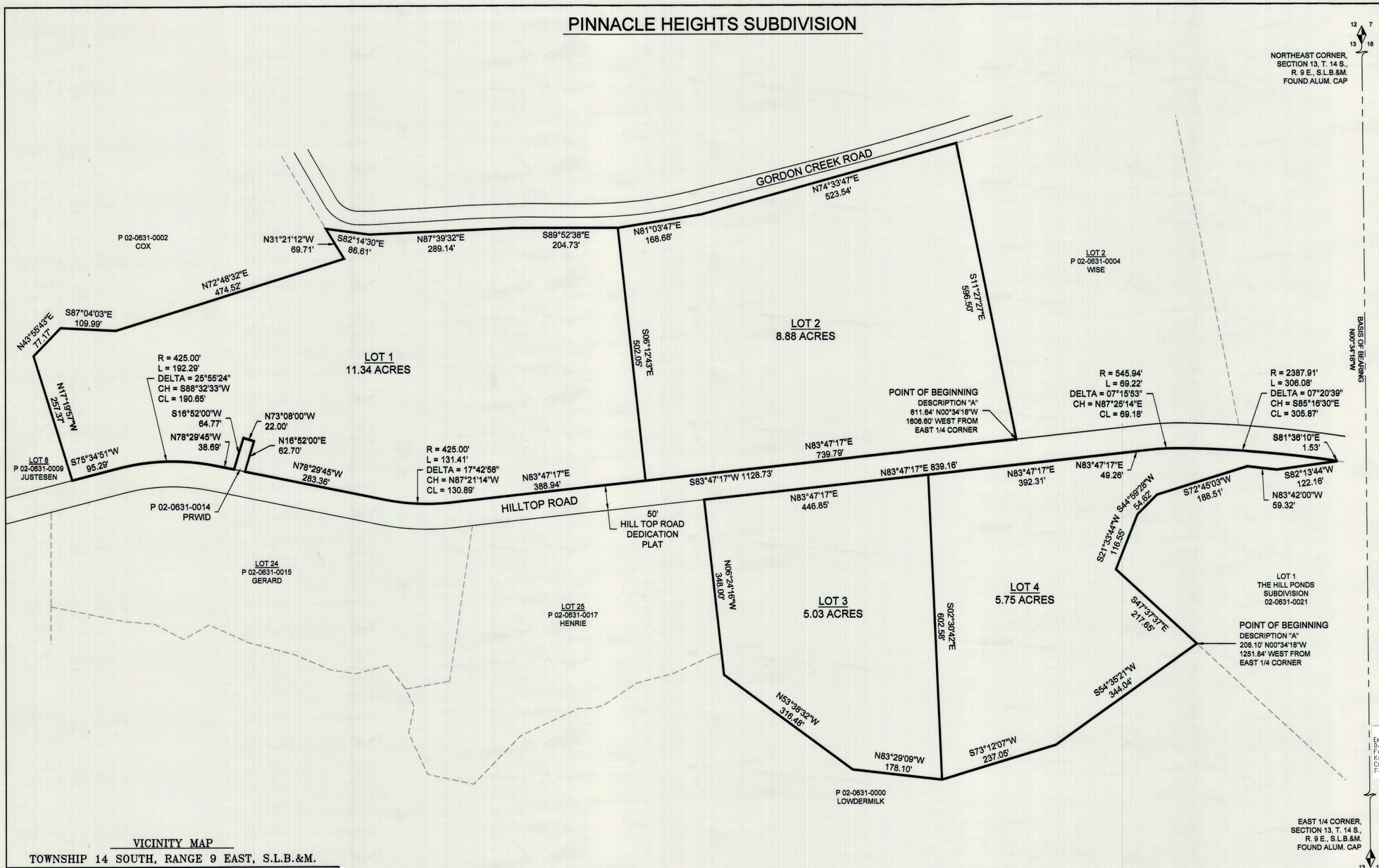
PINNACLE HEIGHTS SUBDIVISION



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO LOCATE AND DIVIDE A PORTION OF PARCEL 2-63
LOTS SHOWN HEREON. IT IS THE INTENT OF THIS PLAT AND THE LANDOWNER TO L
DESCRIBE THE REMAINING HILL TOP PROPERTY.
THE BASIS OF BEARING USED FOR THIS SURVEY IS NORTH 00°34'18" WEST BETWEE
QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 14 S
9 EAST, SALT LAKE BASE AND MERIDIAN.

CERTIFICATE OF SURVEY

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

PINNACLE HEIGHTS SUBDIVISION

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

BOUNDARY DESCRIPTION "A" (SOUTH SIDE OF P

BEGINNING AT A POINT WHICH LIES 208.10 FEET NORTH 00°34'18" WEST ALONG SEC
AND 1251.84 FEET WEST FROM A FOUND CARBON COUNTY, ALUMINUM MONUMENT
QUARTER CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAK
MERIDIAN, AND RUNNING THENCE SOUTH 54°35'21" WEST 344.04 FEET; THENCE SOU
WEST 237.05 FEET; THENCE NORTH 83°29'09" WEST 178.10 FEET; THENCE NORTH 53
316.48 FEET; THENCE NORTH 06°24'16" WEST 348.00 FEET PARTIALLY ALONG THE EA
LOT 25, THE HILL SUBDIVISION AMENDMENT NO. 1, PHASE VI, TO THE SOUTHERLY R
LINE OF HILL TOP ROAD (50.00' WIDE) AS SHOWN ON THE "HILL TOP ROAD DEDICATI
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) C
NORTH 83°47'17" EAST 888.42 FEET TO A POINT OF CURVATURE OF A 545.94 FOOT R
TO THE RIGHT; THENCE EASTERLY 69.22 FEET ALONG THE ARC OF SAID CURVE THR
CENTRAL ANGLE OF 07°15'53" (CHORD BEARS: N87°25'14"E 69.18') TO A POINT OF CO
CURVATURE OF A 2387.91 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'39" (CHORD
S85°16'30"E 305.87'); THENCE SOUTH 81°36'10" EAST 1.53 FEET; THENCE SOUTH 82°
122.16 FEET; THENCE NORTH 83°42'00" WEST 59.32 FEET; THENCE SOUTH 72°45'03" W
FEET; THENCE SOUTH 44°59'28" WEST 54.62 FEET; THENCE SOUTH 21°33'44" WEST 1
THENCE SOUTH 47°37'37" EAST 217.65 FEET TO THE POINT OF BEGINNING.
CONTAINS 10.78 ACRES.

BOUNDARY DESCRIPTION "B" (NORTH SIDE OF P

BEGINNING AT A POINT WHICH LIES 611.64 FEET NORTH 00°34'18" WEST ALONG SEC
AND 1606.60 FEET WEST FROM A FOUND CARBON COUNTY, ALUMINUM MONUMENT
QUARTER CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAK
MERIDIAN, SAID POINT ALSO LIES AT THE INTERSECTION OF THE WEST LINE OF LOT
SUBDIVISION AMENDMENT NO. 4 AND THE NORTHERLY RIGHT-OF-WAY LINE OF HILL
(50.00' WIDE) AS SHOWN ON THE "HILL TOP ROAD DEDICATION PLAT"; THENCE ALON
NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 83°
1128.73 FEET TO A POINT OF CURVATURE OF A 425.00 FOOT RADIUS CURVE TO THE
THENCE WESTERLY 131.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CEN
OF 17°42'58" (CHORD BEARS: N87°21'14"W 130.89'); THENCE NORTH 78°29'45" WEST 2
THE BOUNDARY OF PARCEL 02-0631-0014 OWNED BY PRICE RIVER WATER IMPROVE
DISTRICT; THENCE NORTH 16°52'00" EAST 62.70 FEET ALONG SAID BOUNDARY; THE
73°08'00" WEST 22.00 FEET ALONG SAID BOUNDARY; THENCE SOUTH 16°52'00" WEST
ALONG SAID BOUNDARY TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH
WEST 38.69 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF
RADIUS CURVE TO THE LEFT; THENCE WESTERLY 192.29 FEET ALONG THE ARC OF
AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°55'24" (CHORD BEARS
190.65'); THENCE SOUTH 75°34'51" WEST 95.29 FEET ALONG SAID RIGHT-OF-WAY LIN
SOUTHEAST CORNER OF LOT 8, THE HILL SUBDIVISION, AMENDMENT NO. 1; THENC
17°19'57" WEST 257.37 FEET PARTIALLY ALONG SAID LOT 8 TO THE SOUTHERLY LINE
02-0631-0002 DESCRIBED AT BOOK 381, PAGE 170 OF THE OFFICIAL RECORDS OF TH
COUNTY RECORDER (COX PARCEL); THENCE ALONG SAID COX PARCEL THE FOLLO
COURSES: NORTH 43°55'43" EAST 77.17 FEET; THENCE SOUTH 87°04'03" EAST 109.99
THENCE NORTH 72°48'32" EAST 474.52 FEET; THENCE NORTH 31°21'12" WEST 69.71 F
SOUTHERLY RIGHT-OF-WAY LINE OF GORDON CREEK ROAD; THENCE ALONG SAID S
RIGHT-OF-WAY LINE OF GORDON CREEK ROAD THE FOLLOWING FIVE (5) COURSES
82°14'30" EAST 86.61 FEET; THENCE NORTH 87°39'32" EAST 289.14 FEET; THENCE SO
EAST 204.73 FEET; THENCE NORTH 81°03'47" EAST 168.68 FEET; THENCE NORTH 74°
523.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THE HILL SUBDIVISION A
NO. 4; THENCE SOUTH 11°27'27" EAST 596.50 FEET ALONG SAID LOT 2 TO THE POINT
BEGINNING.
CONTAINS 20.22 ACRES.

M. CODY WARE — DATE Dec 5, 20

PROFESSIONAL LAND SURVEYOR 12-5-19 No. 4940688 M. CODY WARE STATE OF UTAH

Ent 847772 Bk 943 Pg 497
Date: 10-DEC-2019 3:58:25PM
Fee: $55.00 Charge Filed By: CR
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: PROFESSIONAL TITLE SERVICES

ACKNOWLEDGMENT AND DEDICATION

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

PINNACLE HEIGHTS SUBDIVISION

DO HEREBY APPROVE THIS PLAT.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF Decem

Lowdermilk Rock Products, Inc.
by: President, President

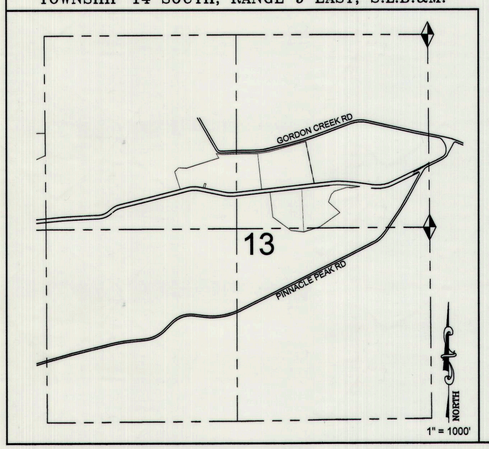
STATE OF UTAH
COUNTY OF CARBON } S.S.

ON THE 10th DAY OF December, 2019 PERSONALLY APPEARED BEFORE M
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THA
EXECUTE THE SAME.

NOTARY PUBLIC — MY COMMISSION EXPIRES 03-20-2020

NOTARY PUBLIC-STATE OF UTAH COMMISSION# 70 COMM. EXP. 03-20-

VICINITY MAP
TOWNSHIP 14 SOUTH, RANGE 9 EAST, S.L.B.&M.



LEGEND

- DESCRIBED BOUNDARY
- SECTION LINE
- PARCEL LINE
- FOUND MONUMENT

NORTH

GRAPHIC SCALE
100 0 50 100
1 in. = 100 ft.

DRAWING RECORD		
NO.	DATE	DESCRIPTION
1	07-15-19	PLOTTED FOR REVIEW
2	08-28-19	SUBDIVISION NAME
3	12-05-19	PLOTTED MYLAR

CARBON COUNTY ATTORNEY'S OFFICE
Christian Bryner — 12-9-2019
CHRISTIAN BRYNER — DATE

CARBON COUNTY PLANNING COMMISSION
Richard Tatton — 12-10-19
RICHARD TATTON, CHAIRMAN — DATE

CONTRACT CARBON COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR WACEY R. ALLRED STATE OF UTAH
12-9-19
DATE

CARBON COUNTY RECORDER
STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF:
DATE _____ TIME _____ BOOK _____ PAGE _____
KARLA MEDLEY

WARE SURVEYING, L.L.C.
Phone: 435-820-4335
Email: waresurveying@emerytelcom.net
1344