

**MINOR SUBDIVISION  
COUNTY PLANNING & ZONING COMMISSION  
APPROVAL & ACCEPTANCE**

PRESENTED TO THE CARBON COUNTY PLANNING & ZONING COMMISSION THIS 9 DAY OF August, 2000, AT WHICH TIME THIS PETITION FOR WAS APPROVED AND ACCEPTED, AS A MINOR SUBDIVISION.

*Paul J. Smith*  
PLANNING & ZONING COMMISSION CHAIRMAN

**COUNTY ENGINEERS CERTIFICATE**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

*Nick Houser* Aug. 2, 2000  
ASST. CARBON COUNTY ENGINEER DATE

**PROPERTY OWNER**

I HAVE REVIEWED AND DO HEREBY APPROVE.

*Honda Olson* 8-2-00  
PROPERTY OWNER DATE

**DESCRIPTION**

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF NORTH 0°23'17" WEST, BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 36 USED AS THE BASIS OF BEARING.

**LOT 1**  
BEGINNING AT A POINT WHICH IS LOCATED NORTH 0°23'17" WEST ALONG THE SECTION LINE, 735.25 FEET AND SOUTH 89°36'43" WEST, 601.31 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°36'43" WEST, 123.02 FEET; THENCE NORTH 3°46'43" EAST, 165.72 FEET; THENCE SOUTH 57°28'49" WEST, 94.14 FEET; THENCE NORTH 0°23'17" WEST, 135.85 FEET; THENCE SOUTH 51°06'44" EAST, 117.53 FEET; THENCE SOUTH 1°02'14" WEST, 62.78 FEET TO A FENCE LINE; THENCE NORTH 88°50'51" EAST ALONG AN EXISTING FENCE LINE, 98.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF A STATE HIGHWAY; THENCE SOUTH 1°52'02" EAST, 115.26 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS 0.470 ACRES, MORE OR LESS.

**LOT 2**  
BEGINNING AT A POINT WHICH IS LOCATED NORTH 0°23'17" WEST ALONG THE SECTION LINE, 850.47 FEET AND SOUTH 89°36'43" WEST, 604.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°50'51" WEST, 98.31 FEET; THENCE NORTH 1°02'14" EAST, 62.78 FEET; THENCE NORTH 51°06'44" WEST, 117.53 FEET; THENCE NORTH 0°23'17" WEST, 342.93 FEET; THENCE NORTH 89°36'43" EAST, 160.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF A STATE HIGHWAY; THENCE SOUTH 3°42'07" EAST, 479.58 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS 1.707 ACRES, MORE OR LESS.

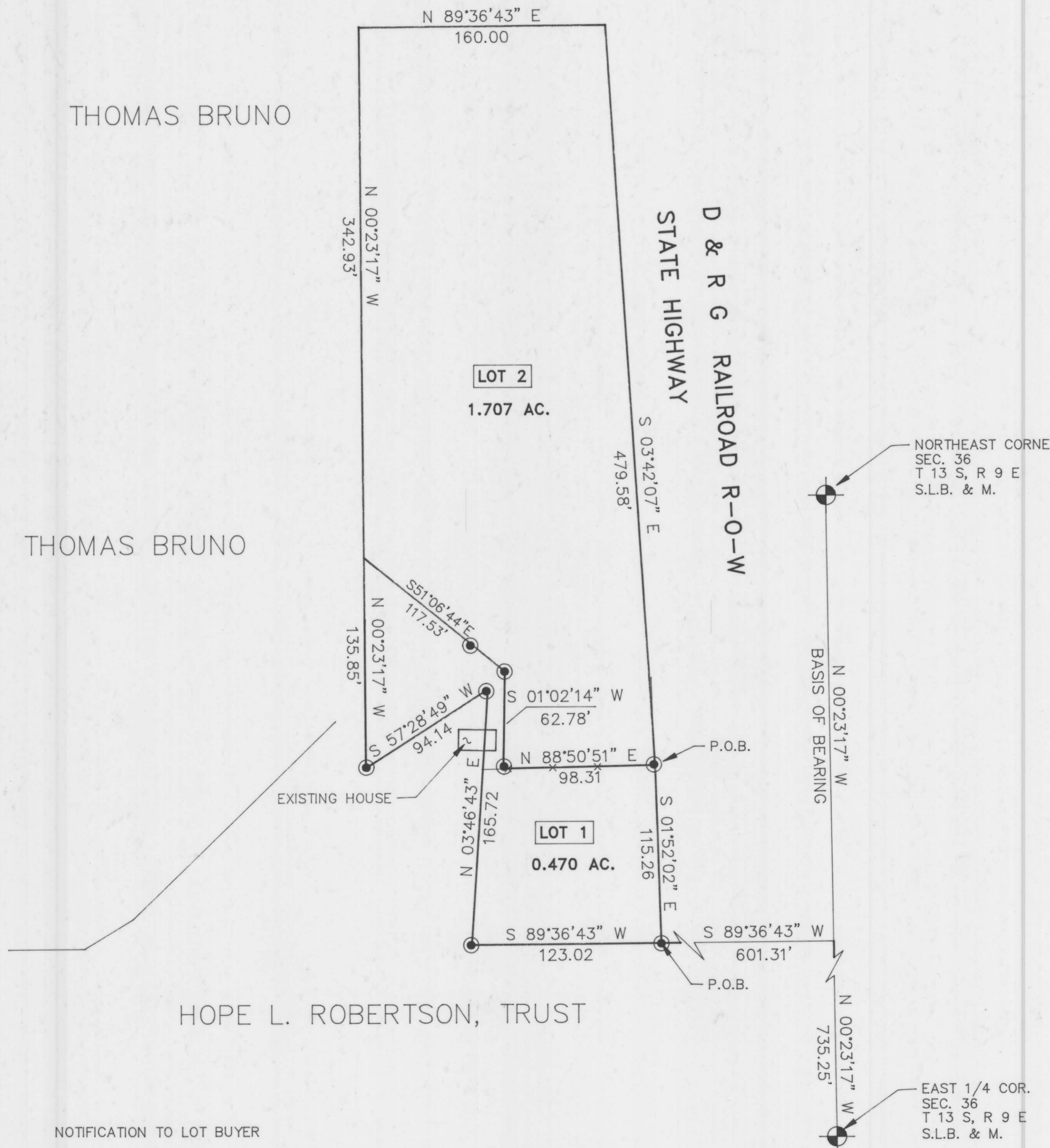
**STORM DRAINAGE**

IN COMPLIANCE WITH CARBON COUNTY ORDINANCE NO. 267.

I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF UTAH AND HAVE REVIEWED THE LANDS THAT ARE PROPOSED TO BE DEVELOPED AS THE LUXURY HOMES MINOR SUBDIVISION AND HAVE DETERMINED THAT IF THE RESIDENTIAL STRUCTURES BUILT ON THIS LOT COMPLY WITH THE BUILDING CODE AND STANDARD ARCHITECTURAL PRACTICE BY COMPLETING THE SITES WITH A 2% SLOPE FOR 20 FEET AWAY FROM ALL STRUCTURES THAT NO MAJOR IMPACTS FROM STORM DRAINAGE WILL OCCUR ON THIS PROPERTY OR ADJOINING PROPERTIES.

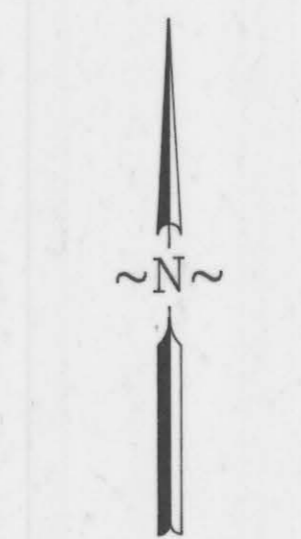
*Evan E. Hansen* AUG. 2, 2000  
EVAN E. HANSEN DATE

**LUXURY HOMES MINOR SUBDIVISION**

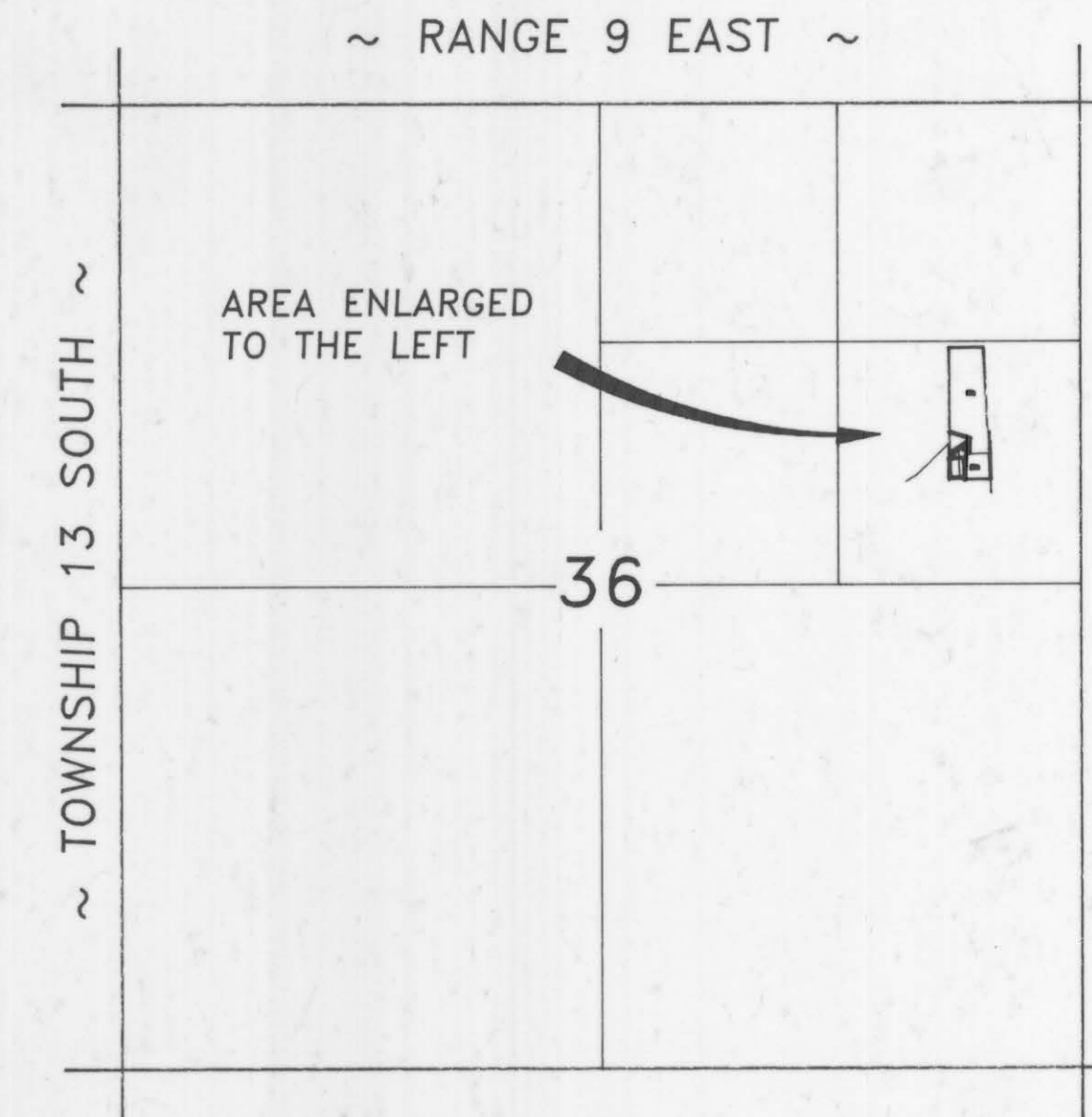


NOTIFICATION TO LOT BUYER

THIS SUBDIVISION IS LOCATED IN A TRADITIONALLY FARMING AREA. PERSONS WHO PURCHASE A LOT IN THIS SUBDIVISION SHOULD EXPECT THAT AGRICULTURE ACTIVITIES WILL CONTINUE, INCLUDING SIGHTS, SOUNDS, AND ODORS ASSOCIATED WITH AGRICULTURE ACTIVITIES.



SCALE: 1" = 50'



**VICINITY MAP**

**LEGEND**

- SECTION CORNER
- PROPERTY LINE
- 5/8" x 24" REBAR SET WITH CAP

**ENGINEER'S CERTIFICATE**

I, EVAN E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER HOLDING CERTIFICATE NO. 145656 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Evan E. Hansen* AUG. 2, 2000  
EVAN E. HANSEN DATE

	SE1/4 NE1/4 SECTION 36, T 13 S, R 9 E, S.L.B. & M.	
	<b>Empire Engineering &amp; Land Surveying Inc.</b>	
	1665 E. Sagewood Rd. Price, Utah 84501 Phone (801) 637-5748	
	Property Survey For: <b>MINOR SUBDIVISION PLAT FOR LUXURY HOMES</b>	
Drawn By: THK	Approved By: EEH	Approved By:
Date: 6/26/00	Scale: 1" = 50'	EEESD-113 D

LUXURY HOMES  
36-13-9