

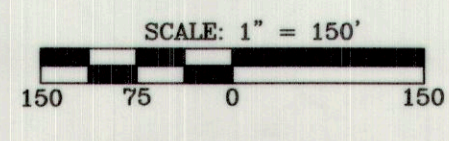
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	5670.00	7°25'40"	735.04	S85°32'20"E 734.53
C2	5670.00	1°57'46"	194.24	S80°50'37"E 194.23
C3	5670.00	0°20'00"	33.00	S79°41'44"E 33.00
C4	5670.00	0°20'00"	33.00	S79°21'43"E 33.00
C5	5670.00	1°57'47"	194.25	S76°12'50"E 194.24
C6	5670.00	2°35'49"	257.00	S75°56'02"E 256.98
C7	5670.00	3°12'31"	317.52	S73°01'52"E 317.48

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S79°43'14"E	33.00
L2	S79°43'14"E	33.00
L3	S3°51'25"W	33.05
L4	S3°51'35"W	33.05
L5	S83°04'55"E	50.56
L6	S83°05'17"E	50.58
L7	N6°54'43"E	33.00
L8	N6°54'43"E	33.00

Ent 851663 B 973 P 756
 Date: 09-DEC-2020 2:43:35PM
 Fee: None Filed By: RD
 KARLA MEDLEY, Recorder
 CARBON COUNTY CORPORATION
 For: SITLA



NOTES

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
- TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
- ALL INTERIOR ROADWAYS ARE 66 FEET IN WIDTH.
- PARCELS A, B, AND C TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

LEGEND

- FOUND #5 REBAR
- SECTION CORNER AS DESCRIBED HERON
- STATE ROAD R.O.W. MARKER
- TEMPORARY TURN-AROUND EASEMENT
- PERMANENT TURN-AROUND EASEMENT
- EASEMENT RESERVED TO SITLA
- OFF-SITE DRAINAGE EASEMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SUBDIVISION BOUNDARY
- LOT LINES
- CENTERLINE OF ROADS

WEST PERMANENT TURN-AROUND EASEMENT DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°37'24"E ALONG THE SECTION LINE 2080.84 FEET AND EAST 360.84 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, THENCE S83°05'17"E 50.05 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°20'42"W) 239.79 FEET THROUGH A CENTRAL ANGLE OF 27°46'51" (CHORD: N5°57'17"W 87.70 FEET), THENCE N8°05'17"W 35.57 FEET, THENCE S8°54'43"E 66.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 44,395 SQ. FT.

NORTH TEMPORARY TURN-AROUND EASEMENT DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°37'24"E ALONG THE SECTION LINE 1204.16 FEET AND EAST 1274.63 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°34'47"E) 242.08 FEET THROUGH A CENTRAL ANGLE OF 27°23'58" (CHORD: S7°43'14"E 66.00 FEET), THENCE N7°9'43"E 66.00 FEET TO THE POINT OF BEGINNING.

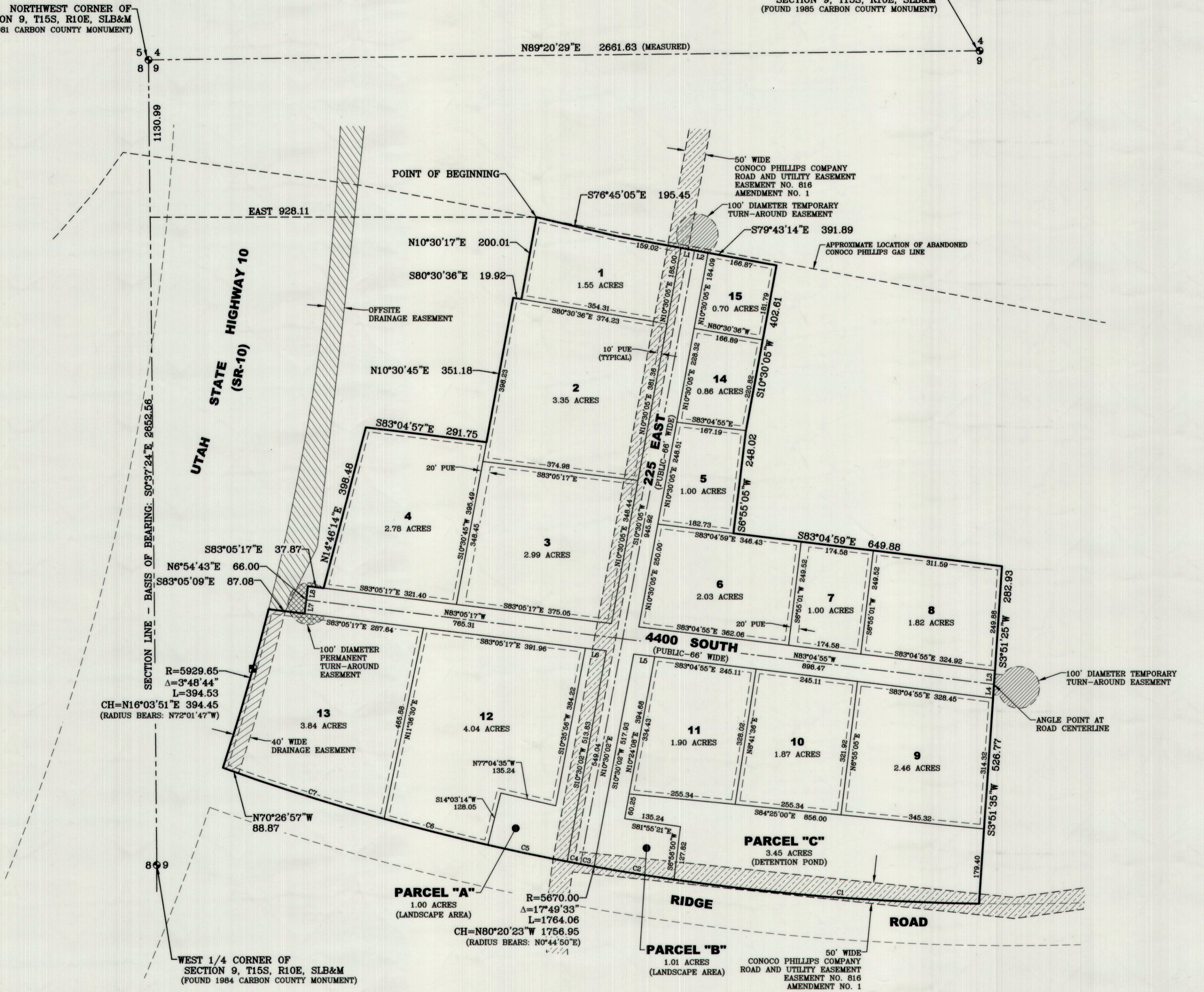
CONTAINS: 17,292 SQ. FT.

EAST TEMPORARY TURN-AROUND EASEMENT DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SR-10, SAID POINT BEING LOCATED S0°37'24"E ALONG THE SECTION LINE 518.22 FEET AND EAST 470.64 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, THENCE S83°05'17"E 50.05 FEET, THENCE N0°51'25"E 25.04 FEET, THENCE S83°04'55"E 17.83 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S5°04'55"E) 261.80 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" (CHORD: S6°55'05"W 50.00 FEET), THENCE N8°04'55"W 15.25 FEET TO THE POINT OF BEGINNING.

CONTAINS: 88,457 SQ. FT.



OFFSITE DRAINAGE EASEMENT DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SR-10, SAID POINT BEING LOCATED S0°37'24"E ALONG THE SECTION LINE 518.22 FEET AND EAST 470.64 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, THENCE S17°00'00"E 209.05 FEET, THENCE SOUTH 109.85 FEET, THENCE S8°20'00"W 109.91 FEET, THENCE S83°05'17"E 172.39 FEET, THENCE N83°05'09"E 40.32 FEET TO THE EAST LINE OF SR-10, THENCE ALONG SAID EAST LINE ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N7°50'31"W) 1566.92 FEET THROUGH A CENTRAL ANGLE OF 15°08'28" (CHORD: N6°35'16"E 1562.37 FEET) TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501132 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°37'24"E ALONG THE SECTION LINE 1130.99 FEET AND EAST 928.11 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, THENCE S76°45'05"E 195.45 FEET, THENCE S79°43'14"E 391.89 FEET, THENCE S10°30'05"W 402.61 FEET, THENCE S6°55'05"W 248.02 FEET, THENCE S83°04'59"E 649.88 FEET, THENCE S3°51'25"W 282.93 FEET, THENCE S3°51'35"W 526.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 5670.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N°44'50"E) 1764.06 FEET THROUGH A CENTRAL ANGLE OF 17°49'33" (CHORD: N8°20'23"W 1756.95 FEET), THENCE N7°26'57"W 88.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SR-10, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 5929.65 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N7°20'14"W) 394.53 FEET THROUGH A CENTRAL ANGLE OF 3°48'44" (CHORD: N1°03'51"E 394.45 FEET), THENCE S83°05'09"E 87.08 FEET, THENCE N6°54'43"E 66.00 FEET, THENCE S83°05'17"E 37.87 FEET, THENCE N1°44'46"E 398.48 FEET, THENCE S83°04'57"E 291.75 FEET, THENCE N10°30'45"E 351.18 FEET, THENCE S80°30'36"E 19.92 FEET, THENCE N10°30'17"E 200.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±42.34 ACRES

[Signature]
 SURVEYOR
 (See Seal Below)

DATE: SEPTEMBER 17, 2020

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, PUBLIC ROADS AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

"RIDGE ROAD INDUSTRIAL PARK SUBDIVISION AMENDED"

AND DO HEREBY DEDICATE AND CONVEY TO CARBON COUNTY FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AS SHOWN ON THIS MAP.

AND DO HEREBY DEDICATE AND CONVEY TO CARBON COUNTY AND EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES OVER, ON, UNDER AND ACROSS ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THIS MAP.

AND DO HEREBY DEDICATE AND CONVEY TO CARBON COUNTY FOR THE USE OF THE PUBLIC A PERMANENT ROAD EASEMENT ON THE AREA SHOWN ON THE AREA MARKED AS PERMANENT TURN-AROUND EASEMENT.

AND DO HEREBY DEDICATE AND CONVEY TO CARBON COUNTY FOR THE USE OF THE PUBLIC A TEMPORARY ROAD EASEMENT ON THE AREAS MARKED AS TEMPORARY TURN-AROUND EASEMENT, WHICH WILL TERMINATE UPON RECORDATION OF A SUBDIVISION PLAT WHICH INCLUDES ALL OR A PORTION OF THE TEMPORARY TURN-AROUND EASEMENT.

EXCEPTING AND RESERVING TO THE STATE OF UTAH THE ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN THE LANDS SO CONVEYED AND DEDICATED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS 17th DAY OF September, 2020.

STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUSTS LAND ADMINISTRATION APPROVED AS TO FORM:
 SEAN D. REYES, UTAH ATTORNEY GENERAL

BY: *[Signature]*
 NAME: David Ure
 TITLE: Director

BY: *[Signature]*
 SPECIAL ASSISTANT ATTORNEY GENERAL

ACKNOWLEDGMENT

STATE OF UTAH S.S.
 COUNTY OF SALT LAKE

ON THE 17th DAY OF September, A.D. 2020 PERSONALLY APPEARED BEFORE ME DAVID URE THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 5/16/22

[Signature]
 A NOTARY PUBLIC COMMISSIONED IN UTAH

675E. 500S. SLUT B4102
 NOTARY ADDRESS

[Signature]
 USE STAMPS JAMES
 PRINTED FULL NAME OF NOTARY

CARBON COUNTY PLANNING COMMISSION

[Signature] 10-6-20
 CHAIRMAN-RICHARD TATTON DATE

OFFICE OF CARBON COUNTY ENGINEER

[Signature] 10-6-20
 CARBON COUNTY CONTRACT SURVEYOR DATE

CARBON COUNTY ATTORNEY

[Signature] 10-6-20
 COUNTY ATTORNEY-CHRISTIAN BRYAN DATE

RIDGE ROAD INDUSTRIAL PARK

SUBDIVISION AMENDED

PRICE

SCALE: 1" = 150 FEET

RECORDED

STATE OF UTAH, COUNTY OF CARBON

RECORDED AND FILED AT THE REQUEST OF: SITLA

DATE: 10/19/2020 TIME: 2:43 PM BOOK: 973 PAGE: 756

[Signature]
 COUNTY RECORDER

STATE OF UTAH
 COUNTY OF CARBON

CHAD A. POULSEN
 No. 501132
 10/19/2020

This form approved by Carbon County and the municipalities therein.

