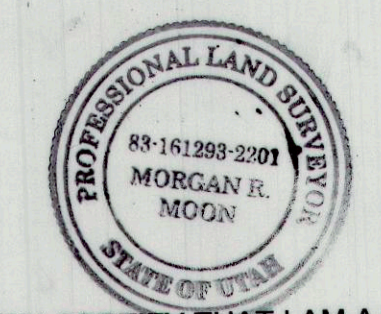


PINNACLE ESTATES SUBDIVISION

BALLPARK SUBDIVISION PHASE 3



E 1/4 SEC 6, T14S, R10E FND

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°29'42" EAST, 213.93 FEET; THENCE NORTH 89°42'38" EAST, 216.81 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.

CERTIFICATION
 I MORGAN R. MOON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NUMBER 161289 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 3/10/2015
 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 SOUTHWEST 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.

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 SOUTHWEST QUARTER OF SAID SECTION 6 AND RUNNING NORTH 0°28'03" WEST, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT 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 SOUTHWEST QUARTER OF SAID SECTION 6 AND RUNNING NORTH 0°28'03" WEST, 136.15 FEET TO THE BEGINNING OF A NON-TANGENT HORIZONTAL CURVE TO THE LEFT HAVING A RADIUS OF 35.00 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.

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 SOUTHWEST 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 89° 45'59" EAST, 149.99 FEET; THENCE NORTH 89°45'59" EAST, 35.00 FEET TO THE POINT OF BEGINNING.

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 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

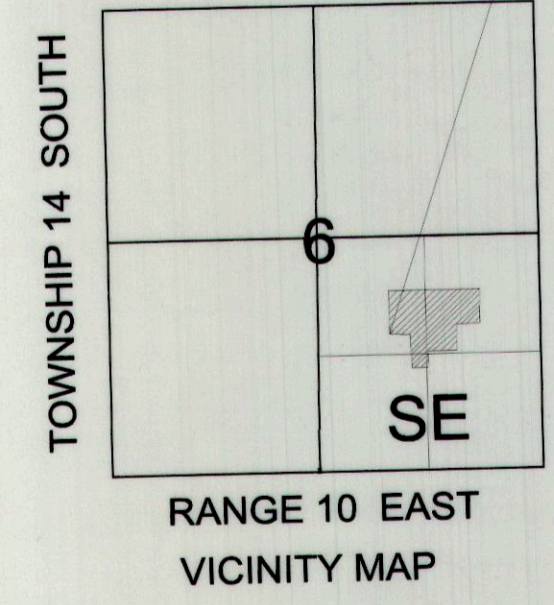
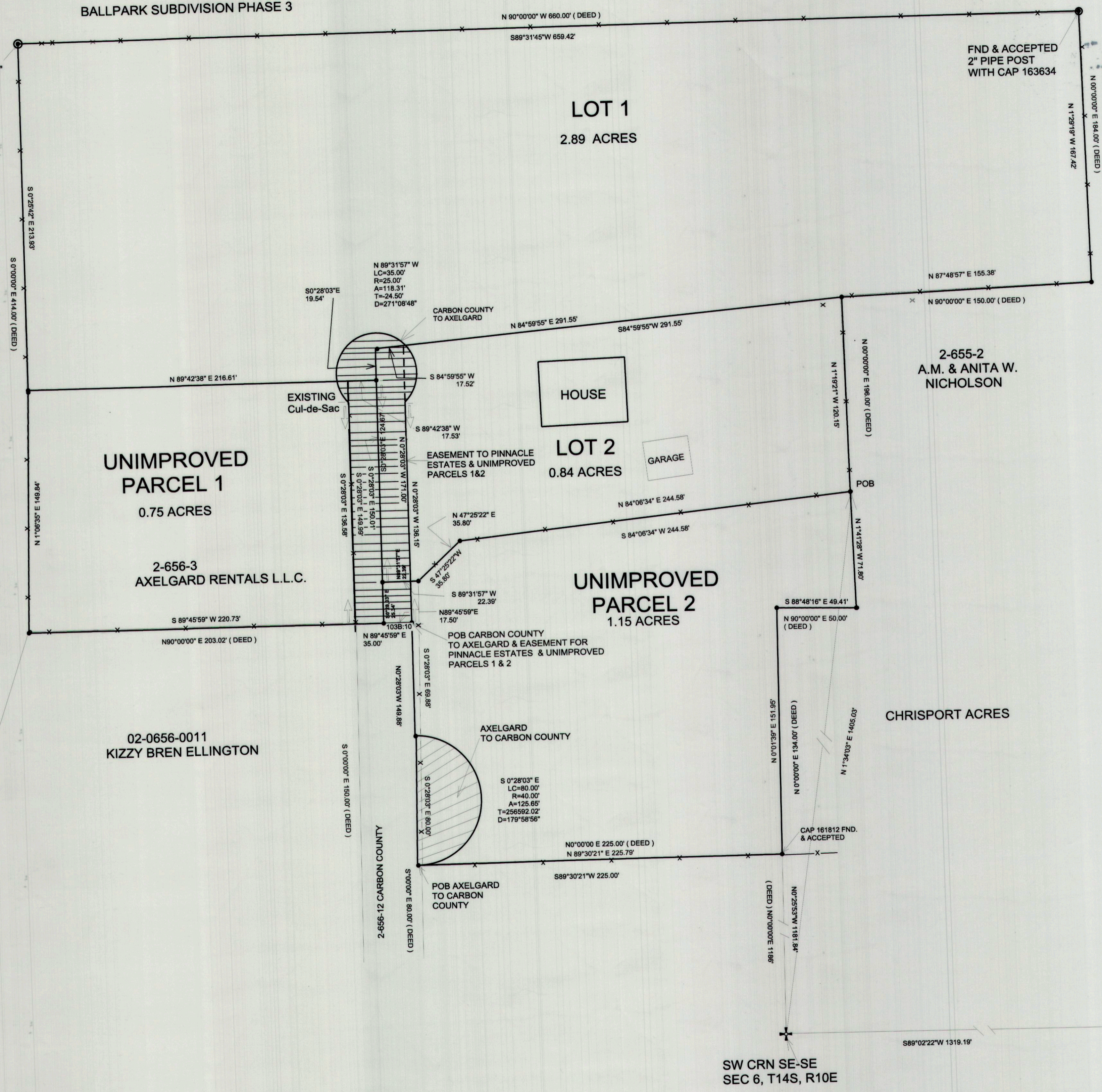
Denise Knowlden 3-7-15
 NOTARY PUBLIC MY COMMISSION EXPIRES

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 11th DAY OF MARCH, 2015

Denise Knowlden *Denise Knowlden*
 STATE OF UTAH SS
 COUNTY OF CARBON NOTARY PUBLIC-STATE OF UTAH
 ON THE 11th DAY OF MARCH, 2015 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.



SCALE 1"=40'

SITE PLAN REVIEW COMMITTEE
Dave Lavanger DATE May 5, 15
 DAVE LAVANGER 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 3:45:22pm
 BOOK 843 PAGE 242
Laurie Tryon
 LAURIE TRYON COUNTY RECORDER

CARBON COUNTY ENGINEER
Ben Grimes 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