

PINNACLE HEIGHTS SUBDIVISION

NORTHEAST CORNER,
SECTION 13, T. 14 S.,
R. 9 E., S.L.B.&M.
FOUND ALUM. CAP

BASIS OF BEARING
N00°34'18"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO LOCATE AND DIVIDE A PORTION OF PARCEL 2-631 INTO THE 4 LOTS SHOWN HEREON. IT IS THE INTENT OF THIS PLAT AND THE LANDOWNER TO LOCATE AND DESCRIBE THE REMAINING HILL TOP PROPERTY. THE BASIS OF BEARING USED FOR THIS SURVEY IS NORTH 00°34'18" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN.

CERTIFICATE OF SURVEY

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

PINNACLE HEIGHTS SUBDIVISION

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

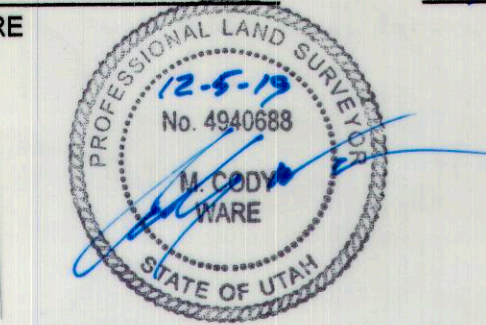
BOUNDARY DESCRIPTION "A" (SOUTH SIDE OF ROAD)

BEGINNING AT A POINT WHICH LIES 208.10 FEET NORTH 00°34'18" WEST ALONG SECTION LINE AND 1251.84 FEET WEST FROM A FOUND CARBON COUNTY, ALUMINUM MONUMENT AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 54°35'21" WEST 344.04 FEET; THENCE SOUTH 73°12'07" WEST 237.05 FEET; THENCE NORTH 83°29'08" WEST 178.10 FEET; THENCE NORTH 53°38'32" WEST 318.48 FEET; THENCE NORTH 06°24'16" WEST 348.00 FEET PARTIALLY ALONG THE EAST LINE OF LOT 25, THE HILL SUBDIVISION AMENDMENT NO. 1, PHASE VI, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HILL TOP ROAD (50.00' WIDE) AS SHOWN ON THE "HILL TOP ROAD DEDICATION PLAT"; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: NORTH 83°47'17" EAST 888.42 FEET TO A POINT OF CURVATURE OF A 545.94 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 69.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'53" (CHORD BEARS: N87°25'14"E 69.18') TO A POINT OF COMPOUND CURVATURE OF A 2387.91 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 306.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'39" (CHORD BEARS: S85°18'30"E 305.87'); THENCE SOUTH 81°36'10" EAST 1.53 FEET; THENCE SOUTH 82°13'44" WEST 122.16 FEET; THENCE NORTH 83°42'00" WEST 59.32 FEET; THENCE SOUTH 72°45'03" WEST 188.51 FEET; THENCE SOUTH 44°59'28" WEST 54.62 FEET; THENCE SOUTH 21°33'44" WEST 116.55 FEET; THENCE SOUTH 47°37'37" EAST 217.65 FEET TO THE POINT OF BEGINNING. CONTAINS 10.78 ACRES.

BOUNDARY DESCRIPTION "B" (NORTH SIDE OF ROAD)

BEGINNING AT A POINT WHICH LIES 811.64 FEET NORTH 00°34'18" WEST ALONG SECTION LINE AND 1608.60 FEET WEST FROM A FOUND CARBON COUNTY, ALUMINUM MONUMENT AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO LIES AT THE INTERSECTION OF THE WEST LINE OF LOT 2, THE HILL SUBDIVISION AMENDMENT NO. 4 AND THE NORTHERLY RIGHT-OF-WAY LINE OF HILL TOP ROAD (50.00' WIDE) AS SHOWN ON THE "HILL TOP ROAD DEDICATION PLAT"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 83°47'17" WEST 1128.73 FEET TO A POINT OF CURVATURE OF A 425.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 131.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°42'58" (CHORD BEARS: N87°21'14"W 130.89'); THENCE NORTH 78°29'45" WEST 283.36 FEET TO THE BOUNDARY OF PARCEL 02-0631-0014 OWNED BY PRICE RIVER WATER IMPROVEMENT DISTRICT; THENCE NORTH 16°52'00" EAST 62.70 FEET ALONG SAID BOUNDARY; THENCE NORTH 73°08'00" WEST 22.00 FEET ALONG SAID BOUNDARY; THENCE SOUTH 16°52'00" WEST 84.77 FEET; THENCE SOUTH 89°29'45" WEST 192.29 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 78°29'45" WEST 38.89 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A 425.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 192.29 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°55'24" (CHORD BEARS: S88°32'33"W 190.65'); THENCE SOUTH 75°34'51" WEST 95.29 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 8, THE HILL SUBDIVISION, AMENDMENT NO. 1; THENCE NORTH 17°19'57" WEST 257.37 FEET PARTIALLY ALONG SAID LOT 8 TO THE SOUTHERLY LINE OF PARCEL 02-0631-0002 DESCRIBED AT BOOK 381, PAGE 170 OF THE OFFICIAL RECORDS OF THE CARBON COUNTY RECORDER (COX PARCEL); THENCE ALONG SAID COX PARCEL THE FOLLOWING FOUR (4) COURSES: NORTH 43°58'43" EAST 77.17 FEET; THENCE SOUTH 87°04'03" EAST 109.99 FEET; THENCE NORTH 72°48'32" EAST 474.52 FEET; THENCE NORTH 31°21'12" WEST 69.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GORDON CREEK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GORDON CREEK ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 82°14'30" EAST 86.61 FEET; THENCE NORTH 87°39'32" EAST 289.14 FEET; THENCE SOUTH 89°52'38" EAST 204.73 FEET; THENCE NORTH 81°03'47" EAST 168.68 FEET; THENCE NORTH 74°33'47" EAST 523.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THE HILL SUBDIVISION AMENDMENT NO. 4; THENCE SOUTH 11°27'27" EAST 596.50 FEET ALONG SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINS 20.22 ACRES.

[Signature]
M. CODY WARE
DATE: 12-5-2019



Ent: 847772, 943, 497
Dates: 10-26-2019, 3-28-2020
Fees: \$55.00 Charge Filed By: CR
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
From: PROFESSIONAL TITLE SERVICES

ACKNOWLEDGMENT AND DEDICATION

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

PINNACLE HEIGHTS SUBDIVISION

DO HEREBY APPROVE THIS PLAT.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF December, 2019.

[Signature]
by: *[Signature]*, President

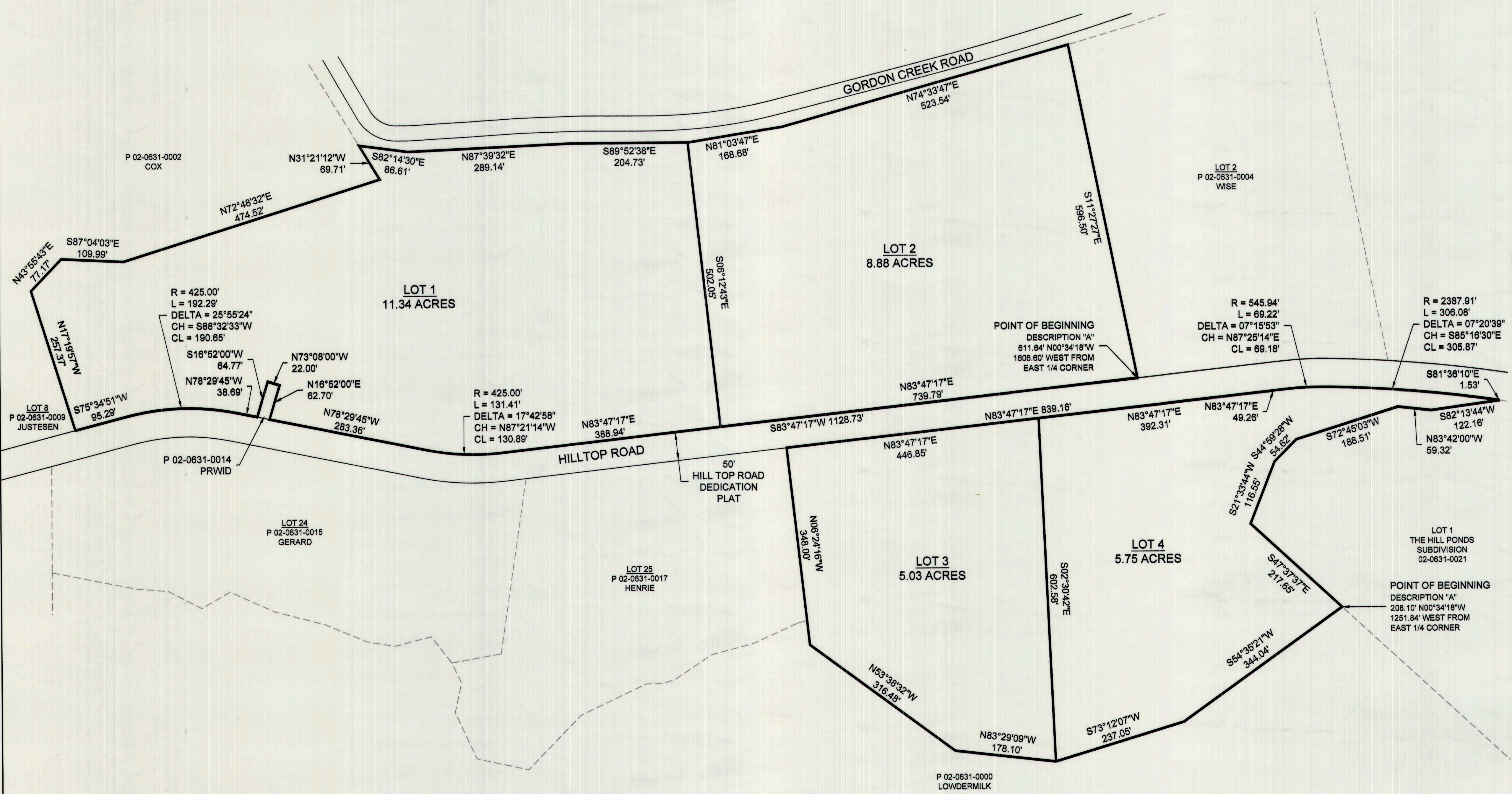
STATE OF UTAH } s.s.
COUNTY OF CARBON }
ON THE 10th DAY OF December, 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-30-2023
JULIE P. MEDLEY
COMMISSION # 705301
COMM. EXP. 03-20-2023

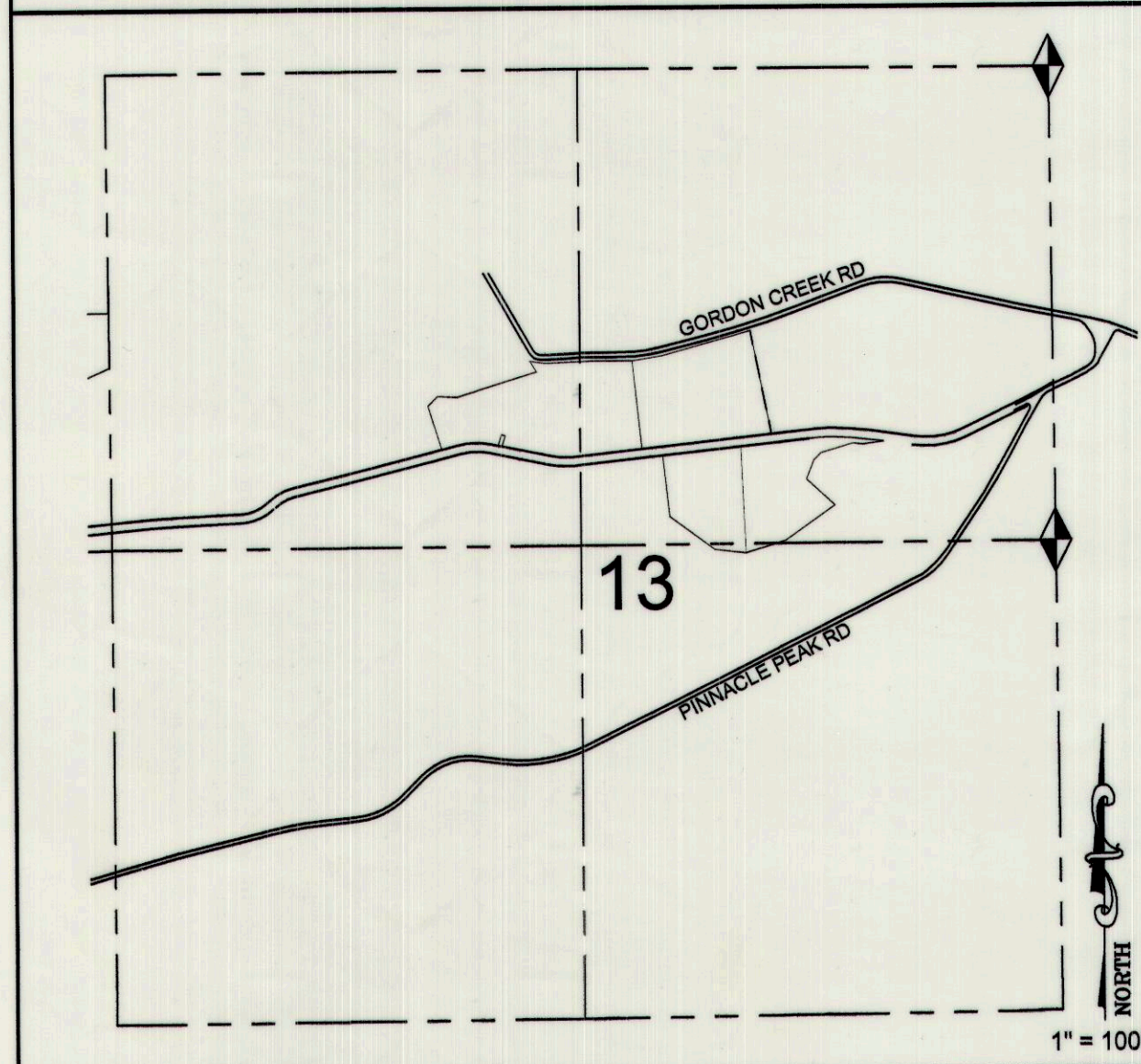
NO.	DATE	DESCRIPTION	BY
1	07-15-19	PLOTTED FOR REVIEW	M.C.W.
2	08-28-19	SUBDIVISION NAME	M.C.W.
3	12-05-19	PLOTTED MYLAR	M.C.W.

WARE SURVEYING, L.L.C.

Phone: 435-820-4335
Email: waresurveying@emerytelcom.net
1344 North 1000 West
Provo, Utah 84601

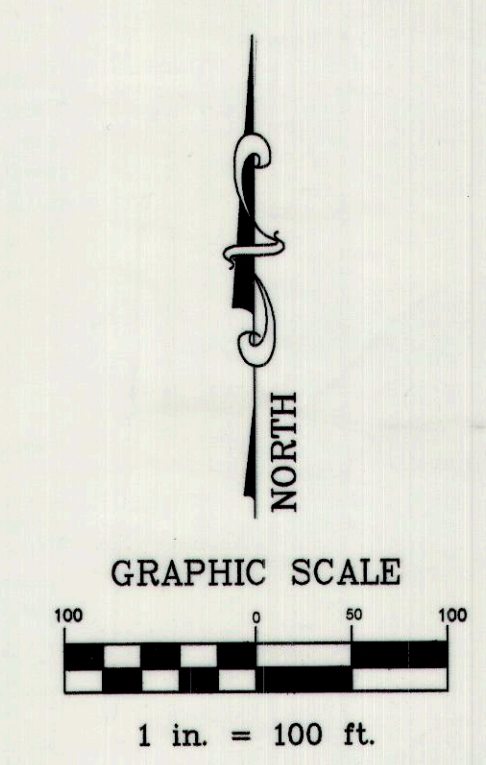


VICINITY MAP
TOWNSHIP 14 SOUTH, RANGE 9 EAST, S.L.B.&M.



LEGEND

	DESCRIBED BOUNDARY
	SECTION LINE
	PARCEL LINE
	FOUND MONUMENT



CARBON COUNTY ATTORNEY'S OFFICE <i>[Signature]</i> CHRISTIAN BRYNER DATE: 12-9-2019	CARBON COUNTY PLANNING COMMISSION <i>[Signature]</i> RICHARD TATTON, CHAIRMAN DATE: 12-10-19	CONTRACT CARBON COUNTY SURVEYOR <i>[Signature]</i> WACEYR, M. RAY DATE: 12-9-19	CARBON COUNTY RECORDER STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF: <i>[Signature]</i> DATE: 12/10/19 TIME: 3:49 P.M. BOOK: 943 PAGE: 447 KARLA MEDLEY
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