

KIRT JENSEN SUBDIVISION

- LEGEND**
- ◆ LAND CORNER, FOUND
 - ◇ LAND CORNER, NOT FOUND (CALCULATED)
 - FOUND PROPERTY MARKERS
 - SET PROPERTY CORNERS
 - EXISTING PROPERTY LINE
 - - - NEW PROPERTY LINE
 - x - EXISTING FENCE LINE
 - - - SECTION LINE
 - ▨ PUBLIC UTILITY EASEMENT (P.U.E.)

SURVEY NARRATIVE

- 1.) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL #02-2169-0014, AS RECORDED IN THE CARBON COUNTY RECORDER'S OFFICE UNDER INSTRUMENT #00078539, BOOK 449, PAGES 345-346 (BOUNDARY FENCE LINE AGREEMENT), INTO ONE LOT WITH A REMAINDER PARCEL AS SHOWN HEREON.
- 2.) THE BASIS OF BEARING FOR THIS SURVEY IS BY RECORD NORTH 00° 20' 11" EAST ALONG THE WEST SECTION LINE OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 11 EAST, OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.
- 3.) RETRACEMENT: NORTH, EAST, AND SOUTH LINES OF THE LOT ARE NEWLY ESTABLISHED LINES, WEST LINES BY RECORD AND EXISTING FENCE LINE, SOUTH LINE OF DRIVEWAY BY THE HIGHWAY RIGHT OF WAY LINE AND THE EXISTING FENCE LINE.
- 4.) ALL NEW LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" X 24" REBAR AND SURVEYOR'S CAP MARKED "UT PLS 7676047"

NOTES

- 1.) NO PUBLIC UTILITY IMPROVEMENTS, ROADWAYS, AND/OR ROAD MAINTENANCE
- 2.) LOT ACCESS - U.S. HIGHWAY 50-6

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, CARBON COUNTY, UTAH AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3 AND RUNNING THENCE NORTH 89°21'17" EAST ALONG THE CENTER SECTION LINE OF SAID SECTION 3, 2286.33 FEET TO A FOUND REBAR AND CAP WITH "PLS 316830" INSCRIBED THEREON; THENCE SOUTH 11°54'42" WEST, 1043.12 FEET; THENCE SOUTH 1°27'29" EAST ALONG AN EXISTING FENCE LINE, 286.51 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 50-6; THENCE SOUTH 61°10'10" WEST ALONG SAID RIGHT OF WAY LINE AND EXISTING FENCE LINE, 367.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°10'10" WEST ALONG SAID RIGHT OF WAY LINE AND EXISTING FENCE LINE, 38.75 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 03°24'02" WEST ALONG AN EXISTING FENCE LINE, 343.72 FEET; THENCE NORTH 03°16'08" WEST ALONG SAID FENCE LINE, 403.61 FEET; THENCE NORTH 83°13'52" EAST, 191.56 FEET; THENCE SOUTH 09°46'08" EAST, 219.89 FEET; THENCE SOUTH 83°13'52" WEST, 134.93 FEET; THENCE SOUTH 39°58'52" WEST, 50.99 FEET; THENCE SOUTH 03°16'08" EAST, 150.61 FEET; THENCE SOUTH 03°24'02" EAST, 327.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,369 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

SITE PLAN REVIEW COMMITTEE

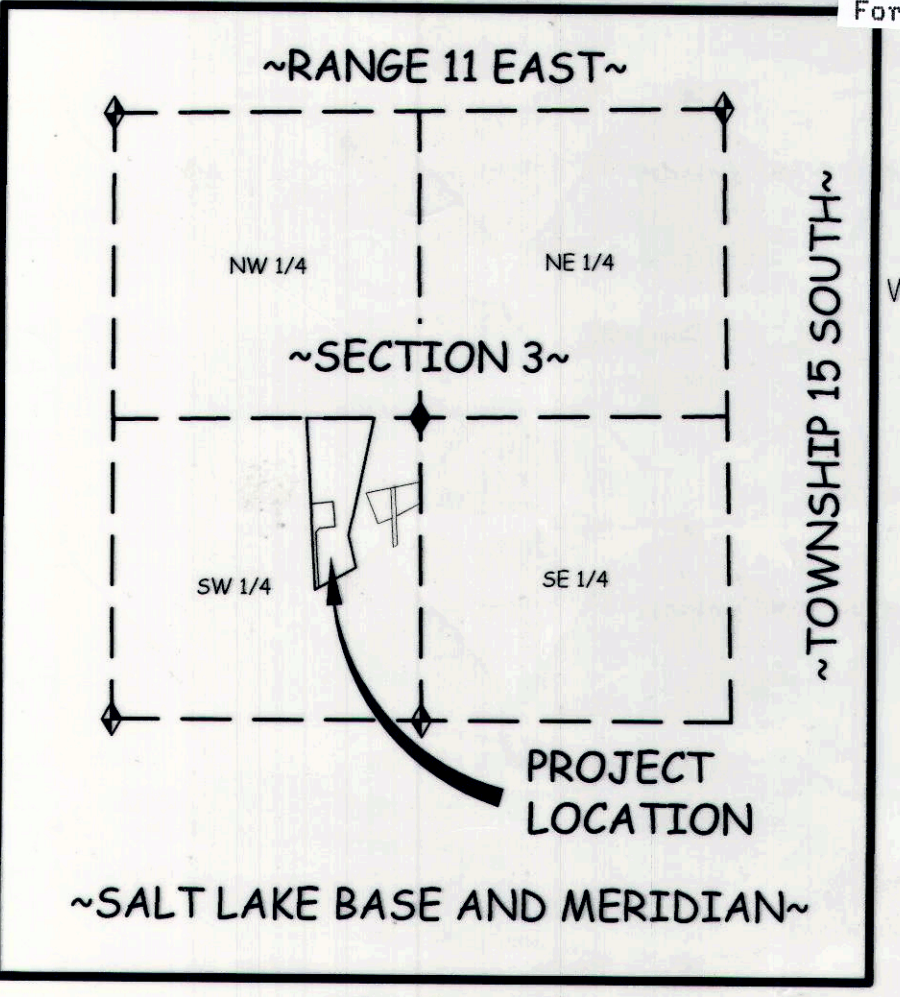
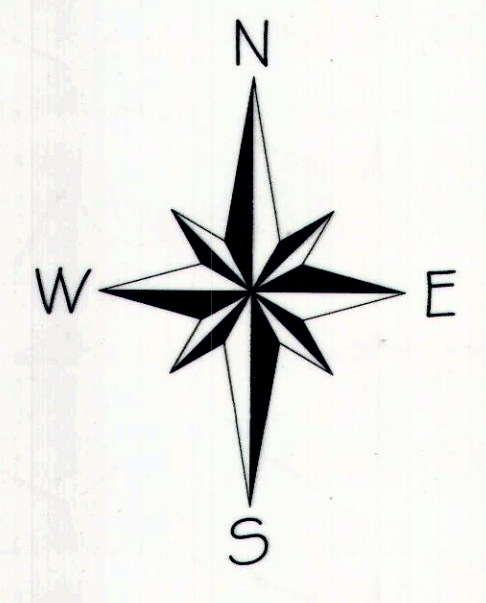
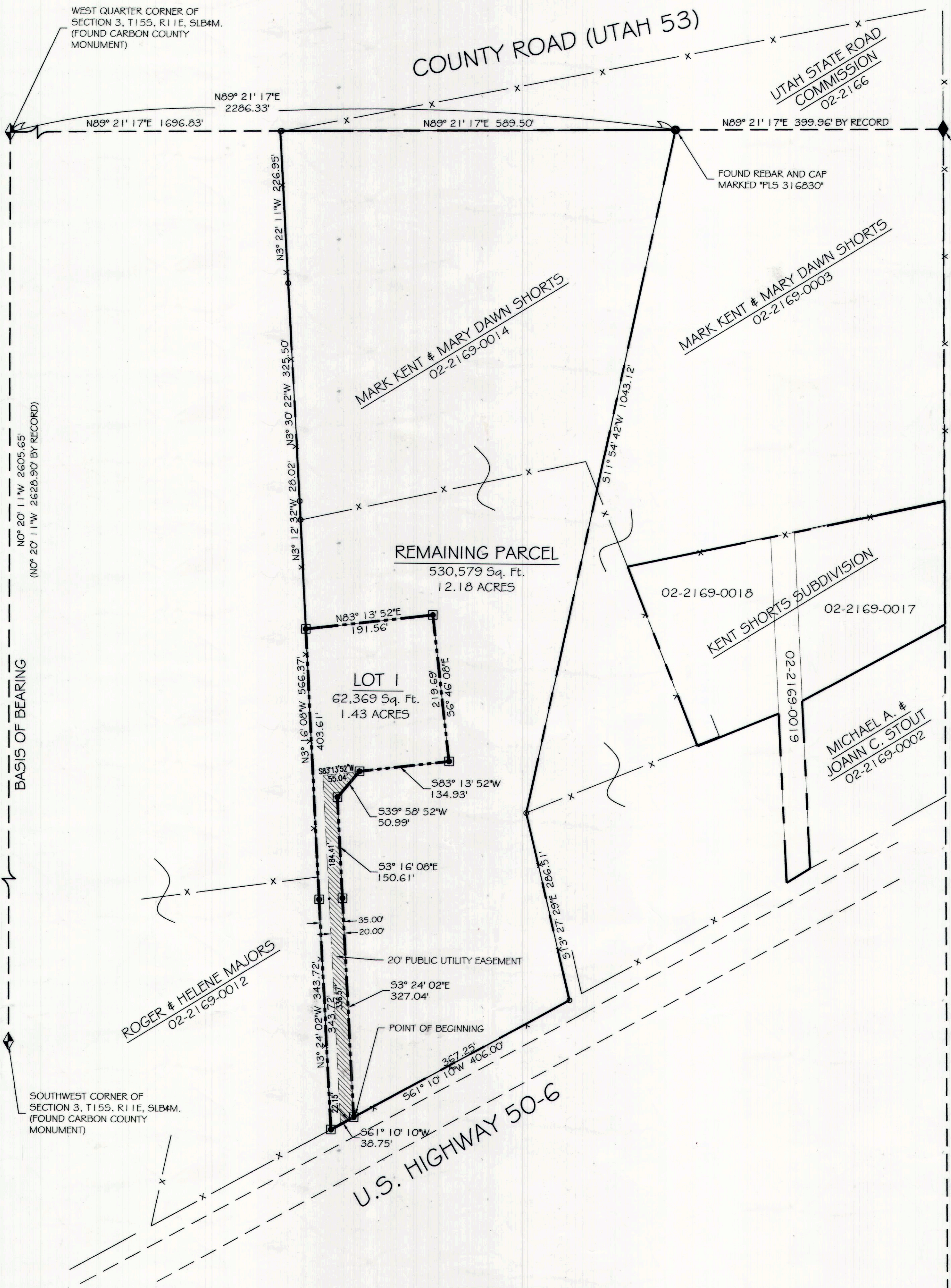
Frankie Hathaway 9/5/13
 FRANKIE HATHAWAY, CHAIRMAN DATE

OFFICE OF THE CARBON COUNTY ENGINEER

BEN GRIMES, DEPUTY CARBON COUNTY SURVEYOR DATE

RECORDER'S CERTIFICATE

RECORDED _____
 STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF
 DATE 10-4-13 TIME 1:00 PM BOOK PAGE
 VIKKI BARNETT
 VIKKI BARNETT, COUNTY RECORDER



SURVEYORS CERTIFICATE

STATE OF UTAH }
 COUNTY OF CARBON } SS
 I, BART EDWARD JENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE #7676047 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS AND UNDER MY DIRECTION, AN ACTUAL SURVEY OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS PLAT WAS MADE ON APRIL 6, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND HAS BEEN STAKED ON THE GROUND AS SHOWN HEREON.



Bart E. Jensen
 7/3/13

OWNERS CERTIFICATE

STATE OF UTAH }
 COUNTY OF CARBON } SS
 KNOW ALL MEN BY THESE PRESENTS THAT WE, MARK KENT SHORTS AND MARY DAWN SHORTS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS RECORDED IN THE OFFICE OF THE CARBON COUNTY RECORDER UNDER INSTRUMENT #00078539, BOOK 449, PAGES 345-346 (BOUNDARY FENCE LINE AGREEMENT), AND HAVE CAUSED THE SAME TO BE SUBDIVIDED TO BE HEREAFTER KNOWN AS "KIRT JENSEN SUBDIVISION" AS IT APPEARS ON THIS PLAT; THAT THE SURVEY AND STAKING THEREOF INTO LOTS AND EASEMENTS AS APPEARS ON THIS PLAT IS WITH OUR FREE CONSENT AND ACCORDING TO OUR DESIRES; THAT WE HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED FOR PUBLIC USE WITHIN THE BOUNDARIES OF SAID SUBDIVISION AS SHOWN ON THE FOREGOING PLAT. THE DEDICATION IS MADE SUBJECT TO ANY EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

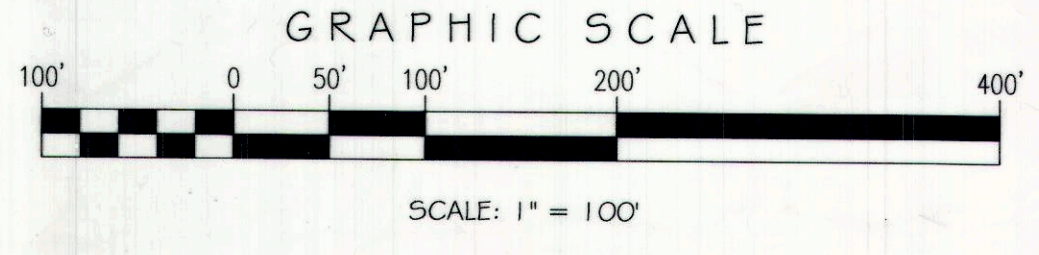
WITNESS OUR HANDS THIS 26 DAY OF September, A.D., 2013
 Mark Kent Shorts Mary Dawn Shorts
 MARK KENT SHORTS MARY DAWN SHORTS

NOTARIAL CERTIFICATE

STATE OF UTAH }
 COUNTY OF CARBON } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK KENT SHORTS THIS 26 DAY OF September, A.D., 2013
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 05-18-2016
 NOTARY PUBLIC: Danielle Champagne

NOTARIAL CERTIFICATE

STATE OF UTAH }
 COUNTY OF CARBON } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARY DAWN SHORTS THIS 26 DAY OF September, A.D., 2013
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 05-18-2016
 NOTARY PUBLIC: Danielle Champagne



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|---|--|---|----------------|
| ENGINEER/LAND SURVEYOR: | | TITLE | |
| BART E. JENSEN 621 GAGE AVE. EVANSTON, WY 82930 (307)-679-6360 | | FINAL PLAT for KIRT JENSEN SUBDIVISION A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 3, T15S, R11E, S16M & M. CARBON COUNTY, UT | |
| 3 | CHANGES PER SITE PLAN COMMITTEE REVIEW | BEJ | 6/29/13 |
| 2 | CHANGED DRIVEWAY RIGHT-OF-WAY WIDTH FROM 50' TO 35' AND MOVED P.U.E. | BEJ | 6/3/13 |
| 1 | REVERSED BEARINGS ON LAST 3 CALLS PER RECORDER'S OFFICE COMMENTS | BEJ | 5/31/13 |
| No. | DESCRIPTION | BY | DATE |
| | | | APPD. |
| REVISIONS | | DRAWING No. FP-01 3 | |
| | | Drawn By: BEJ | Date: 05/21/13 |
| | | ENGR: BEJ | Date: 05/21/13 |
| | | CHK'd. By: - | Date: - |
| | | APPD: KLJ | Date: 6/3/13 |
| | | Project No. 13-001 | SCALE AS SHOWN |