

THE COVES PLAT "B"

A SUBDIVISION OF A PART OF SECTION 9, T14 SOUTH, R10 EAST
S.L.B.&M. U.S. SURVEY SEPTEMBER 1975
PRICE CITY, CARBON COUNTY, UTAH

STATE OF UTAH
COUNTY OF CARBON
PAGE SETTER- STEWART
JUL 15 3 07 PM '76
BOOK 3 OF PLATS
PAGE 156
ANN O'BRIEN
COUNTY RECORDER

Entry No. 137209
Indexed ✓
Abstracted ✓
Rec. Fee 24.50

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THIS 20TH DAY OF MARCH, 1976, PERSONALLY APPEARED BEFORE ME HENRY M. SMITH WHO, AFTER BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF SMITH BYRD, INCORPORATED, A UTAH CORP. AND SIGNED THE OWNERS DEDICATION IN BEHALF OF SAID CORP. BY AUTHORITY OF A RESOLUTION FROM ITS EXECUTIVE COMMITTEE DATED 19TH MARCH 1976 ACKNOWLEDGED THAT HE EXECUTED THE SAME.

J.R. Vincent, Notary Public, Bountiful, UT, Sept. 14, 1977
RESIDENCE COMMISSION EXPIRES

CITY ENGINEER

APPROVED THIS 1ST DAY OF APRIL 1976.

John Stuehner, Price City Engineer

CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF PRICE, UTAH, THIS 12TH DAY OF JULY 1976 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Attest: Hamilton M. Arthur, City Recorder
Mayor: J. Wilgand

CITY ATTORNEY

I HAVE EXAMINED THE PROPOSED PLAT OF THE COVES, AND IN MY OPINION IT CONFORMS WITH THE CITY'S ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

4-12-76 DATE
CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS 1ST DAY OF APRIL 1976. BY THE PRICE CITY PLANNING COMMISSION.

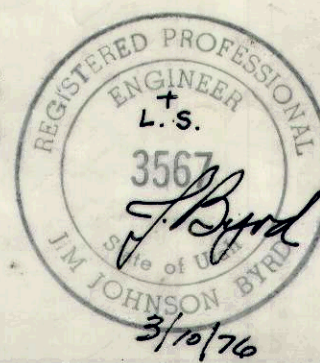
Chairman: Leonard Kartman

SURVEYOR'S CERTIFICATE

I, JIM J. BYRD, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, HOLDING CERTIFICATE NO. 3567, AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY AUTHORITY OF OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE KNOWN AS THE COVES, AND THAT THE SAME HAS BEEN SURVEYED AND WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 10TH DAY OF MARCH 1976.

Jim J. Byrd, Surveyor



OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS THE COVES, PLAT "B", DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20TH DAY OF MARCH, 1976.

SMITH BYRD, INC.
Henry M. Smith, President
A. Neal Smith Jr., Secretary

BOUNDARY DESCRIPTION

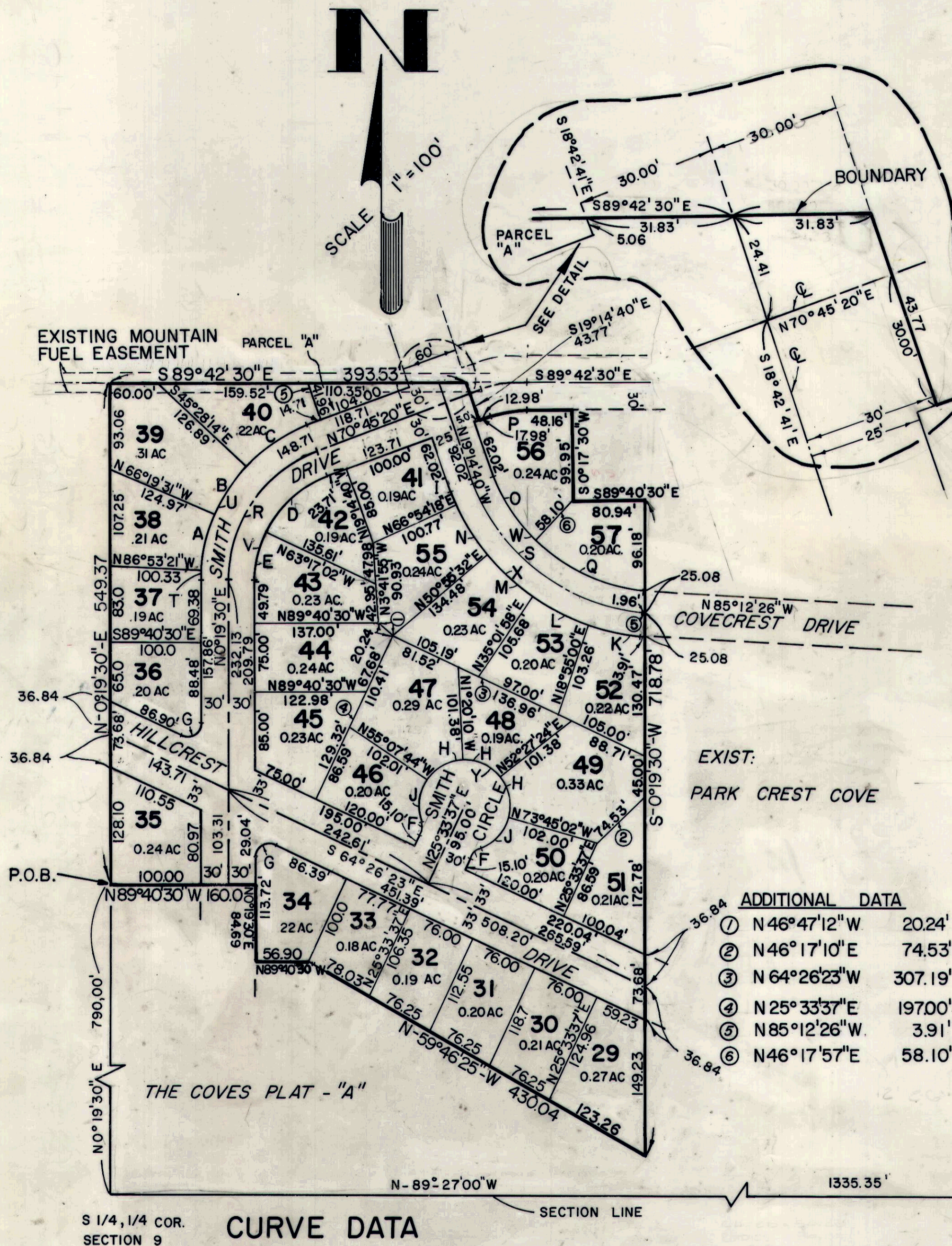
BEGINNING AT A POINT N0°19'30"E 790.00 FEET AND N89-27-00 W 1335.35 FEET ALONG THE SECTION LINE FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 10 EAST, S.L.B.&M. AND RUNNING THENCE N0°19'30"E 549.37 FEET; THENCE S89°42'30"E 393.53 FEET; THENCE S19°14'40"E 43.77 FEET; THENCE N70°45'20"E 12.98 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 40.92 FEET TO A POINT OF TANGENCY; THENCE S89°42'30"E 48.16; THENCE S0°17'30"W 99.95 FEET; THENCE S89°40'30"E 80.94 FEET TO THE WESTERLY LINE OF PARK CREST COVE SUBDIVISION; THENCE S0°19'30"W 718.78 FEET TO THE N.E. CORNER OF THE COVES PLAT A; THENCE ALONG THE NORTH-ERLY BOUNDARY OF SAID PLAT "A" AS FOLLOWS: N59°46'25"W 430.04 FEET; THENCE N89°40'30"W 56.90 FEET; THENCE N0°19'30"E 84.69 FEET; THENCE N89°40'30"W 160.00 FEET TO THE POINT OF BEGINNING.

NOTE: (1) ALL LOT LINES ARE RADIAL LINES

(2) U.&L.D. - INDICATES UTILITY & LOT DRAINAGE

EASEMENTS:

7' U.&L.D. EASEMENTS REAR LOT LINES.
5' U.&L.D. EASEMENTS FRONT LOT LINES.



ADDITIONAL DATA

1	N 46°47'12" W	20.24'
2	N 46°17'10" E	74.53'
3	N 64°26'23" W	307.19'
4	N 25°33'37" E	197.00'
5	N 85°12'26" W	3.91'
6	N 46°17'57" E	58.10'

CURVE DATA

	A	B	C	D	E	F	G	H	I	J	K	Y
CHORD	64.26'	65.16'	81.67'	89.98'	54.79'	11.77'	25.33'	45.24'	16.22'	46.56'	59.36'	-
RADIUS	180.0'	180.0'	180.0'	120.0'	120.0'	15.00'	15.00'	50.00'	241.41'	50.00'	241.41'	50.00'
CNT'L ANGLE	20°33'55"	20°51'17"	26°13'34"	44°02'22"	36°23'28"	46°11'13"	115°14'07"	53°47'34"	3°51'02"	55°29'52"	14°07'26"	272°22'26"
LENGTH	64.06'	65.52'	82.39'	92.24'	55.27'	12.09'	30.17'	46.94'	16.22'	48.43'	59.51'	237.69'

	L	M	N	O	P	Q	R	S	T	U	V	W	X
CHORD	67.68'	66.75'	67.11'	81.09'	40.72'	135.65'	173.00'	235.61'	8.75'	207.59'	138.40'	208.39'	262.83'
RADIUS	241.41'	241.41'	241.41'	191.41'	120.0'	191.41'	150.0'	216.41'	180.0'	180.0'	120.0'	191.41'	241.41'
CNT'L ANGLE	16°06'58"	15°53'34"	15°58'46"	24°27'23"	19°32'10"	41°30'23"	70°25'50"	65°57'46"	2°47'09"	70°25'50"	70°25'50"	65°57'46"	65°57'46"
LENGTH	67.90'	66.96'	67.33'	81.70'	40.92'	138.66'	184.39'	249.15'	8.75'	221.26'	147.51'	220.37'	277.93'

BYRD ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
BOUNTIFUL, UTAH 84010 PHONE (801) 292-5231

RECORDED NO. 137209
STATE OF UTAH, COUNTY OF CARBON
RECORDED AND FILED AT THE REQUEST OF
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FEE \$24.50
Ann O'Brien
CARBON COUNTY RECORDER

THE COVES
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