

PIERCE SUBDIVISION PHASE I

PRICE CITY, CARBON COUNTY, UTAH

Ent: 863390, Bk: 1040, Pg: 641
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Fee: \$55.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: ELLIS PIERCE

RECORDED #
STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF:

DATE TIME BOOK PAGE

KARLA MEDLEY, CARBON COUNTY RECORDER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 01-2503-0000 INTO THE 2 LOTS SHOWN HEREON. THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 00°37'12" EAST BETWEEN THE NORTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN. A 1999 SURVEY FOR CSK AUTO BY BRUCE PIMPER RECORDED AS SURVEY #282 WAS ACCEPTED AND USED AS A REFERENCE FOR THIS SURVEY (SURVEY #282). THE 2012 EASTGATE SUBDIVISION PLAT BY ARTHUR LeBARON WAS ALSO ACCEPTED AND USED AS A REFERENCE (ENTRY #816148). A BLUE STAKE WAS CALLED IN FOR THE PROPERTY AND WAS USED FOR THE BURIED UTILITIES SHOWN HEREON. THE BOUNDARIES FOR THE LOTS SHOWN HEREON WAS SURVEYED AND DEFINED BY THE FOLLOWING:
NORTH LINE LOT 1 - MAIN STREET RIGHT OF WAY AS DEFINED BY REFERENCE PLATS MENTIONED ABOVE.
EAST LINE LOT 1 - WEST BOUNDARY OF CSK AUTO SURVEY.
SOUTH LINE LOT 1 - EASTGATE SUBDIVISION BOUNDARY.
WEST LINE LOT 1 - EASTGATE SUBDIVISION BOUNDARY.
NORTH LINE LOT 2 - SOUTH BOUNDARY OF CSK AUTO SURVEY.
EAST LINE LOT 2 - BOUNDARY LINE AGREEMENT: ENTRY 73050, BK 431, PG 660.
SOUTH LINE LOT 2 - 40 ACRE LINE.
WEST LINE LOT 2 - EASTGATE SUBDIVISION BOUNDARY.

DESCRIPTION LOT 1

BEGINNING AT A POINT WHICH LIES 1073.3 FEET SOUTH 00°37'12" EAST ALONG SECTION LINE AND 873.3 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT IS A CORNER OF THE EASTGATE SUBDIVISION; THENCE NORTH 55°37'32" WEST 103.75 FEET ALONG SAID SUBDIVISION; THENCE NORTH 23°59'00" EAST 230.79 FEET ALONG SAID SUBDIVISION TO THE SOUTHERLY RIGHT-OF-WAY OF MAIN STREET AND A POINT OF CURVATURE OF A 1860.08 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 143.98 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 4°26'06" (CHORD = S56°41'51"E 143.94') TO THE NORTHWEST CORNER OF PARCEL 01-2503-0002; THENCE SOUTH 23°59'00" WEST 226.19 FEET ALONG SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 66°01'00" WEST 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EXISTING AND ADDITIONAL RESERVED EASEMENT OVER THE EAST 40 FEET AS SHOWN HEREON. CONTAINS 0.757 ACRE (INCLUDES EASEMENT AREA).

DESCRIPTION LOT 2

BEGINNING AT A POINT WHICH LIES 1073.3 FEET SOUTH 00°37'12" EAST ALONG SECTION LINE AND 873.3 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT IS A CORNER OF THE EASTGATE SUBDIVISION; THENCE SOUTH 66°01'00" EAST 219.70 FEET PARTIALLY ALONG THE SOUTH BOUNDARY OF PARCEL 01-2503-0002; THENCE SOUTH 23°59'00" WEST 170.37 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22 (40 ACRE LINE); THENCE SOUTH 89°24'23" WEST 142.90 FEET ALONG SAID 40 ACRE LINE TO THE EAST BOUNDARY OF THE EASTGATE SUBDIVISION; THENCE NORTH 02°39'03" EAST 246.70 FEET ALONG SAID SUBDIVISION TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT OVER THE NORTH 40 FEET AS SHOWN HEREON. CONTAINS 0.834 ACRE (INCLUDES EASEMENT AREA).

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: Oct. 19, 2022 M. CODY WARE

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:

PIERCE SUBDIVISION PHASE I

DO HEREBY APPROVE THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12 DAY OF December, 2022.

ACKNOWLEDGMENT

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

ON THE 12 DAY OF December, 2022 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Jessica Gibson
NOTARY PUBLIC

04-03-2024
MY COMMISSION EXPIRES

JESSICA GIBSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 711371
COMM. EXP. 04-03-2024

PIERCE SUBDIVISION PHASE I

PRICE CITY, CARBON COUNTY, UTAH
NW 1/4, SECTION 22, TOWNSHIP 14 S., RANGE 10 E., S. L. B. & M.

NO.	DATE	DESCRIPTION	BY
1	02-16-22	PLOTTED FOR REVIEW	M.C.W.

WARE SURVEYING, L.L.C.

Phone: 435-820-4335
Email: waresurveying@emerytel.com.net

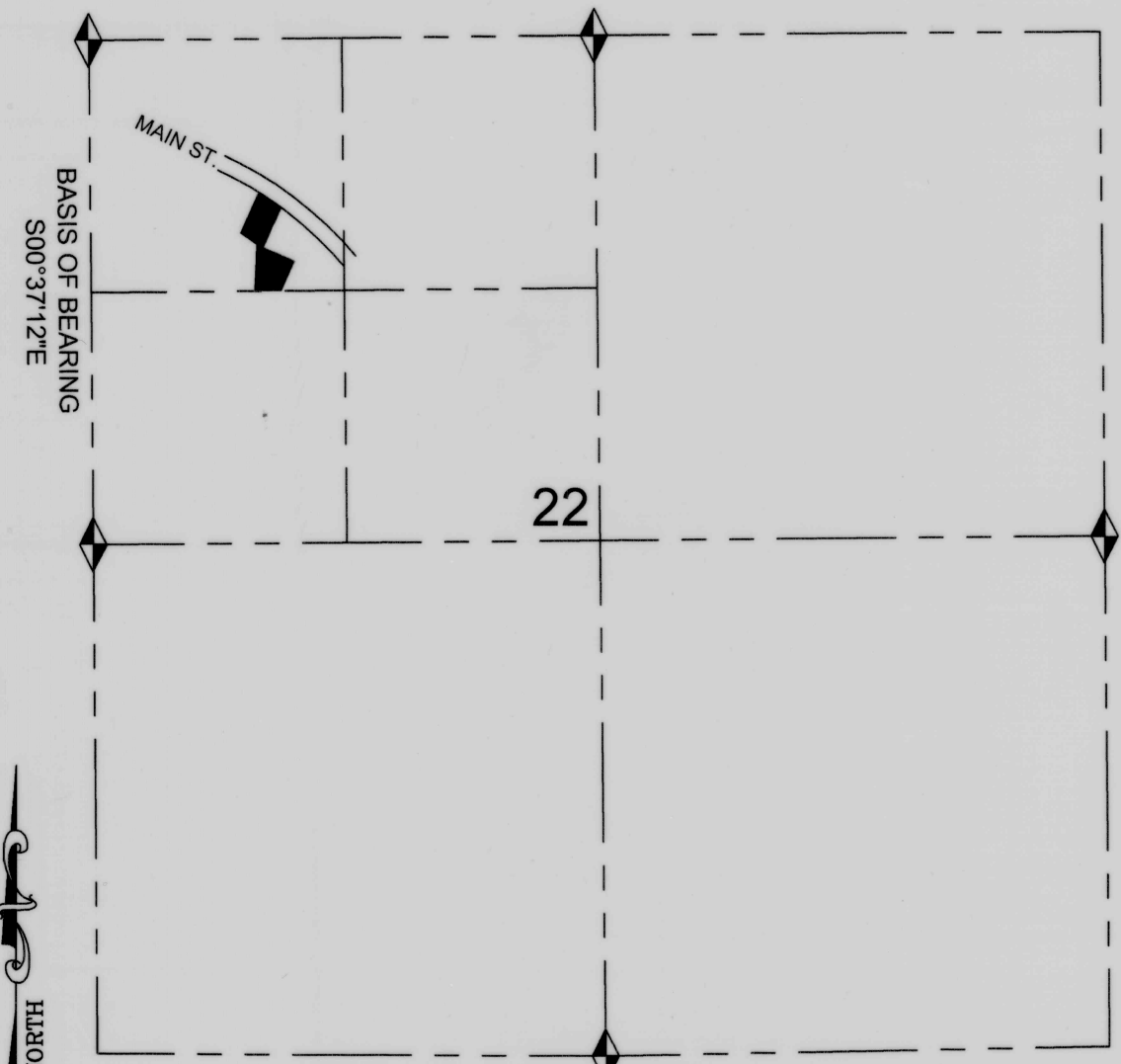
1344 North 1000 West
Price, Utah 84501

LEGEND

- SUBDIVISION/LOT BOUNDARY
- SECTION LINE
- EASEMENT
- ADJOINING PARCEL LINES
- FENCE LINES
- POWER LINE
- FIBER LINE
- SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- SET 5/8" REBAR & CAP
- FOUND SECTION MONUMENT

VICINITY MAP

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



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

BASIS OF BEARING
S00°37'12"E

EAST
873.3'

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

PLANNING DEPARTMENT
APPROVED THIS 14th DAY OF October 2022
BY THE CITY PLANNING DEPARTMENT.
NICK TATTON

PRESENTED TO THE CITY COUNCIL
OF PRICE CITY, UTAH
ON 10/19/2022 AT WHICH TIME THIS
PLAT WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER
MAYOR

APPROVAL AS TO FORM
APPROVED THIS 15th DAY OF October 2022
CITY ATTORNEY

PUBLIC WORKS DIRECTOR
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS
CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE MILES NELSON