

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

21 22

S00°31'48"E  
633.5'

NICK LANE

01-2596-0003  
COPPER

01-2596-0001  
NEW

N72°48'48"E  
173.50'

EAST  
273.7'

POINT OF  
BEGINNING

GARAGE

10.0'

01-2596-0005  
NEW

S13°55'32"E  
239.88'

LOT 1  
0.94 ACRES

HOUSE

REMAINING W/LL

S71°31'36"W  
161.61'

01-2596-0005  
NEW

RADIUS = 490.00'  
LENGTH = 56.45'  
DELTA = 6°36'02"  
CHORD = N19°19'01"W  
CHORD L = 56.42'

01-2596-0005  
NEW

21 22  
28 27

SOUTHWEST CORNER,  
SECTION 22, T. 14 S.,  
R. 10 E., S.L.B.&M.



GRAPHIC SCALE

1 in. = 30 ft.

## NICK HILL SUBDIVISION

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND DIVIDE THE LOT WITH AN EXISTING HOME SHOWN HEREON WHICH IS PART OF PARCEL 01-2596-0005 FOR JIM NEW.

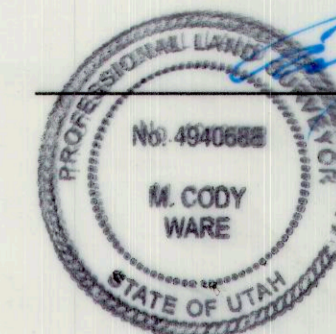
THE RIGHT-OF-WAY OF NICK LANE WAS ESTABLISHED BY SURVEYING THE EXISTING IMPROVEMENTS AND OFFSETTING THE CENTERLINE 30 FEET TO ACHIEVE A 60 FOOT RIGHT-OF-WAY.

THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 00°31'48" EAST BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

### CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4940688 AS PRESCRIBED BY 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. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

DATE: Feb. 24, 2020



M. CODY WARE

### LOT 1 DESCRIPTION

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE SOUTH LINE OF PARCEL 01-2596-0003 DESCRIBED AT ENTRY 824080, BOOK 820, PAGE 235 IN THE OFFICIAL RECORDS OF THE CARBON COUNTY RECORDER AND THE EASTERLY RIGHT-OF-WAY OF NICK LANE; SAID POINT LIES 633.5 FEET SOUTH 00°31'48" EAST ALONG SECTION LINE AND 273.7 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 72°48'48" EAST 173.50 FEET PARTIALLY ALONG THE SOUTH LINE OF SAID PARCEL 01-2596-0003; THENCE SOUTH 13°55'32" EAST 239.88 FEET; THENCE SOUTH 71°31'36" WEST 161.61 FEET TO SAID EASTERLY RIGHT-OF-WAY OF NICK LANE AND A POINT OF CURVATURE OF A 490.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 56.45 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 6°36'02" (CHORD BEARS: N19°19'01"W 56.42'); THENCE NORTH 16°01'00" WEST 186.78 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINS 0.94 ACRES.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE:

### NICK HILL SUBDIVISION

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 11th DAY OF March, 2020.

Jim New

Jennifer L. Tatton

### ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF CARBON } S.S.

ON THE 11th DAY OF March, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

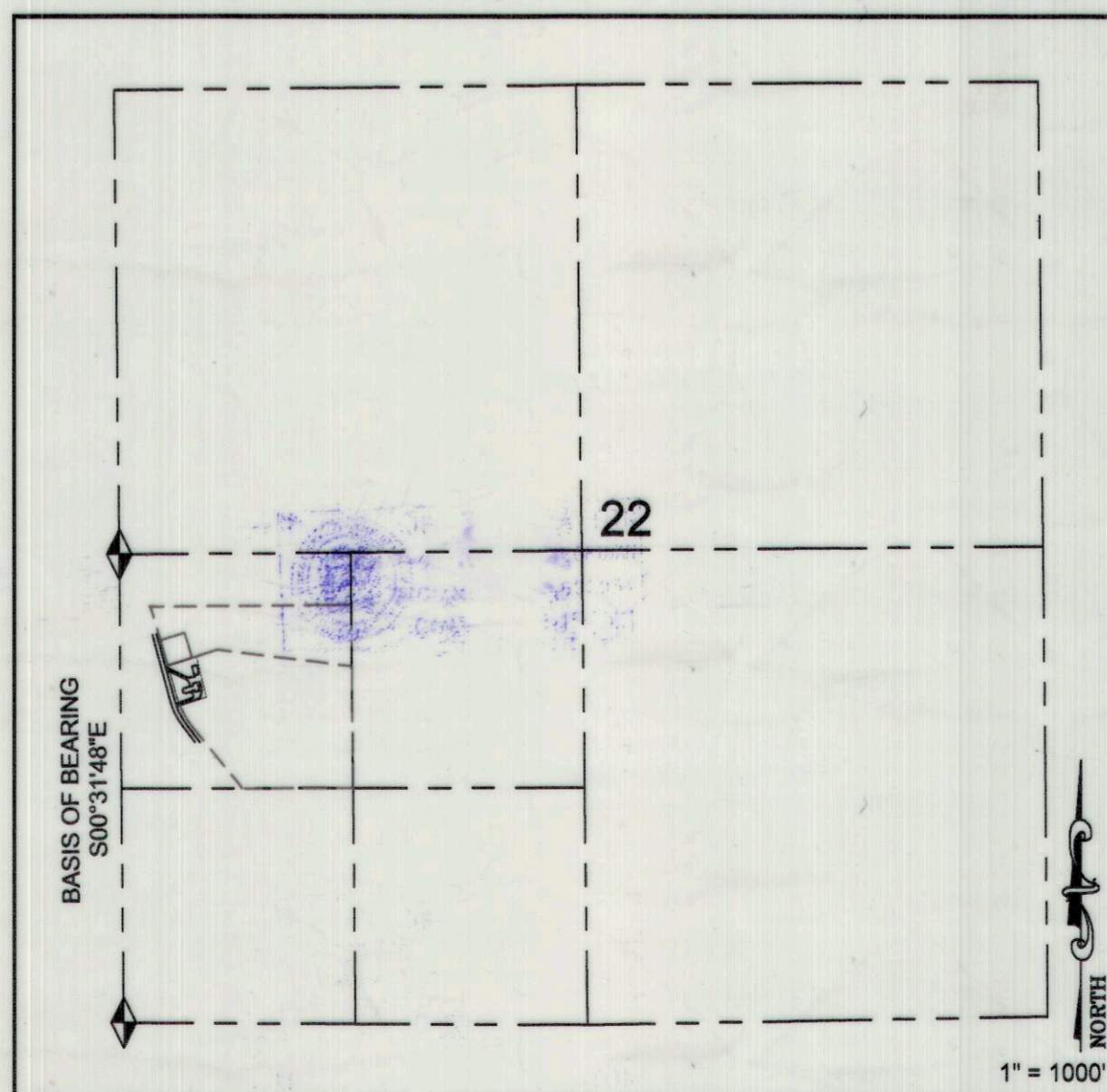
Jennifer L. Tatton  
NOTARY PUBLIC

1-15-2021  
MY COMMISSION EXPIRES



### VICINITY MAP

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



APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2020  
BY THE CITY PLANNING DEPARTMENT.

PRESENTED TO THE CITY COUNCIL THIS 24th DAY  
OF February 2020, AT WHICH TIME THIS  
PLAT WAS APPROVED AND ACCEPTED.  
ATTEST: CITY RECORDER  
MAYOR

APPROVAL AS TO FORM  
APPROVED THIS 24th DAY  
OF February 2020.  
CITY ATTORNEY

ENGINEER'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS  
CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE 2/25/20  
RUSSELL SEELEY, CITY ENGINEER

RECORDED #  
STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF:  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ COUNTY RECORDER

SURVEY FOR:		
JIM NEW		
PRICE CITY, CARBON COUNTY, UTAH		
N.W. 1/4 - S.W. 1/4, SECTION 22, TOWNSHIP 14 S., RANGE 10 E., S. L. B. & M.		
DRAWING RECORD	DESCRIPTION	BY
NO. DATE		M.C.W.
1 02-17-20	PLOTTED FOR REVIEW	
WARE SURVEYING, L.L.C.		
Phone: 435-820-4335 Email: waresurveying@emerytel.com.net		
1344 North 1000 West Price, Utah 84501		