

Eagle Cliff Subdivision

Amended

Ent 846122 M 933 B 675
 Date: 15-JUL-2019 3:48:05PM
 Fee: \$55.00 Credit Card Filed By: CR
 KARLA MEDLEY, Recorder
 CARBON COUNTY CORPORATION
 For: CODY WARE

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT IS TO AMEND THE 2005 EAGLE CLIFF SUBDIVISION PLAT. THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION HAS BEEN INCREASED BY 1 LOT. NO CHANGES HAVE BEEN MADE TO THE SUBDIVISION BOUNDARY. CHANGES THAT HAVE BEEN MADE:

- LOTS 2 & 3 FROM THE ORIGINAL PLAT HAVE BEEN COMBINED INTO 1 LOT.
- LOT 13 FROM THE ORIGINAL PLAT HAS BEEN SPLIT INTO 3 LOTS BY OBTAINING ADDITIONAL AREA FROM LOT 1.
- A NO BUILD AREA HAS BEEN ADDED TO THE WESTERLY PORTION OF LOT 13 AS SHOWN.
- A 30' WIDE ACCESS EASEMENT HAS BEEN ADDED TO LOT 13 FOR AN EXISTING DRIVEWAY TO LOT 1.
- NO CHANGES HAVE BEEN MADE TO ANY LOTS EXCEPT 1, 2, 3, AND 13.

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 MAP 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.

BOUNDARY DESCRIPTION

NO CHANGES FROM ORIGINAL EAGLE CLIFF SUBDIVISION.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE NORTH HALF OF THE SOUTH HALF OF SECTION 21 LYING NORTHERLY OF STATE ROAD 157, ALL TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE SOUTH 88°55'01" EAST ALONG SECTION LINE 2809.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 157, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1886.05 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 818.14 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 24°51'14" (CHORD BEARS: S36°41'43"W 811.74'); THENCE SOUTH 49°07'20" WEST 744.21 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 750.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 237.74 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 18°09'43" (CHORD BEARS: S58°12'12"W 236.75'); THENCE SOUTH 67°17'04" WEST 124.43 FEET ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 21; THENCE NORTH 89°13'42" WEST 1478.87 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 21; THENCE SOUTH 89°24'23" WEST 1287.67 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 01°12'48" EAST 1361.66 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 89°49'03" EAST 1292.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 110.14 ACRES, MORE OR LESS.

M. Cody Ware
 M. CODY WARE
 No. 4940688
 CODY WARE
 STATE OF UTAH
 July 8, 2019
 DATE

ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND ROADS 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 LOTS IN THIS SUBDIVISION, THE PRIVATE ROADS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ 2019.

Richard Tatton *Michael Conrad*
 RICHARD TATTON MICHAEL CONRAD

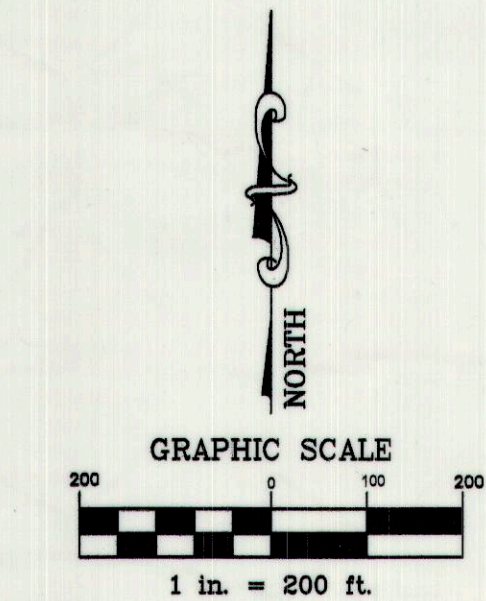
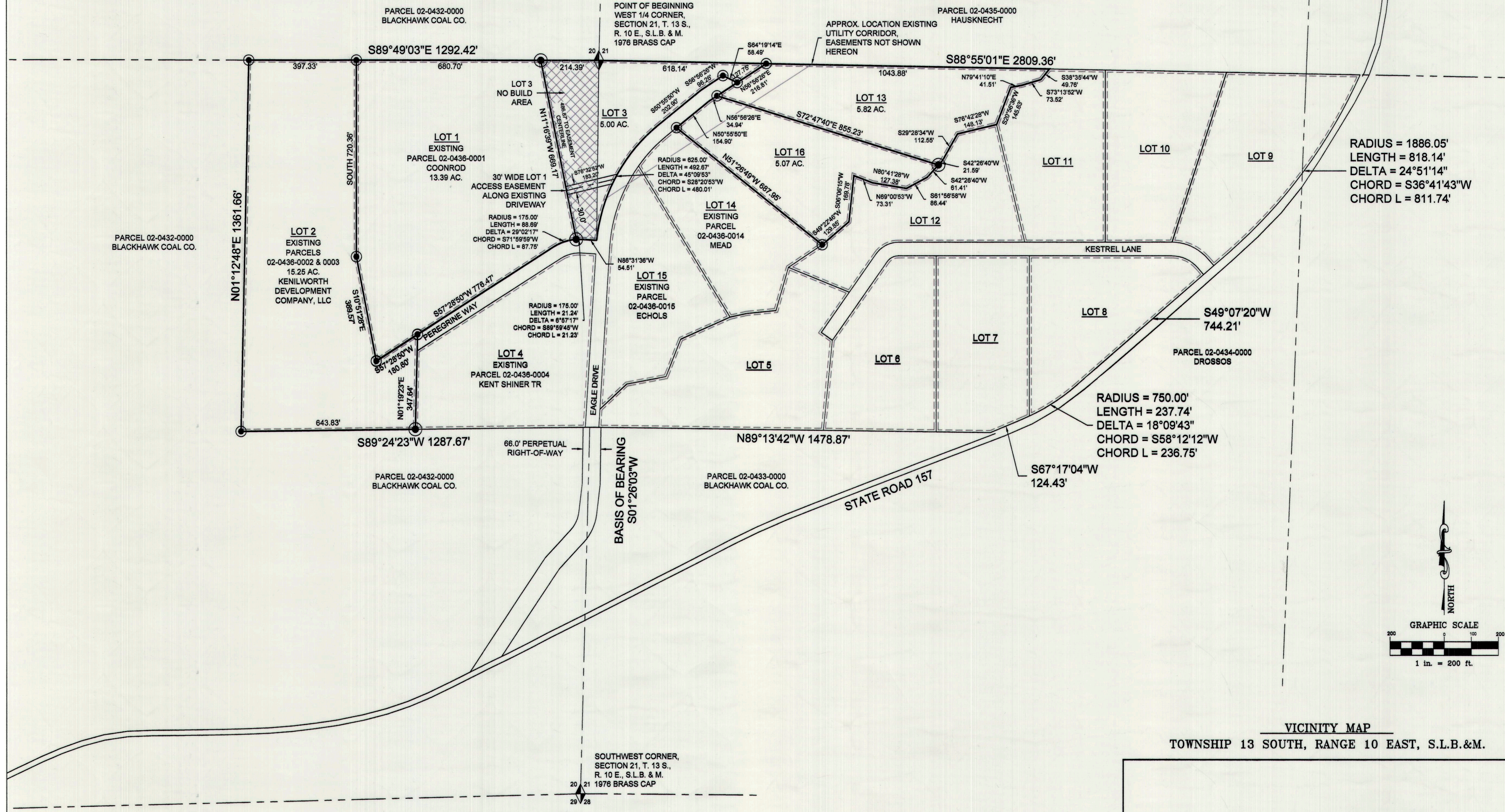
STATE OF UTAH } S.S.
 COUNTY OF CARBON }
 ON THE 15th DAY OF July, 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

J. Valyn Peacock 4/14/2021
 J. VALYN PEACOCK
 NOTARY PUBLIC
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION# 694607
 COMM. EXP. 04-14-2021
 MY COMMISSION EXPIRES

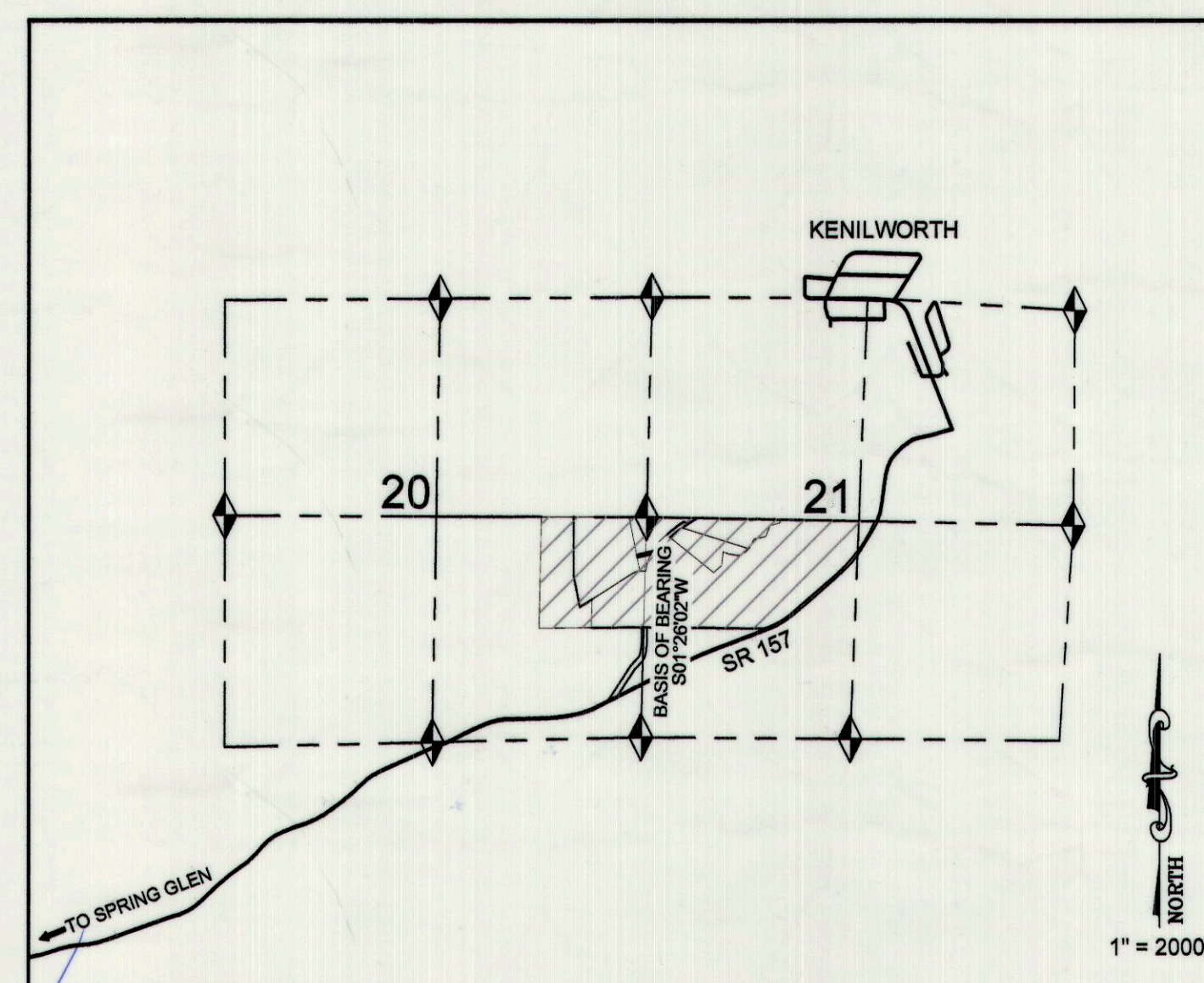
J. Valyn Peacock
 J. VALYN PEACOCK
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION# 694607
 COMM. EXP. 04-14-2021

NO.	DATE	DESCRIPTION	BY
1	08-18-15	PLOTTED FOR REVIEW	M.C.W.
2	01-13-18	PLOTTED FOR REVIEW	M.C.W.
3	02-03-18	PLOTTED FOR REVIEW	M.C.W.
4	07-08-19	REVISED DATES, PLOTTED MYLAR	M.C.W.

WARE SURVEYING, L.L.C.
 Phone: 435-820-4335
 Email: waresurveying@emerytelcom.net
 1344 North 1000 West
 Price, Utah 84501



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - SET 5/8" REBAR & CAP
 - FOUND MONUMENT



CARBON COUNTY ATTORNEY'S OFFICE
Christian Bryner 7/8/2019
 CHRISTIAN BRYNER DATE

CARBON COUNTY PLANNING COMMISSION
Richard Tatton 7-15-19
 RICHARD TATTON CHAIRMAN DATE

OFFICE OF CARBON COUNTY ENGINEER
Wacey R. Alired 7/12/19
 WACEY R. ALIRED 7/12/19
 CONTRACT COUNTY SURVEYOR DATE

RECORDED # 921172
 STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF:
 MICHAEL CONRAD & MICHAEL CONRAD
 DATE 7/15/19 TIME 7:45 AM BOOK 933 PAGE 1016
 KARLA MEDLEY