

File: 869494 Bk 1070 Pg 166
Date: 28-Feb-2024 4:08:36PM
By: Kara Medley
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
FORT SACCOMANO CARLA

SURVEYOR'S CERTIFICATE

I, WACEY R. ALLRED, A PROFESSIONAL LAND SURVEYOR, HOLDING UTAH CERTIFICATE NO. 11179291, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE PROPERTY DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE CAUSED THE SURVEY TO BE RECORDED IN THE PUBLIC RECORDS AND DESCRIBED BELOW, AND SUBDIVIDED TRACT OF LAND INTO LOT(S), HEREAFTER TO BE KNOWN AS THE:

COUNTRY COVE SUBDIVISION



Wacey R Allred
Date: 2-14-24

SURVEYORS NARRATIVE:

SURVEYED AT THE REQUEST OF CARLA SACCOMANO TO LOCATE THE CORNERS OF THE PARCEL DESCRIBED ON THE QUIT CLAIM DEED RECORDED AS ENTRY NO. 866020, BK. 1056, PG. 446, OFFICIAL RECORDS OF THE CARBON COUNTY RECORDER, AND TO SUBDIVIDE SAID PARCEL INTO 3 LOTS, AS SHOWN HEREON, FOR THE PURPOSE OF CREATING THE COUNTRY COVE SUBDIVISION.

SURVEY MONUMENTS WERE FOUND FOR THE ADJACENT LOT TO THE SOUTH OF THE SURVEYED PARCEL. NO RECORD OF SURVEY WAS AVAILABLE THROUGH PUBLIC RECORDS TO VERIFY THE ORIGINS OF THE FOUND SURVEY MONUMENTS. HOWEVER, THEY ARE IN HARMONY WITH THE DEEDED PROPERTY DESCRIPTIONS AND THE FOUND SECTION CORNER MONUMENTS AND THEREFORE WERE ACCEPTED BY THIS SURVEYOR.

THE SURVEY WAS BASED ON INSTRUCTIONS IN THE FIELD FROM MRS. SACCOMANO. THE ABOVE SAID QUIT CLAIM DEED, EXISTING FENCE LINES THAT REPRESENT THE COUNTY ROAD RIGHT-OF-WAY, FOUND SURVEY MONUMENTS AND FOUND SECTION CORNER MONUMENTS.

PROPERTY DESCRIPTION:
(QUIT CLAIM DEED ENTRY No. 866020, Bk. 1056, Pg. 446)

BEGINNING N 0°28'08" W, 788.14 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SUBM.; THENCE N 89°29'45" W, 280.78 FEET TO THE CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE S 89°29'45" W, 414.14 FEET; THENCE S 21°22'22" E, 560.54 FEET; THENCE N 89°29'45" E, 214 FEET TO THE BEGINNING, LESS ANY PORTION THAT MAY LIE WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

ACKNOWLEDGEMENT AND DEDICATION

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

COUNTRY COVE SUBDIVISION

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 15th DAY OF February, 2024.

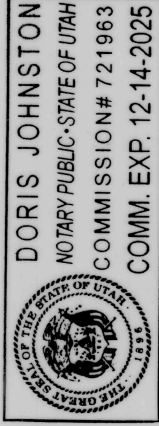
KCCS, LLC

By: Carla Saccomano, President

Title: President

2-15-24
Date

ACKNOWLEDGMENT



STATE OF UTAH)

COUNTY OF CARBON)

ON THE 15th DAY OF February 2024, PERSONALLY APPEARED BEFORE ME, CARLA SACCOMANO, WHO STATES THAT SHE IS THE PRESIDENT OF KCCS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND WITH AUTHORITY OF SAID KCCS, LLC, EXECUTED THE SAME.

Doris Johnston
Notary Public

NAME OF SUBDIVISION:

COUNTRY COVE

PREPARED FOR:

Carla Saccomano

CARBON COUNTY ATTORNEY'S OFFICE

Christian Bryner
CHRISTIAN BRYNER

2/21/2024
DATE

DIRECTOR OF PLANNING

Todd Thorne
TODD THORNE

2-20-24
DATE

CONTRACT CARBON COUNTY SURVEYOR

No. 49/0553
M. ODDY WARE
DATE: 2/23/24

STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME BOOK PAGE

KARLA MEDLEY

PREPARED BY:

phansen & Tuttle ENGINEERING INC.

P.O. Box 487, Castle Dale, UT 84513
(435) 381-2523 Fax (435) 381-2522, e-mail jk@stn.net

DRAWN BY:

WRA

DATE:

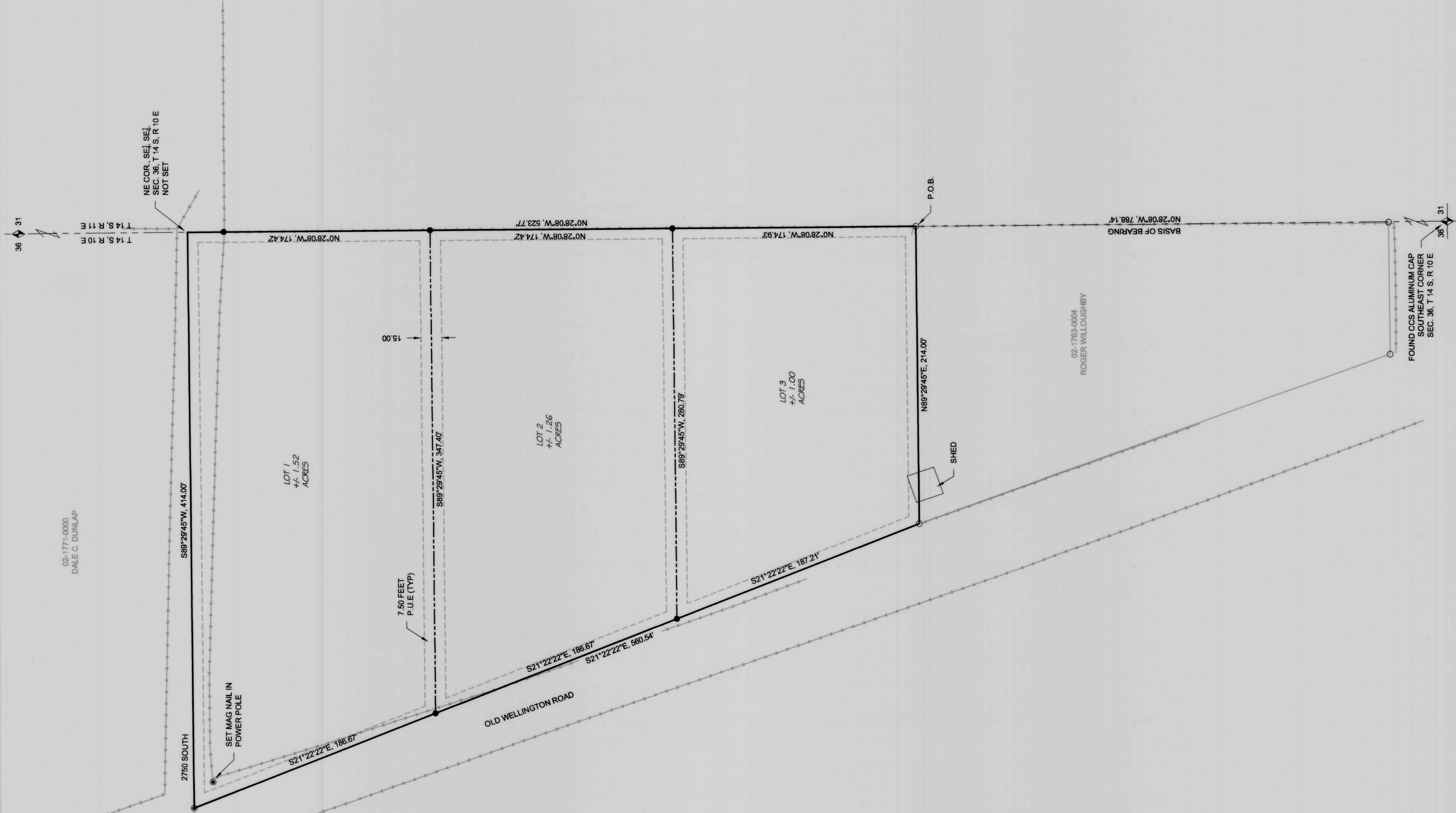
11/1/2023

SCALE:

1" = 50'

FILE:

11-PPS0205-Carla Saccomano



LEGEND	
———	SURVEYED SUBDIVISION BOUNDARY LINE
-----	SUBDIVISION INTERIOR LOT LINE
-----	SECTION LINE
-----	QUARTER SECTION LINE
-----	40 ACRE LINE
-----	EXISTING FENCE
-----	PUBLIC UTILITY EASEMENT (P.U.E.)
-----	ADJOINING PARCELS
◆	FOUND SECTION CORNER MONUMENT
●	SET #6 REBAR WITH 1.1/2" RED PLASTIC CAP MARKED J&T ENG WRA LS 11/17/2021
●	SET MAG NAIL WITH 1.1/2" WASHER MARKED J&T ENG WRA LS 11/17/2021
○	FOUND SURVEY MONUMENT