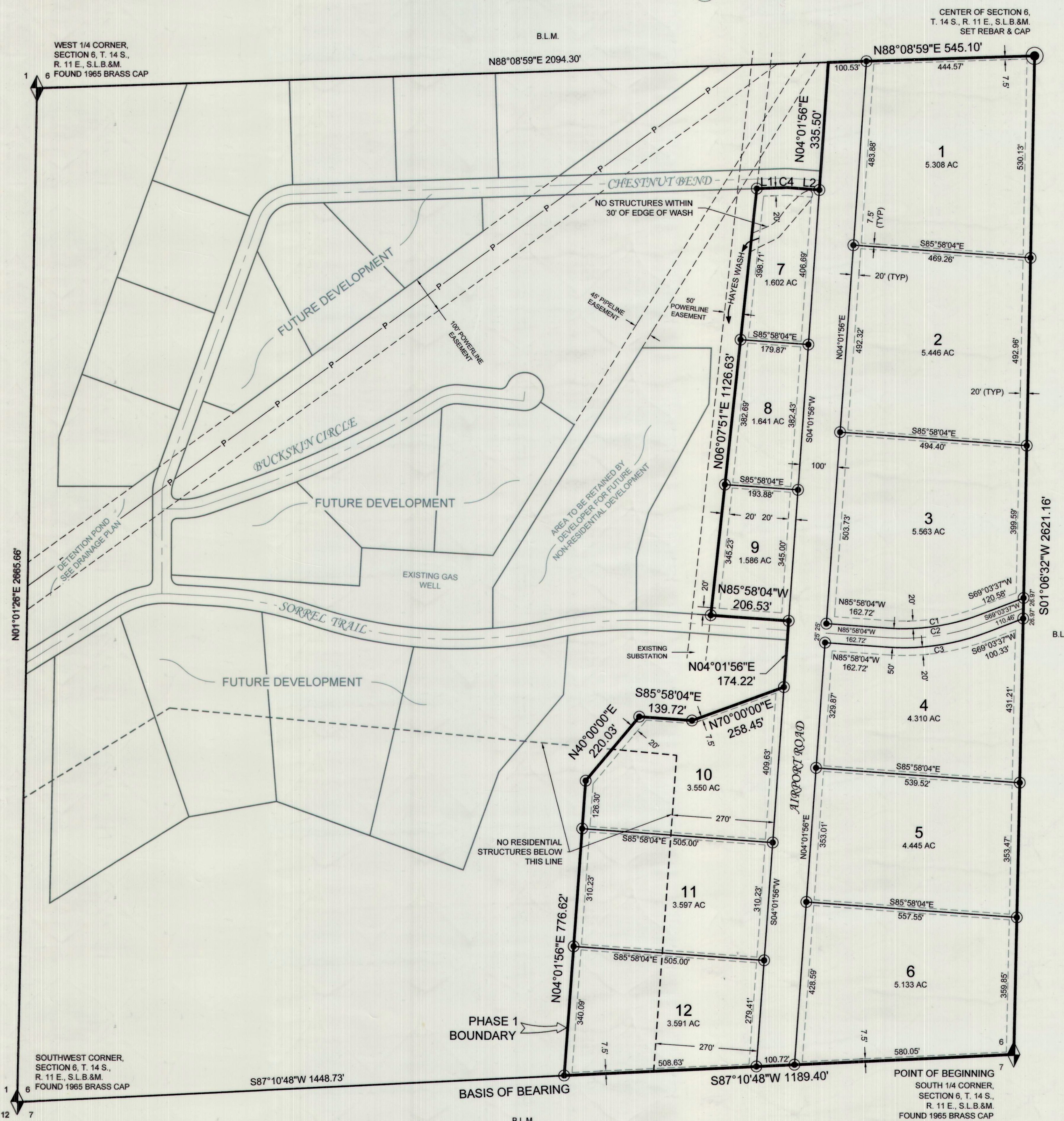
- ALL ROADWAYS IN THIS SUBDIVISION ARE PRIVATE ROADS AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. NO ROAD MAINTENANCE WILL BE PROVIDED BY CARBON COUNTY.
- IN ADDITION TO THE FRONT, REAR, AND SIDE EASEMENTS SHOWN, ALL LOTS ARE SUBJECT TO A DRAINAGE EASEMENT TO PROTECT ALL NATURAL DRAINAGE CHANNELS.
- LOTS 1-12 REQUIRE DRAINAGE SWALES TO MITIGATE ADDITIONAL RUNOFF CREATED FROM IMPROVEMENTS. REFER TO THE DRAINAGE PLAN FOR DETAILS.
- IMPROVEMENTS TO LOTS SHALL NOT ALTER THE PRE-DEVELOPMENT CROSS-LOT DRAINAGE PATTERNS.
- ALL DRAINAGE IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE BARRED CHOICE PLANNED DEVELOPMENT HOME OWNER'S ASSOCIATION. NO MAINTENANCE WILL BE PROVIDED BY CARBON COUNTY.
- DEVELOPMENT IS NOT WITHIN FEMA ZONE "A".

DRAWING RECORD			
NO.	DATE	DESCRIPTION	BY
1	08-23-08	PLOTTED FOR REVIEW	M.C.W.
2	08-14-09	REVISIONS PER CARBON CO.	M.C.W.
3	05-07-12	PLOTTED FOR REVIEW	M.C.W.
4	05-06-13	REVISED DATES, PLOTTED MYLAR	M.C.W.

WARE SURVEYING, L.L.C.

Phone: 435-613-1266
Email: waresurveying@emerytelcom.net

1344 North 1000 West
P.O. Box 84801



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°08'59"E	76.59'
L2	S85°58'04"E	81.39'

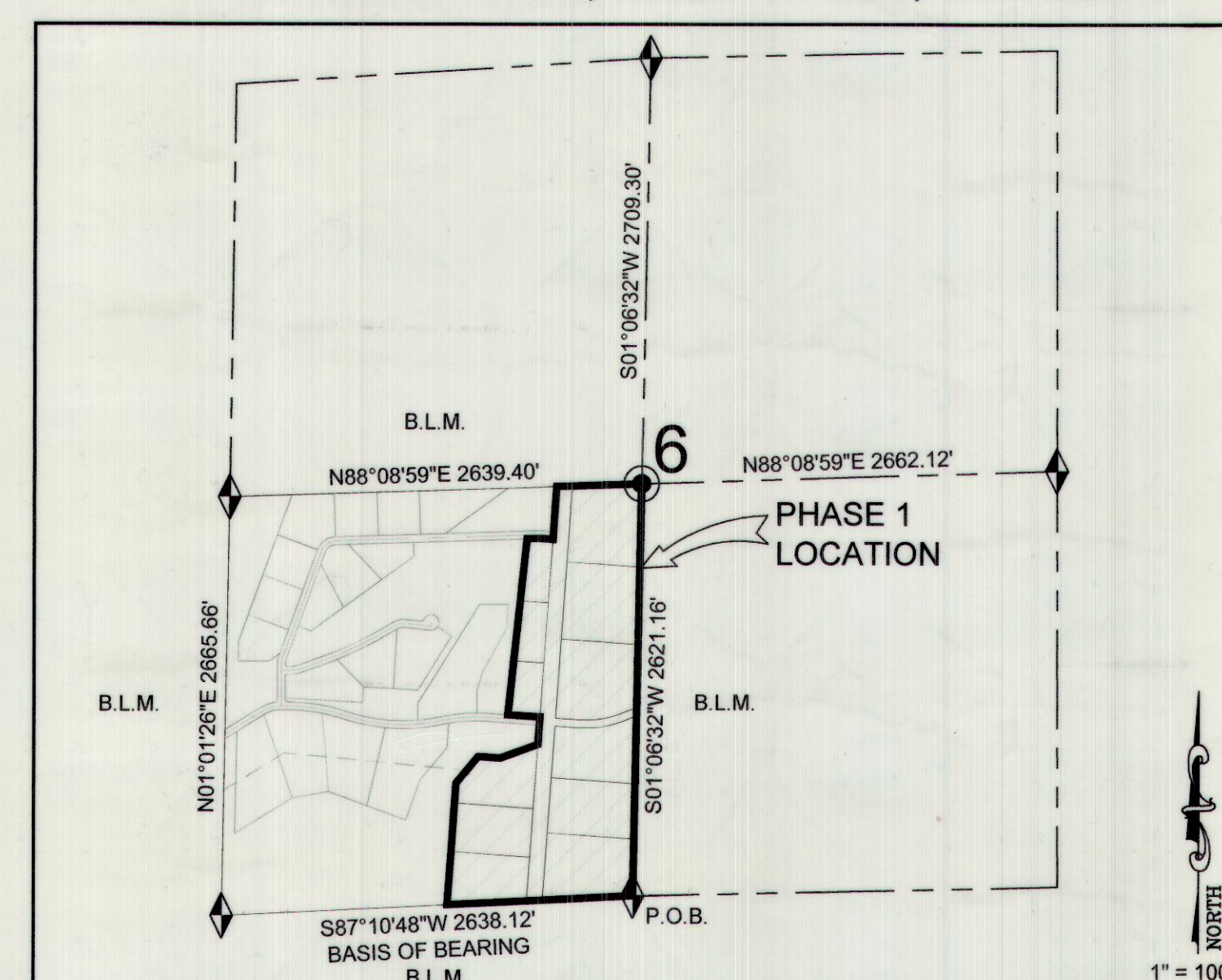
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA Δ	CHORD BEARING	CHORD
C1	575.00'	250.61'	24°58'19"	S81°32'47"W	248.63'
C2	600.00'	261.50'	24°58'19"	S81°32'47"W	259.44'
C3	625.00'	272.40'	24°58'19"	S81°32'47"W	270.25'
C4	75.00'	7.70'	5°52'57"	S88°54'33"E	7.70'

LEGEND

- PHASE 1 BOUNDARY
- PROPERTY BOUNDARY
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- LOT EASEMENT (7.5' & 20')
- SET REBAR & CAP
- FOUND MONUMENT

VICINITY MAP

TOWNSHIP 14 SOUTH, RANGE 11 EAST, S.L.B.&M.



CARBON COUNTY PLANNING COMMISSION

OFFICE OF CARBON COUNTY ENGINEER

CARBON COUNTY SURVEYOR

CARBON COUNTY ATTORNEY

COUNTY COMMISSION

PRESENTED TO THE CARBON COUNTY COMMISSION THIS ____ DAY OF ____ 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

RECORDED #

STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF: DATE ____ TIME ____ BOOK ____ PAGE ____ COUNTY RECORDER

Richard Tatton, Chairman
DATE 5-9-13

Curtis Page
DATE 5/9/13

Ben Grimes
DATE 5/9/13

Gene Strate
DATE 5/9/13

Chairman
ATTEST: SETH OVSON