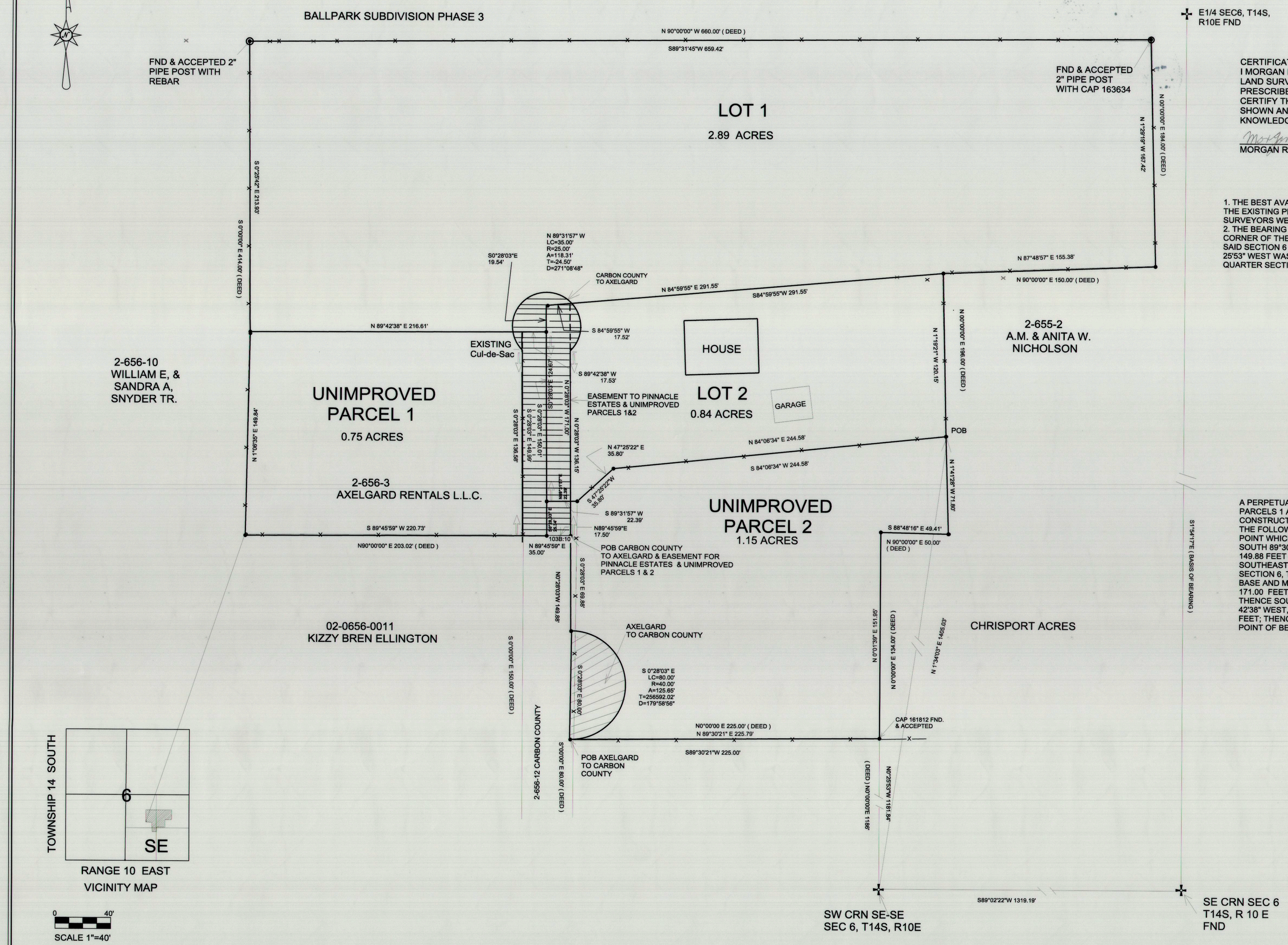
Ent 828411 Bk 843 Pg 242
Date: 05-MAY-2015 3:35:22PM
Fee: $33.00 Check Filed By: LT
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: KORIE AXELGARD

PINNACLE ESTATES SUBDIVISION



PROFESSIONAL LAND SURVEYOR
161293-2201
MORGAN R. MOON
STATE OF UTAH

CERTIFICATION
I MORGAN R. MOON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NUMBER 161293 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Morgan R. Moon 3/16/2015
MORGAN R. MOON DATE

NOTES
1. THE BEST AVAILABLE EVIDENCE FOR THE LOCATION OF THE PARCEL WAS THE EXISTING PERIMETER FENCES.THE CAPS AND REBAR SET BY PREVIOUS SURVEYORS WERE USED FOR THE CORNERS WHEN THEY WERE AVAILABLE.
2. THE BEARING OF THE EXISTING FENCE LINE BETWEEN THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND THE FOUND CAPPED REBAR (162812) OF NORTH 0° 25'53" WEST WAS USED FOR THE BEARING OF THE WEST LINE OF THE SAID QUARTER SECTION.

EASEMENT FOR PINNACLE ESTATES AND UNIMPROVED PARCELS 1 &2

A PERPETUAL EASEMENT FOR LOTS 1, 2 AND UNIMPROVED PARCELS 1 AND 2 FOR INGRESS AND EGRESS AND CONSTRUCTION AND MAINTENANCE OF UTILITIES ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT WHICH LIES NORTH 0°25'53" WEST,1181.84 FEET AND SOUTH 89°30'21" WEST, 225.79 FEET AND NORTH 0°28'03" WEST, 149.88 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING NORTH 0°28'03" WEST, 171.00 FEET; THENCE SOUTH 84°59'55" WEST, 17.52 FEET; THENCE SOUTH 0°28'03" EAST, 19.54 FEET; THENCE SOUTH 89° 42'38" WEST, 17.53 FEET THENCE SOUTH 0°28'03" EAST, 149.99 FEET; THENCE NORTH 89°45'59" EAST, 35.00 FEET TO THE POINT OF BEGINNING.

LEGEND
- SECTION LINE
- PROPERTY LINE
- FENCE LINE
- CAPPED REBAR SET
- FOUND AND ACCEPTED CAP
- SECTION CORNER

LEGAL DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND IN CARBON COUNTY, UTAH WHICH IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 1°34'03" EAST 1405.03 FEET FROM SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND RUNNING NORTH 1°19'21" WEST, 120.15 FEET; THENCE NORTH 87°48'57" EAST, 155.38 FEET; THENCE NORTH 1°29'19" WEST, 167.42 FEET; THENCE SOUTH 89°31'45" WEST, 659.42 FEET; THENCE SOUTH 0°25'42" EAST, 213.93 FEET; THENCE NORTH 89°42'38" EAST, 216.61 FEET; THENCE SOUTH 0°28'03" EAST, 124.67 FEET; THENCE NORTH 89°31'57" EAST, 22.39 FEET; THENCE NORTH 47°25'22" EAST, 35.80 FEET; THENCE NORTH 84°06'34" EAST, 244.58 FEET TO THE POINT OF BEGINNING. CONTAINING 3.73 ACRES MORE OR LESS. SUBJECT TO RESERVATION AND RESTRICTIONS OF RECORD AND RIGHT OF WAYS AND EASEMENTS EVIDENCED.

BASIS OF BEARING IS SOUTH 1°54'17" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTH EAST CORNER OF SAID SECTION 6 AS ESTABLISHED BY CARBON COUNTY NAD 83 STATE PLANE COORDINATES.

AXELGARD TO CARBON COUNTY
DESCRIPTION OF A PARCEL OF LAND IN CARBON COUNTY, UTAH WHICH IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 10 EAST SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 0°25'53" WEST, 1181.84 FEET AND SOUTH 89°30'21" WEST, 225.79 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND RUNNING NORTH 0°28'03" WEST, 80.00 FEET TO THE BEGINNING OF A NONTANGENT HORIZONTAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 0°28'03" EAST AND A CHORD LENGTH OF 80.00 FEET, AND RUNNING AROUND THE CURVE 125.65' TO THE POINT OF BEGINNING. CONTAINING .06 ACRES MORE OR LESS.

CARBON COUNTY TO AXELGARD
DESCRIPTION OF A PARCEL OF LAND IN CARBON COUNTY, UTAH WHICH IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 0°25'53" WEST, 1181.84 FEET AND SOUTH 89°30'21" WEST, 225.79 FEET AND NORTH 0°28'03" WEST,149.48 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND RUNNING NORTH 0°28'03" WEST, 136.15 FEET TO THE BEGINNING OF A NONTANGENT HORIZONTAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 89°31'57" WEST AND A CHORD LENGTH OF 35.00 FEET, THENCE RUNNING AROUND THE CURVE 118.31 FEET; THENCE SOUTH 0°28'03" EAST, 136.58 FEET, THENCE NORTH 89°45'59" EAST, 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES MORE OR LESS.

ACKNOWLEDGEMENT AND DEDICATION

KNOWN ALL MEN BY THESE PRESENT,
THAT_____
THE
OWNERS OF THE ABOVE TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS. TO BE HEREAFTER KNOWN AS THE PINNACLE ESTATES SUBDIVISION DO HEREBY APPROVE THIS PLAT AND DEDICATE IN PERPETUITY TO THE PUBLIC THE ROADS AND EASEMENTS SHOWN ON THIS PLAT FOR PUBLIC USE.
IN WITNESS HEREOF WE HEREUNTO SET OUR HANDS
THIS 11th DAY OF March, 2015
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME
Denise Knowlden 3-7-18
NOTARY PUBLIC MY COMMISSION EXPIRES

KNOWN BY ALL MEN PRESENT THAT _____
THE
OWNERS OF THE ABOVE TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE PINNACLE ESTATES SUBDIVISION DO HEREBY APPROVE THIS PLAT.IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__
Bonnie Axelgard Kevin Axelgard
STATE OF UTAH
SS
COUNTY OF CARBON
ON THE 11th DAY OF March, 2015
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING.

DENISE KNOWLDEN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 675441
COMM. EXP. 03-07-2018

DRAINAGE PLAN
THE RESIDENTIAL STRUCTURES BUILT ON THIS SITE WILL HAVE A 2% SLOPE FOR 10 FEET AWAY FROM ALL STRUCTURES AND AN 18 INCH BY 20 FOOT CULVERT WILL BE INSTALLED AT THE APPROACHES OFF THE COUNT ROAD.

PURPOSE: TO DIVIDE THE PROPERTY INTO LOTS.

SITE PLAN REVIEW COMMITTEE
May 5, 15
DAVE LEVANGER DATE

RECORDED Korie Axelgard - Pinnacle Estates Sub
STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF Korie Axelgard
DATE 5/5/15 TIME 3:35:22pm
BOOK 843 PAGE 242
LAURIE TRYON COUNTY RECORDER

CARBON COUNTY ENGINEER
5/5/15
BEN GRIMES DEPUTY CARBON COUNTY SURVEYOR DATE

MORGAN MOON CO. L.L.C.
BOX 182 WELLINGTON, UTAH 84542
435-637-3437

PINNACLE ESTATES SUBDIVISION

PINNACLE ESTATES
EAST FIRE CORP. IRVINE CA.
EFH-55

Traverse PC