

# HARDSCRABBLE VENTURES SUBDIVISION

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF PARCELS 1A-0271-0000 & 1A-0271-0001. THERE ARE 3 EXISTING HOMES ON THESE 2 PARCELS. IT IS THE INTENT OF THIS SURVEY AND PLAT TO DIVIDE THE PROPERTY INTO 3 LOTS AND TO CORRECT THE PARCEL LINES TO FIT WITH THE EXISTING HOMES AND PROPERTY IMPROVEMENTS.

BASIS OF BEARING USED FOR THIS SURVEY IS S89°48'04"W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN.

## CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFER TO BE KNOWN AS THE:

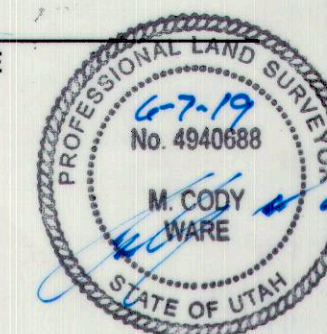
## HARDSCRABBLE VENTURES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE DENVER & RIO GRANDE WESTERN RAILROAD; SAID POINT LIES 198.41 FEET SOUTH 89°48'04" WEST ALONG SECTION LINE AND 165.16 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°48'04" WEST 176.53 FEET TO THE EASTERLY RIGHT-OF-WAY OF MAIN STREET AND A POINT OF CURVATURE OF A 405.24 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 50.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°05'43" (CHORD BEARS: N07°43'10"W 50.15') TO THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION; THENCE CONTINUING ALONG SAID 405.24 FOOT RADIUS CURVE AND RIGHT-OF-WAY 15.90 FEET THROUGH A CENTRAL ANGLE OF 2°14'55" (CHORD BEARS: N03°02'51"W 15.90'); THENCE NORTH 01°55'23" WEST 30.86 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 2 OF THIS SUBDIVISION; THENCE NORTH 01°55'23" WEST 49.99 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 3 OF THIS SUBDIVISION; THENCE NORTH 88°18'04" EAST 137.69 FEET TO SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTH 18°58'19" EAST 49.08 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 2 OF THIS SUBDIVISION; THENCE SOUTH 18°16'47" EAST 48.47 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION; THENCE SOUTH 18°10'23" EAST 54.94 FEET TO THE POINT OF BEGINNING. CONTAIN 0.535 ACRES.

M. CODY WARE



JUNE 7, 2019  
DATE

## ACKNOWLEDGMENT 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 LOTS TO BE HEREAFTER KNOWN AS THE:

## HARDSCRABBLE VENTURES SUBDIVISION

DO HEREBY APPROVE THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

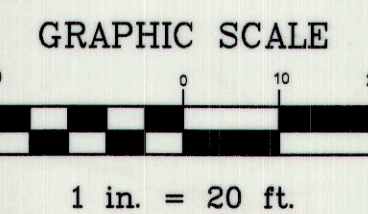
*[Signature]*  
*[Signature]*

STATE OF Utah } S.S.  
COUNTY OF Carbon

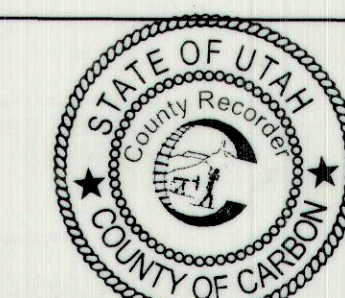
ON THE 17th DAY OF June, 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*[Signature]*  
NOTARY PUBLIC

5.20.2022  
MY COMMISSION EXPIRES



SOUTHEAST CORNER, SECTION 13, T. 13 S., R. 9 E., S.L.B.&M.



RECORDED  
STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF:  
ROY JENSEN  
DATE 11/10/19 TIME 1:27 P BOOK 931 PAGE 1699  
*[Signature]*  
COUNTY RECORDER

HELPER CITY PLANNING & ZONING

*[Signature]*  
CHAIRPERSON  
DATE 11/10/19

HELPER CITY APPROVAL

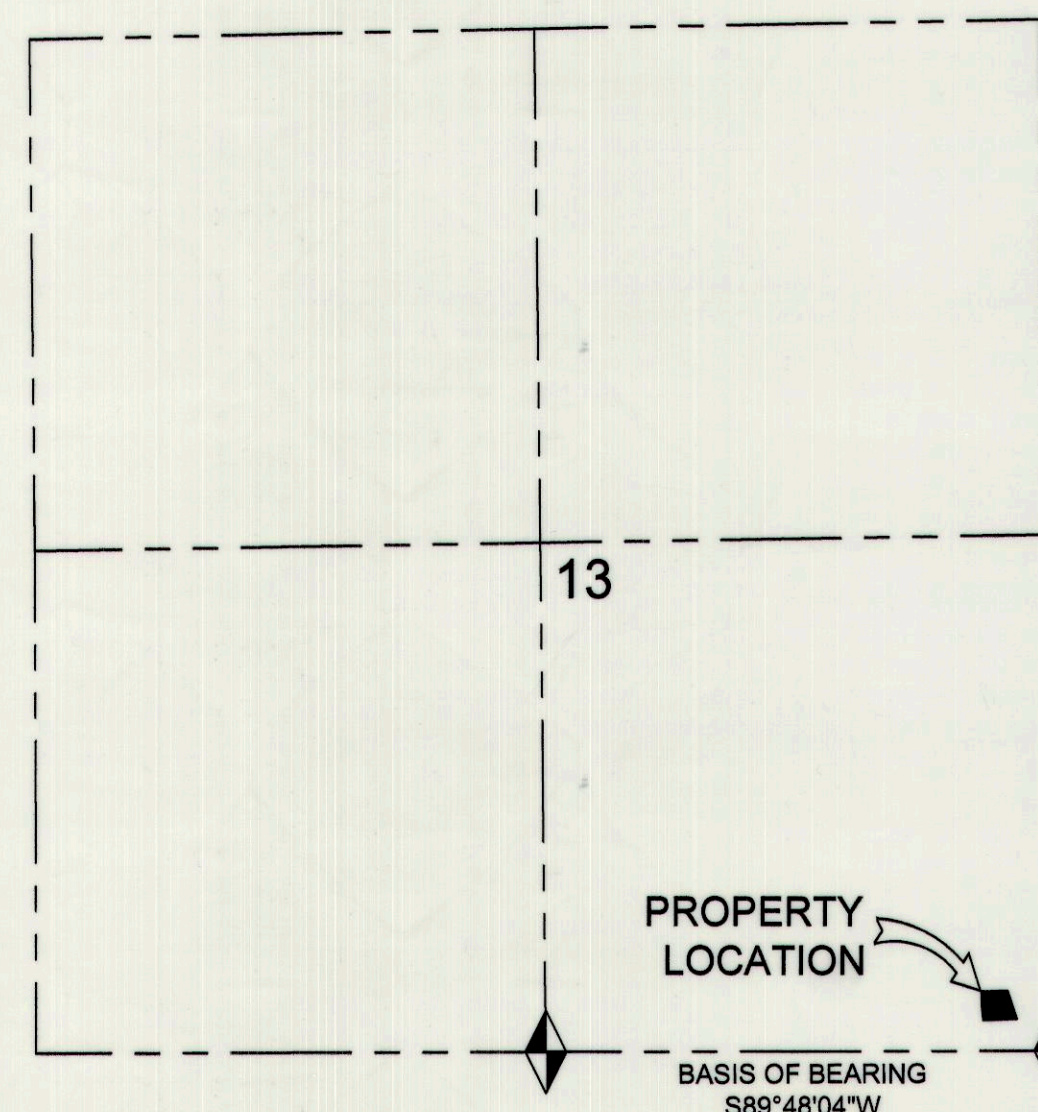
*[Signature]*  
MAYOR  
DATE 6/17/19

## LEGEND

- SUBDIVISION/LOT BOUNDARY
- SECTION LINE
- PARCEL LINE
- RAILROAD
- SECTION CORNER
- SET 5/8" REBAR AND CAP

## VICINITY MAP

TOWNSHIP 13 SOUTH, RANGE 9 EAST, S.L.B.&M.



SOUTH 1/4 CORNER, SECTION 13, T. 13 S., R. 9 E., S.L.B.&M.

BASIS OF BEARING  
S89°48'04"W

JANET STREET

S89°48'04"W  
198.41'

R = 405.24'  
L = 15.90'  
DELTA = 2°14'55"  
CHORD = N03°02'51"W  
CHORD L = 15.90'

R = 405.24'  
L = 50.18'  
DELTA = 7°05'43"  
CHORD = N07°43'10"W  
CHORD L = 50.15'

HOUSE  
1A-0272-0000  
DEVCO 98 NORTH  
MAIN LLC

EXISTING FENCE  
ACCEPTED AS  
BOUNDARY  
N88°18'04"E  
137.69'

HOUSE  
LOT 3  
0.161 ACRES  
N87°01'55"E  
152.92'

HOUSE  
LOT 2  
0.171 ACRES  
N87°01'55"E  
166.24'

HOUSE  
LOT 1  
0.203 ACRES  
S88°01'09"W  
176.53'

ORIGINAL PARCEL  
1A-0271-0000  
HARDSCRABBLE  
VENTURES, LLC

1A-0270-0001  
CRAIG HANSON

POINT OF  
BEGINNING

D&RGW RAILROAD  
S18°10'23"E  
54.94'

EXISTING WALL  
ACCEPTED AS  
BOUNDARY

EXISTING WALL  
ACCEPTED AS  
BOUNDARY  
S18°15'14"E  
48.47'

ORIGINAL PARCEL  
1A-0271-0001  
HARDSCRABBLE  
VENTURES, LLC

EXISTING WALL  
ACCEPTED AS  
BOUNDARY  
S16°53'19"E  
49.08'

MAIN STREET

46.8'  
FRONTAGE

100 WEST

MAIN STREET

NORTH  
165.16'