

MBO PROPERTIES SUBDIVISION

Ent. 86772-0001, Bk. 196-3, Pg. 2-200
Feet: \$55.00 Check Filed By: RO
MBO PROPERTIES
CARBON COUNTY CORPORATION
For: MBO PROPERTIES

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO LOCATE AND DIVIDE ONE LOT FROM PARCELS 02-1072-0001
THE BASIS OF BEARING USED FOR THIS SURVEY (S SOUTH 00°32'35" EAST BETWEEN THE NORTHEAST
CORNER AND THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT
LAKE BASE AND MERIDIAN.
A 2007 SURVEY BY EVAN HANSEN RECORDED AS SURVEY #460 WAS ACCEPTED AND USED AS A
REFERENCE FOR THIS SURVEY.

CERTIFICATE OF SURVEY

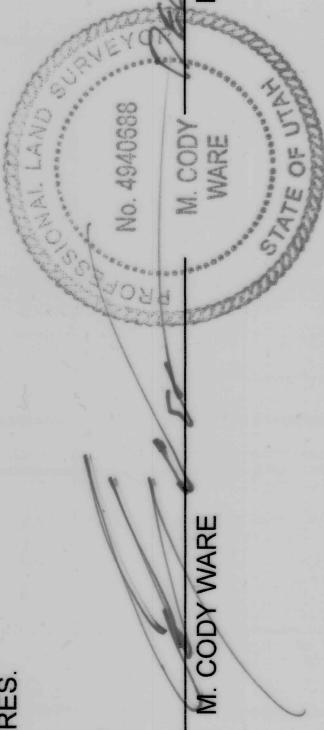
I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSE NO.
4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY
AUTHORITY OF THE OWNERS(S), I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAT
AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOT(S), HEREAFTER TO BE KNOWN
AS THE:

MBO PROPERTIES SUBDIVISION

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

BOUNDARY DESCRIPTION LOT 1

BEGINNING AT A POINT WHICH LIES ON THE WEST LINE OF FAIRGROUNDS ROAD; SAID POINT LIES 1028.8
FEET SOUTH 00°32'35" EAST AND 11.7 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH
00°25'58" EAST 162.16 FEET ALONG SAID FAIRGROUNDS ROAD RIGHT-OF-WAY, THENCE SOUTH 89°50'20"
WEST 354.76 FEET ALONG SAID RIGHT-OF-WAY, THENCE S89°50'20"W 354.76' (ALONG FENCE) TO THE
WEST 1/4 CORNER OF SECTION 18, T. 14 S., R. 10 E., S.L.B. & M., FOUND REFERENCE MONUMENT,
THENCE S00°53'22"E 309.63' TO THE POINT OF BEGINNING.
RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 30°49'08" (CHORD BEARS S86°19'44"E 363.07') TO THE
POINT OF BEGINNING.
CONTAINS 2.01 ACRES.



ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED
TRACTS OF LAND, HAVING CAUSED THE SAME TO BE AMENDED AND TO BE HEREAFTER KNOWN AS THE:

MBO PROPERTIES SUBDIVISION

DO HEREBY APPROVE THIS PLAT:

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF December 2023.

Ballard Family Enterprises LLC
Doris Johnston



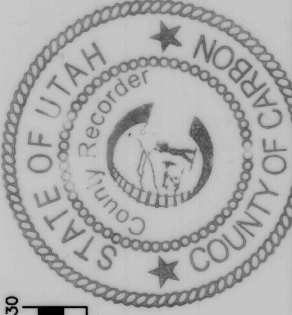
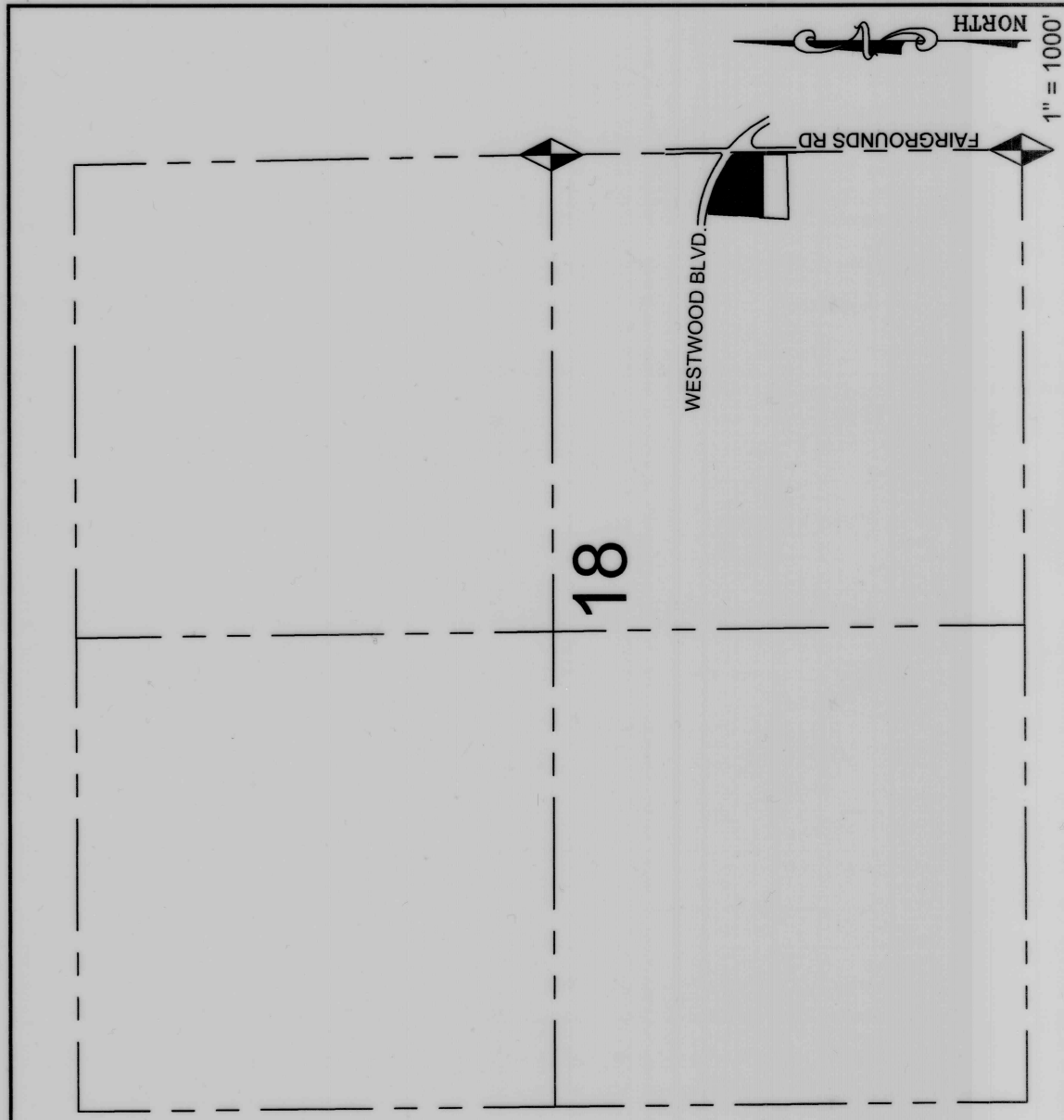
STATE OF UTAH
COUNTY OF CARBON } S.S.

ON THE 13th DAY OF December 2023 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF
THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Doris Johnston
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-14-2025



VICINITY MAP
TOWNSHIP 14 SOUTH, RANGE 10 EAST, S.L.B. & M.



CARBON COUNTY RECORDER
STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF:
DATE 12/14/23 TIME 2:47 P.M. BOOK 1143 PAGE 240
Karla Medley
KARLA MEDELEY

CARBON COUNTY SURVEYOR
WACZY R. ALLRED
DATE 12-14-23

DIRECTOR OF PLANNING
Todd Thorne
TODD THORNE
DATE 12-14-23

CARBON COUNTY ATTORNEY'S OFFICE
Christian Bryner
CHRISTIAN BRYNER
DATE 12/13/23

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Christian Bryner
CHRISTIAN BRYNER
DATE 12/13/23

WARE SURVEYING, L.L.C.

Phone: 435-820-4335
Email: waresurveying@emerytelcom.net

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Pocatello, Utah 84501