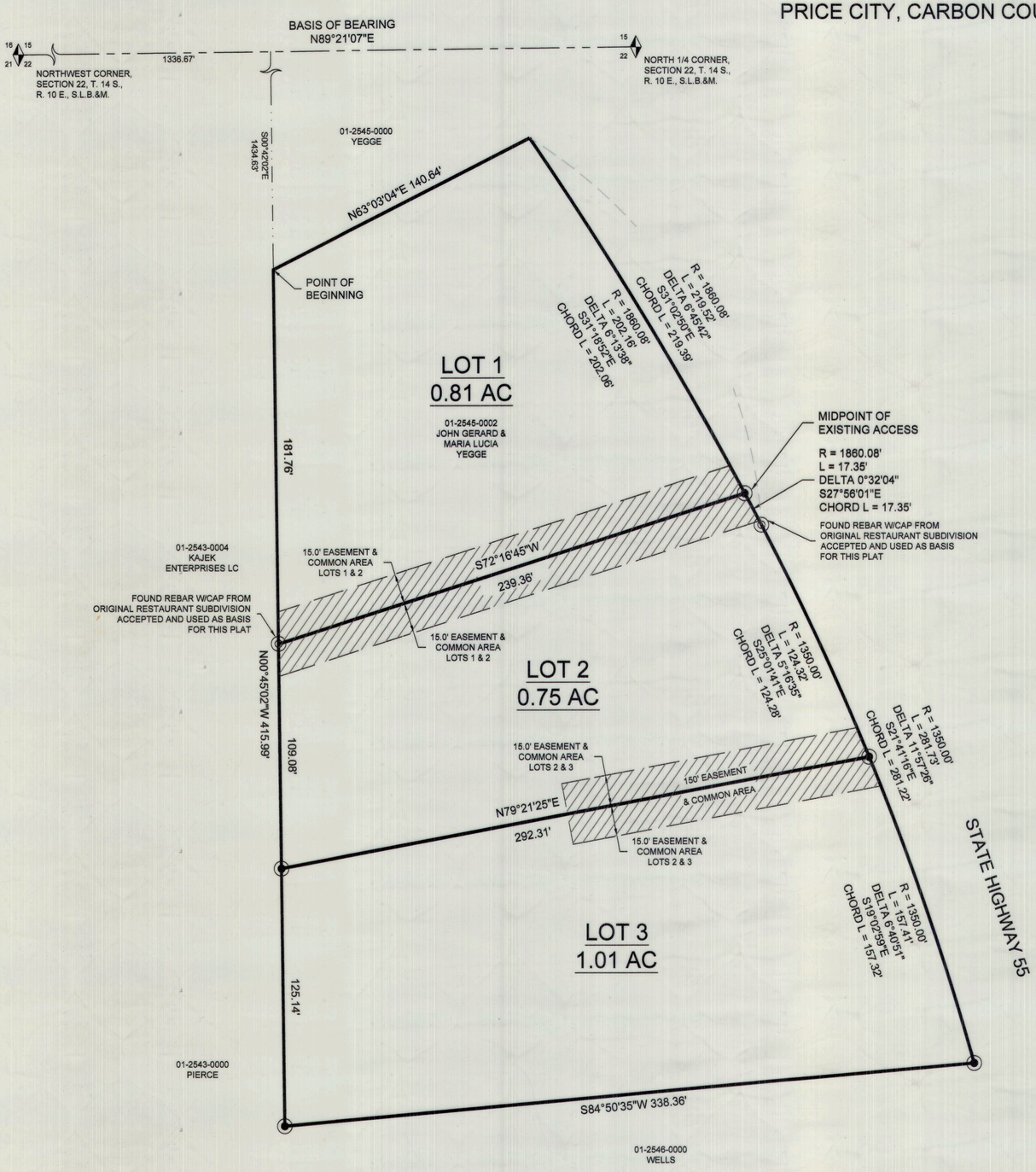
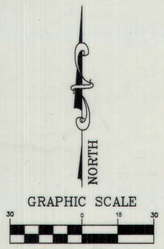
RESTAURANT SUBDIVISION AMENDED

PRICE CITY, CARBON COUNTY, UTAH





Ent 853299 Bk 983 Pg 446
Date: 20-JAN-2021 2:28:21PM
Fee: $55.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: CODY WARE

RECORDED #
STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF:

DATE _____ TIME _____ BOOK _____ PAGE _____

KARLA MEDLEY, CARBON COUNTY RECORDER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND THE ORIGINAL RESTAURANT SUBDIVISION PLAT PREPARED BY EVAN HANSEN, DATED DECEMBER 6, 2014. THE SOUTH BOUNDARY OF LOT 1 OF THE ORIGINAL SUBDIVISION HAS BEEN SHIFTED TO THE MIDPOINT OF THE EXISTING HIGHWAY ACCESS. THE REMAINDER OF THE PROPERTY (PARCEL 01-2545-0001) HAS BEEN DIVIDED INTO TWO ADDITIONAL LOTS.
SAID ORIGINAL SUBDIVISION PLAT WAS USED TO DEFINE THE BOUNDARY OF LOT 1. THE EASTERLY BOUNDARY OF LOTS 2 & 3 WAS DETERMINED BY SURVEYING THE EXISTING BACK OF SIDEWALK AND BEST FITTING A CURVE TO A POSITION 1 FOOT FROM THE BACK OF THE SIDEWALK.
THE BASIS OF BEARING USED FOR THIS SURVEY IS NORTH 89°21'07" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

DATE: Dec. 16 2020

PROFESSIONAL LAND SURVEYOR No. 4940688 M. CODY WARE STATE OF UTAH

M. CODY WARE

DESCRIPTION

BEGINNING AT A POINT WHICH LIES 1336.67 FEET NORTH 89°21'07" EAST ALONG SECTION LINE AND 1434.63 FEET SOUTH 00°42'02" EAST THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 63°03'04" EAST 140.64 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 55 AND A POINT OF CURVATURE OF A 1860.08 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 219.52 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 6°45'42" (CHORD BEARS S31°02'50"E 219.39') TO A POINT OF COMPOUND CURVATURE OF A 1350.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 281.73 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 11°57'26" (CHORD BEARS S21°41'16"E 281.22'); THENCE SOUTH 84°50'35" WEST 338.36 FEET; THENCE NORTH 00°45'02" WEST 415.99 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.57 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE:

RESTAURANT SUBDIVISION AMENDED

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 7 DAY OF January 2021

John M. Yegge Maria L Yegge

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CARBON } S.S.

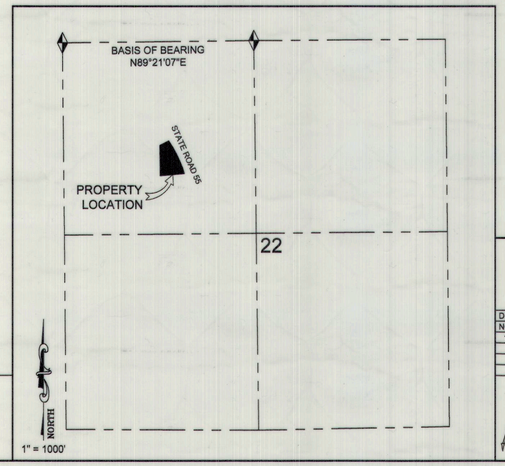
ON THE 7 DAY OF January 2021 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Margaret Steele 12-24-2024
NOTARY PUBLIC MY COMMISSION EXPIRES

MARGARET STEELE 60958 NOTARY PUBLIC STATE OF IDAHO My Commission Expires: 12/24/24

VICINITY MAP

TOWNSHIP 14 SOUTH, RANGE 10 EAST, S.L.B.&M.



LEGEND

- SUBDIVISION/LOT BOUNDARY
- SECTION LINE
- SET 5/8" REBAR & CAP
- FOUND 5/8" REBAR & CAP
- FOUND SECTION MONUMENT
- EASEMENT & COMMON AREA

PLANNING DEPARTMENT
APPROVED THIS 16TH DAY OF DECEMBER 2020 BY THE CITY PLANNING DEPARTMENT.
NICK TATTON

CITY COUNCIL
PRESENTED TO THE CITY COUNCIL THIS 16th DAY OF December 2020, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER MAYOR

APPROVAL AS TO FORM
APPROVED THIS 16th DAY OF December 2020.
CITY ATTORNEY

PUBLIC WORKS DIRECTOR
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
12/17/20 DATE MIKE NELSON

RESTAURANT SUBDIVISION AMENDED

PRICE CITY, CARBON COUNTY, UTAH
S.E. 1/4 - N.W. 1/4, SECTION 22, TOWNSHIP 14 S., RANGE 10 E., S. L. B. & M.

DRAWING RECORD

NO	DATE	DESCRIPTION	BY
1	12-13-20	PLOTTED FOR REVIEW	M.C.W.

WARE SURVEYING, L.L.C.
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Price, Utah 84501