

PINNACLE ESTATES SUBDIVISION



BALLPARK SUBDIVISION PHASE 3

FND & ACCEPTED 2" PIPE POST WITH REBAR

FND & ACCEPTED 2" PIPE POST WITH CAP 163634

LOT 1
2.89 ACRES

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 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.

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, 33.39 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, 149.88 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 WHEREOF WE HERUNTO SET OUR HANDS THIS DAY OF 20 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME

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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF 20

STATE OF UTAH SS
COUNTY OF CARBON
ON THE DAY OF 20
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING.

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.

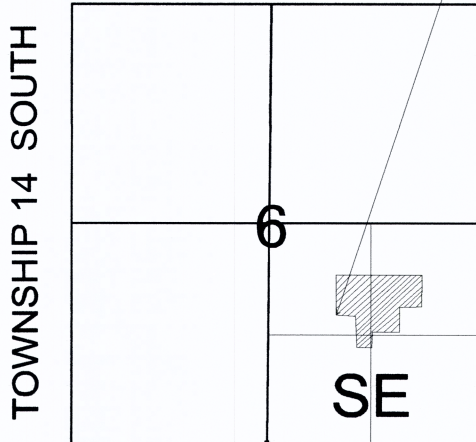
PURPOSE: TO DIVIDE THE PROPERTY INTO LOTS.



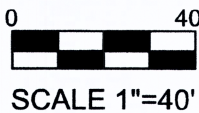
MORGAN MOON CO. L.L.C.
BOX 182 WELLINGTON, UTAH 84542
435-637-3437

PINNACLE ESTATES SUBDIVISION

SITE PLAN REVIEW COMMITTEE FRANKIE HATHAWAY DATE	RECORDED STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF DATE TIME BOOK PAGE VICKIE BARNETT COUNTY RECORDER	CARBON COUNTY ENGINEER BEN GRIMES DEPUTY CARBON COUNTY SURVEYOR DATE	
---	---	---	--



RANGE 10 EAST
VICINITY MAP



SCALE 1"=40'