

NORTHWEST CORNER
NW 1/4 SE 1/4
SECTION 22
T 14 S, R 10 E
S.L.B.&M.

HADDOCK PLANNED UNIT DEVELOPMENT (PHASE 1) TWO LOT SUBDIVISION PRICE CITY

Ent 813043 B 759 B 789
Date: 01-DEC-2011 10:54:04AM
Fees: \$32.00 Cash
Filed By: KR
VIKRI BARNETT, Recorder
CARBON COUNTY CORPORATION
For: JARED HADDOCK

I, EVAN E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145656, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

HADDOCK PLANNED UNIT DEVELOPMENT (PHASE 1)

A PARCEL OF LAND LOCATED IN PRICE CITY, STATE OF UTAH, WHICH IS IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF SOUTH 0°46'37" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 USED AS THE BASIS OF BEARINGS.

LOT 1
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 0°46'37" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, 819.97 FEET AND NORTH 89°18'28" EAST, 762.29 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°18'28" EAST, 216.10 FEET; THENCE SOUTH 54°12'23" WEST, 95.24 FEET ALONG THE NORTH LINE OF A PRIVATE ROAD; THENCE SOUTHWESTERLY 60.39 FEET ALONG THE ARC OF A 82.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 42°11'34", HAVING A CHORD THAT BEARS SOUTH 75°18'13" WEST AND A CHORD DISTANCE OF 59.03 FEET; THENCE NORTH 83°35'57" WEST, 81.53 FEET ALONG THE NORTH LINE OF A PRIVATE ROAD; THENCE NORTH 0°41'32" WEST, 58.98 FEET TO THE POINT OF BEGINNING. CONTAINS 0.254 ACRES.

LOT 2
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 0°46'37" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, 1050.04 FEET AND NORTH 89°18'28" EAST, 703.17 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 43°00'10" WEST, 123.46 FEET TO THE SOUTH LINE OF A PRIVATE ROAD; THENCE NORTHEASTERLY 132.01 FEET ALONG THE ARC OF A NON-TANGENT CURVE HAVING A RADIUS OF 132.00 FEET, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 57°18'06", HAVING A CHORD THAT BEARS NORTH 67°44'59" EAST AND A CHORD DISTANCE OF 126.58 FEET; THENCE SOUTH 83°35'57" EAST, 101.34 FEET ALONG THE SOUTH LINE OF A PRIVATE ROAD; THENCE NORTHEASTERLY 86.90 FEET ALONG THE ARC OF A 118.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 42°11'34", HAVING A CHORD THAT BEARS NORTH 75°18'13" EAST AND A CHORD DISTANCE OF 84.95 FEET; THENCE ON A NON-TANGENT LINE SOUTH 54°12'23" WEST, 129.75 FEET; THENCE SOUTH 17°13'23" WEST, 74.76 FEET; THENCE SOUTH 89°14'36" WEST OF WHICH A PORTION OF THIS DISTANCE IS AN EXISTING FENCE LINE, 88.45 FEET TO THE POINT OF BEGINNING. CONTAINS 0.521 ACRES.

LOT 3
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 0°46'37" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, 819.97 FEET AND NORTH 89°18'28" EAST, 762.29 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°41'32" EAST, 58.98 FEET TO THE NORTH LINE OF A 36.00 FOOT WIDE PRIVATE ROAD; THENCE NORTH 83°35'57" WEST, 19.81 FEET ALONG THE NORTH LINE OF A PRIVATE ROAD; THENCE SOUTHWESTERLY 242.73 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 168.00 FEET, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 82°46'53", HAVING A CHORD THAT BEARS SOUTH 55°14'14" WEST AND A CHORD DISTANCE OF 221.16 FEET; THENCE ON A NON-TANGENT LINE NORTH 89°43'25" WEST, 90.68 FEET; THENCE NORTH 0°46'39" WEST, 178.90 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 89°18'28" EAST ALONG AN EXISTING FENCE LINE, 293.79 FEET TO THE POINT OF BEGINNING. CONTAINS 1.046 ACRES.



DATE: Oct 26, 2011
Signature: Evan E. Hansen
NAME: EVAN E. HANSEN

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

HADDOCK PLANNED UNIT DEVELOPMENT (PHASE 1)

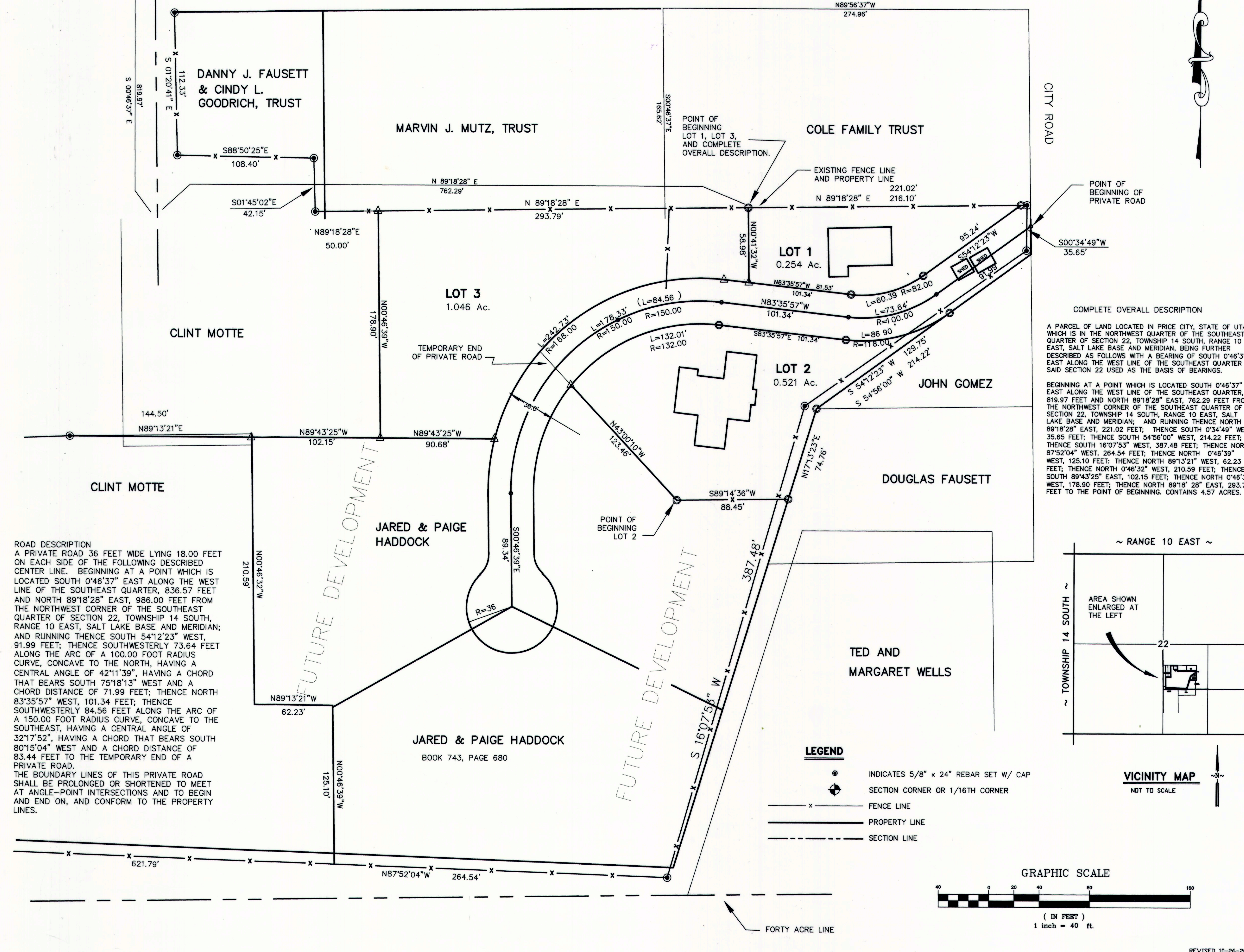
DO HEREBY APPROVE THIS PLAT AND DEDICATE FOR THE PERPETUAL USE OF OWNERS AND FUTURE OWNERS OF LOT() IN THIS SUBDIVISION, THE PRIVATE ROADWAY DESCRIBED ON THIS PLAT.

IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20 _____

JARED HADDOCK
PAIGE HADDOCK

STATE OF UTAH
County of Carbon S.S.
ON THE 30 DAY OF December A.D. 2011, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Carbon IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 07-09-2014
Signature: [Notary Signature]
NAME: [Notary Name]
RESIDING IN Price CITY



COMPLETE OVERALL DESCRIPTION
A PARCEL OF LAND LOCATED IN PRICE CITY, STATE OF UTAH, WHICH IS IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF SOUTH 0°46'37" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 USED AS THE BASIS OF BEARINGS.
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 0°46'37" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, 819.97 FEET AND NORTH 89°18'28" EAST, 762.29 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 83°35'57" WEST, 19.81 FEET ALONG THE NORTH LINE OF A PRIVATE ROAD; THENCE SOUTHWESTERLY 242.73 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 168.00 FEET, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 82°46'53", HAVING A CHORD THAT BEARS SOUTH 55°14'14" WEST AND A CHORD DISTANCE OF 221.16 FEET; THENCE ON A NON-TANGENT LINE NORTH 89°43'25" WEST, 90.68 FEET; THENCE NORTH 0°46'39" WEST, 178.90 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 89°18'28" EAST ALONG AN EXISTING FENCE LINE, 293.79 FEET TO THE POINT OF BEGINNING. CONTAINS 4.57 ACRES.

ROAD DESCRIPTION
A PRIVATE ROAD 36 FEET WIDE LYING 18.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE. BEGINNING AT A POINT WHICH IS LOCATED SOUTH 0°46'37" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, 836.57 FEET AND NORTH 89°18'28" EAST, 986.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 54°12'23" WEST, 91.99 FEET; THENCE SOUTHWESTERLY 73.64 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 42°11'39", HAVING A CHORD THAT BEARS SOUTH 75°18'13" WEST AND A CHORD DISTANCE OF 71.99 FEET; THENCE NORTH 83°35'57" WEST, 101.34 FEET; THENCE SOUTHWESTERLY 84.56 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 32°17'52", HAVING A CHORD THAT BEARS SOUTH 80°15'04" WEST AND A CHORD DISTANCE OF 83.44 FEET TO THE TEMPORARY END OF A PRIVATE ROAD.
THE BOUNDARY LINES OF THIS PRIVATE ROAD SHALL BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS AND TO BEGIN AND END ON, AND CONFORM TO THE PROPERTY LINES.

C:\EMPIRE\2011\10 JARED HADDOCK.DWG 7-5-11

EMPIRE ENGINEERING
1665 E. SAGEWOOD RD.
PRICE, UT. 84501

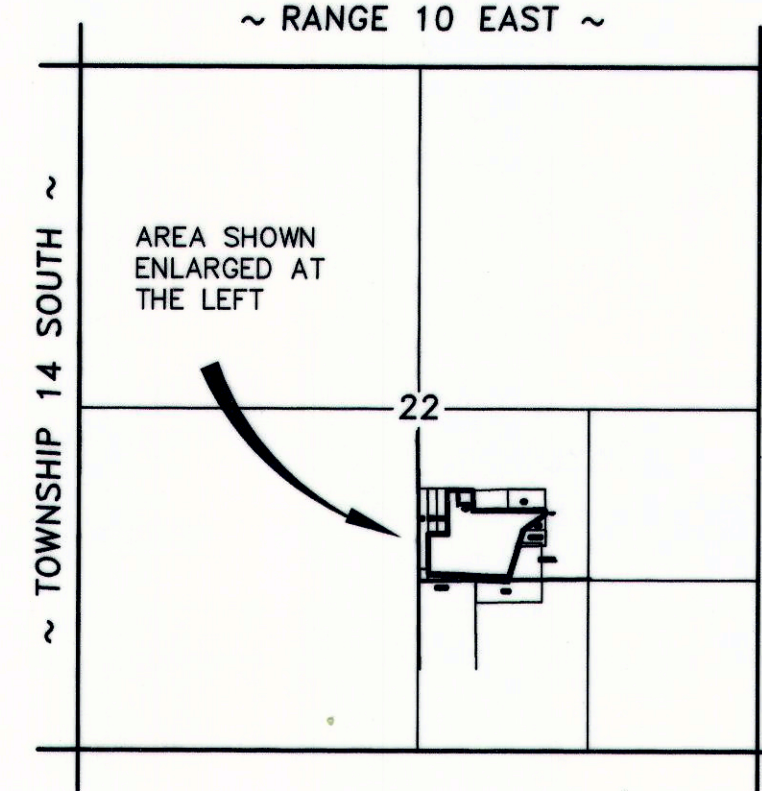
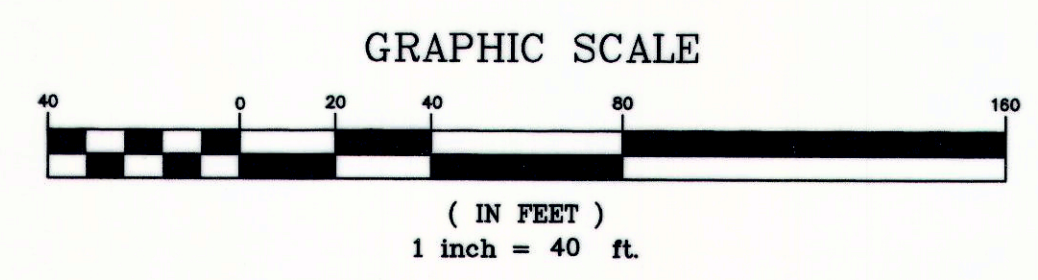
APPROVED THIS 7 DAY OF Nov A.D. 2011
BY THE CITY PLANNING COMMISSION.
Signature: [City Planning Chairperson]
NAME: [Chairperson Name]
ATTEST: CHAIRPERSON, CITY PLANNING COMM. SECRETARY

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Signature: [City Engineer]
NAME: [City Engineer Name]
DATE: 10/26/2011
CITY ENGINEER

APPROVED THIS 9th DAY OF November A.D. 2011
Signature: [City Attorney]
NAME: [City Attorney Name]
CITY ATTORNEY

PRESENTED TO THE CITY COUNCIL THIS 22nd DAY OF November A.D. 2011, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Signature: [City Recorder]
NAME: [City Recorder Name]
ATTEST: CITY RECORDER MAYOR

STATE OF UTAH, CITY OF PRICE, CARBON COUNTY
RECORDED AND FILED AT THE REQUEST OF Jared Haddock
DATE 12-11 TIME _____ BOOK 759 PAGE 789
FEE \$ _____
Signature: [Recorder]
NAME: [Recorder Name]
CARBON COUNTY RECORDER



- LEGEND**
- INDICATES 5/8" x 24" REBAR SET W/ CAP
 - SECTION CORNER OR 1/16TH CORNER
 - x- FENCE LINE
 - PROPERTY LINE
 - - - SECTION LINE

REVISED 10-26-2011