

**MINOR SUBDIVISION**  
**COUNTY PLANNING & ZONING COMMISSION**  
**APPROVAL & ACCEPTANCE**

PRESENTED TO THE CARBON COUNTY PLANNING & ZONING COMMISSION THIS 10 DAY OF September, 2002, AT WHICH TIME THIS PETITION FOR WAS APPROVED AND ACCEPTED, AS A MINOR SUBDIVISION.

Rudolf Foster  
 PLANNING & ZONING COMMISSION CHAIRMAN

**COUNTY ENGINEERS CERTIFICATE**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

Nick Houser Sept 10, 2002  
 ASST. CARBON COUNTY ENGINEER DATE

**PROPERTY OWNER**

I HAVE REVIEWED AND DO HEREBY APPROVE.

Glen Brady 9/10/02  
 PROPERTY OWNER DATE

**DESCRIPTION LOT 1**

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF NORTH 0°20'11" WEST AS THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 USED AS THE BASIS OF BEARING.

BEGINNING AT A POINT WHICH IS LOCATED NORTH 0°20'11" WEST ON THE FORTY ACRE LINE, 662.64 FEET (RECORDED AS 660.00 FEET) AND NORTH 88°54'26" EAST, 54.85 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 88°54'26" EAST, 390.15 FEET; THENCE SOUTH 14°15'34" EAST, 91.00 FEET; THENCE SOUTH 14°04'26" WEST, 85.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A 100.00 FOOT WIDE DEEDED COUNTY ROAD; THENCE NORTHWESTERLY 104.23 FEET ON THE ARC OF A NON-TANGENT CURVE HAVING A RADIUS OF 493.00 FEET, CONCAVE TO THE SOUTHWEST, HAVING A CHORD THAT BEARS NORTH 62°40'52" WEST AND A CHORD DISTANCE OF 104.23 FEET; THENCE NORTH 68°45'11" WEST ON THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD, 320.79 FEET TO THE POINT OF BEGINNING. CONTAINS 0.766 ACRE, MORE OR LESS.

**DESCRIPTION LOT 2**

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF NORTH 0°20'11" WEST AS THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 USED AS THE BASIS OF BEARING.

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WHICH IS LOCATED NORTH 0°20'11" WEST, 459.39 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87°18'34" EAST, 67.03 FEET; THENCE NORTH 21°14'49" EAST, 88.51 FEET TO THE SOUTH LINE OF A 100 FOOT WIDE DEEDED COUNTY ROAD RIGHT-OF-WAY; THENCE SOUTH 68°45'13" EAST, 233.22 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY 69.54 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 393.00 FEET, CONCAVE TO THE SOUTHWEST, HAVING A CHORD THAT BEARS SOUTH 63°40'00" EAST AND A CHORD DISTANCE OF 69.45 FEET; THENCE SOUTH 11°00'07" WEST, 27.75 FEET TO THE NORTH LINE OF CARBON CANAL; THENCE FOLLOWING THE NORTHERLY BANK OF CARBON CANAL ALONG THE FOLLOWING BEARINGS AND DISTANCES, THENCE NORTH 84°48'10" WEST, 37.01 FEET; THENCE NORTH 81°30'06" WEST, 85.96 FEET; THENCE NORTH 85°55'40" WEST, 108.05 FEET; THENCE NORTH 89°29'34" WEST, 143.49 FEET; THENCE NORTH 0°20'11" WEST LEAVING THE NORTH BANK OF THE CANAL, 38.20 FEET TO THE POINT OF BEGINNING. CONTAINS 0.45 ACRE, MORE OR LESS.

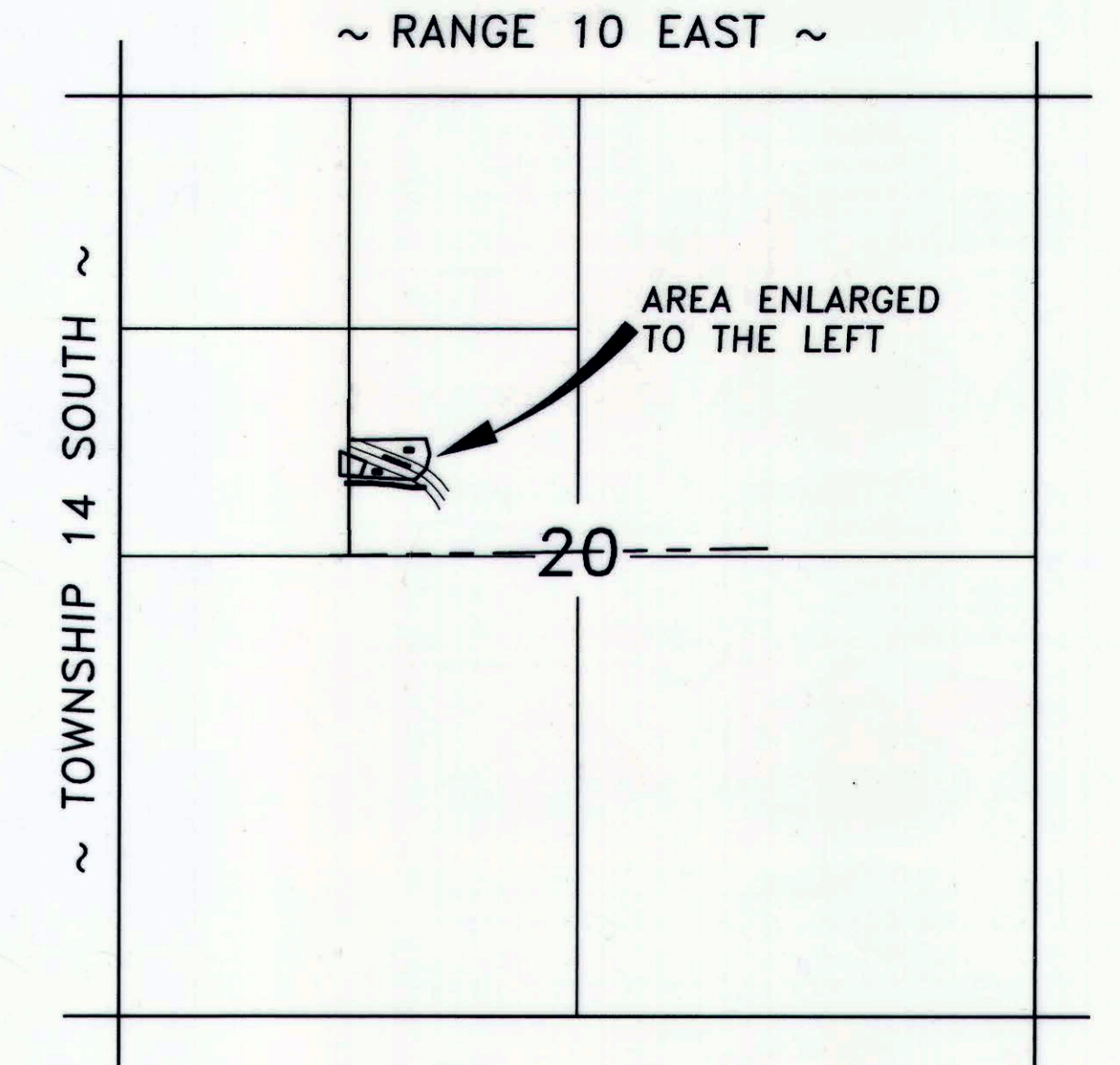
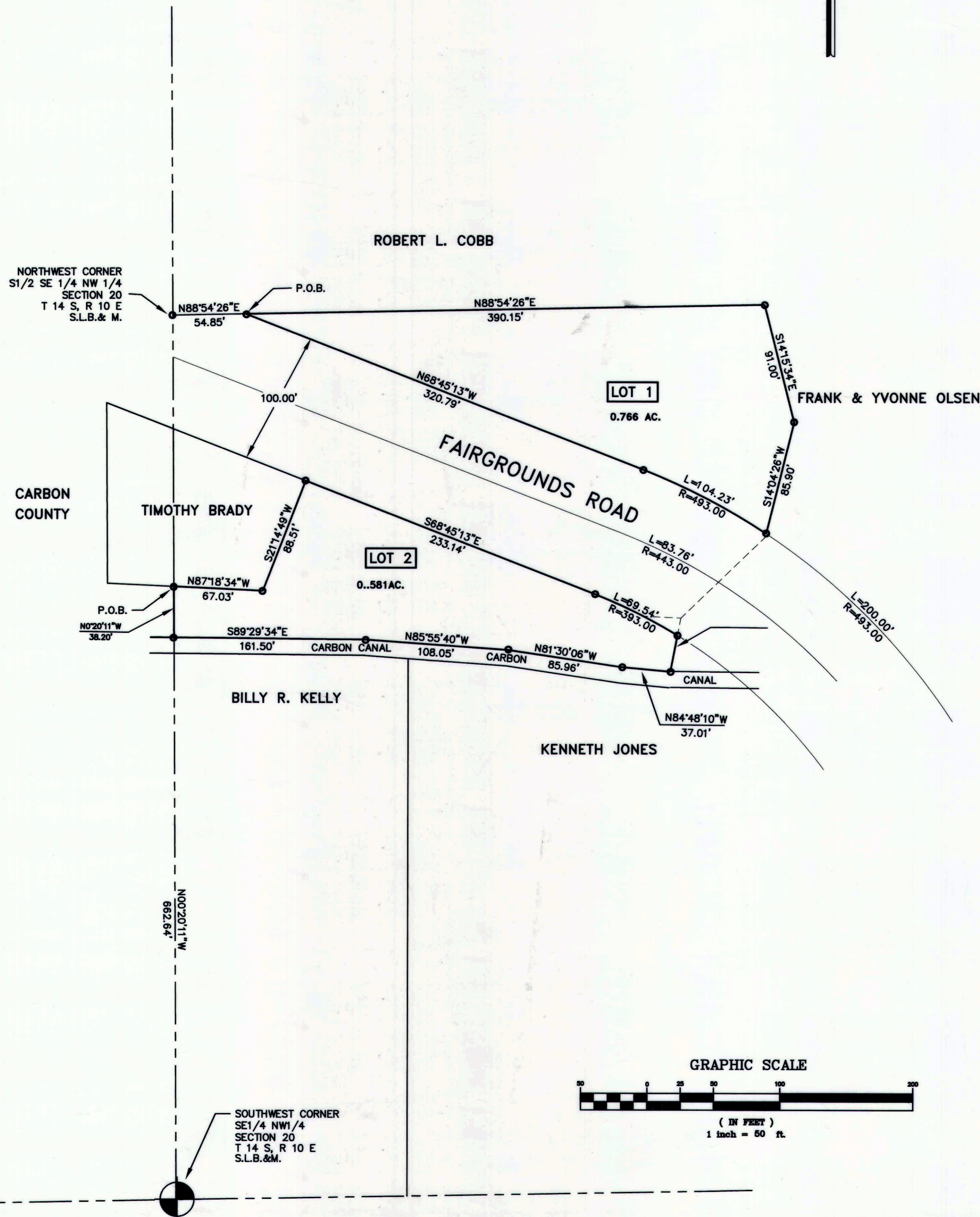
**STORM DRAINAGE**

IN COMPLIANCE WITH CARBON COUNTY ORDINANCE NO. 267.

I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF UTAH AND HAVE REVIEWED THE LANDS THAT ARE PROPOSED TO BE DEVELOPED AS THE GLEN BRADY MINOR SUBDIVISION AND HAVE DETERMINED THAT IF THE RESIDENTIAL STRUCTURES BUILT ON THIS LOT COMPLY WITH THE BUILDING CODE AND STANDARD ARCHITECTURAL PRACTICE BY COMPLETING THE SITES WITH A 2 % SLOPE FOR 20 FEET AWAY FROM ALL STRUCTURES, THAT NO MAJOR IMPACTS FROM STORM DRAINAGE WILL OCCUR ON THIS PROPERTY OR ADJOINING PROPERTIES.

Evan E. Hansen SEPT. 9, 2002  
 EVAN E. HANSEN DATE

**GLEN BRADY MINOR SUBDIVISION**



**VICINITY MAP**

**LEGEND**

- 1/16, 1/4, OR SECTION CORNER
- PROPERTY LINE

**ENGINEER'S CERTIFICATE**

I, EVAN E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER HOLDING CERTIFICATE NO. 145656 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Evan E. Hansen SEPT. 9, 2002  
 EVAN E. HANSEN DATE

	SE1/4 NW1/4 SECTION 20, T 14 S, R 10 E, S.L.B. & M.	
	<b>Empire Engineering &amp; Land Surveying</b>	
	1665 E. Sagewood Rd. Price, Utah 84501 Phone (801) 637-7498	
	Property Survey For: <b>MINOR SUBDIVISION PLAT FOR GLEN BRADY</b>	
Drawn By:	THK	Approved By:
Date:	8/24/02	Scale:
		1" = 50'
		Approved By:
		EEH
		Approved By:
		EEESD-129 D