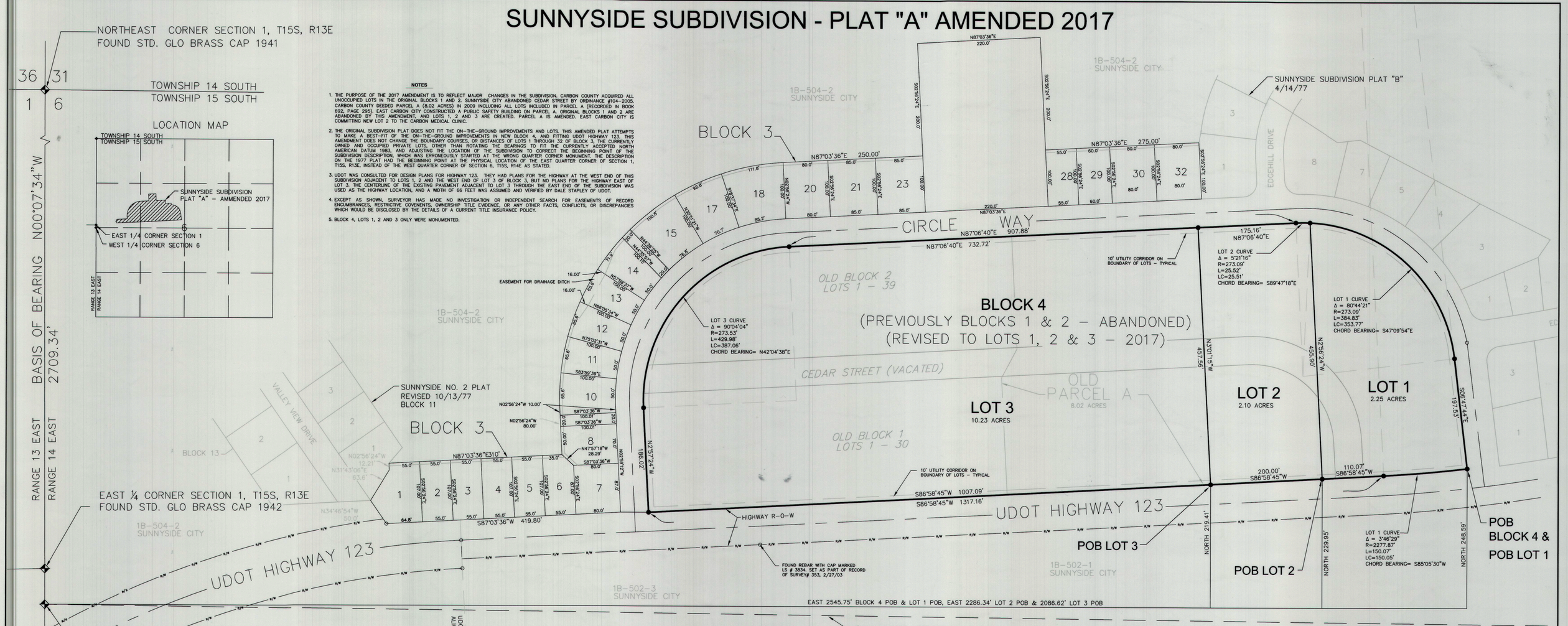
SUNNYSIDE SUBDIVISION - PLAT "A" AMENDED 2017



NOTES

1. THE PURPOSE OF THE 2017 AMENDMENT IS TO REFLECT MAJOR CHANGES IN THE SUBDIVISION. CARBON COUNTY ACQUIRED ALL UNOCCUPIED LOTS IN THE ORIGINAL BLOCKS 1 AND 2. SUNNYSIDE CITY ABANDONED CEDAR STREET BY ORDINANCE #04–2005. CARBON COUNTY DEEDED PARCEL A (8.02 ACRES) IN 2009 INCLUDING ALL LOTS INCLUDED IN PARCEL A (RECORDED IN BOOK 692, PAGE 295). EAST CARBON CITY CONSTRUCTED A PUBLIC SAFETY BUILDING ON PARCEL A. ORIGINAL BLOCKS 1 AND 2 ARE ABANDONED BY THIS AMENDMENT, AND LOTS 1, 2 AND 3 ARE CREATED. PARCEL A IS AMENDED. EAST CARBON CITY IS COMMITTING NEW LOT 2 TO THE CARBON MEDICAL CLINIC.

2. THE ORIGINAL SUBDIVISION PLAT DOES NOT FIT THE ON–THE–GROUND IMPROVEMENTS AND LOTS. THIS AMENDED PLAT ATTEMPTS TO MAKE A BEST–FIT OF THE ON–THE–GROUND IMPROVEMENTS IN NEW BLOCK 4, AND FITTING UDOT HIGHWAY 123. THIS AMENDMENT DOES NOT CHANGE THE BOUNDARY COURSES, OR DISTANCES OF LOTS 1 THROUGH 32 OF BLOCK 3, THE CURRENTLY OWNED AND OCCUPIED PRIVATE LOTS, OTHER THAN ROTATING THE BEARINGS TO FIT THE CURRENTLY ACCEPTED NORTH AMERICAN DATUM 1983, AND ADJUSTING THE LOCATION OF THE SUBDIVISION TO CORRECT THE BEGINNING POINT OF THE SUBDIVISION DESCRIPTION, WHICH WAS ERRONEOUSLY STARTED AT THE WRONG QUARTER CORNER MONUMENT. THE DESCRIPTION ON THE 1977 PLAT HAD THE BEGINNING POINT AT THE PHYSICAL LOCATION OF THE EAST QUARTER CORNER OF SECTION 1, T15S, R13E, INSTEAD OF THE WEST QUARTER CORNER OF SECTION 6, T15S, R14E AS STATED.

3. UDOT WAS CONSULTED FOR DESIGN PLANS FOR HIGHWAY 123. THEY HAD PLANS FOR THE HIGHWAY AT THE WEST END OF THIS SUBDIVISION ADJACENT TO LOTS 1, 2 AND THE WEST END OF LOT 3 OF BLOCK 3, BUT NO PLANS FOR THE HIGHWAY EAST OF LOT 3. THE CENTERLINE OF THE EXISTING PAVEMENT ADJACENT TO LOT 3 THROUGH THE EAST END OF THE SUBDIVISION WAS USED AS THE HIGHWAY LOCATION, AND A WIDTH OF 66 FEET WAS ASSUMED AND VERIFIED BY DALE STAPLEY OF UDOT.

4. EXCEPT AS SHOWN, SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIVE COVENENTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.

5. BLOCK 4, LOTS 1, 2 AND 3 ONLY WERE MONUMENTED.

LEGAL DESCRIPTIONS

BLOCK 4

BEGINNING AT A POINT LYING EAST 2545.75 FEET, AND NORTH 248.59 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, T15S, R14E, SL&B&M; SAID POINT IS THE SOUTHEAST CORNER OF BLOCK 4, AND IS ON THE NORTH RIGHT OF WAY LINE OF UTAH HIGHWAY 123, AND IS IN A CURVE TO THE RIGHT WITH A RADIUS OF 2277.87 FEET WITH A CENTRAL ANGLE OF 3°46'29" WITH A CHORD LENGTH OF 150.05 FEET, WITH A CHORD BEARING OF S85°05'30"W; THENCE 150.07 FEET ALONG THE CURVE AND SAID HIGHWAY RIGHT OF WAY LINE; THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE S86°58'45"W 1317.16 FEET TO THE SOUTHWEST CORNER OF BLOCK 4; THENCE N02°57'24"W 186.02 FEET ALONG THE EAST LINE OF CIRCLE WAY TO A CURVE TO THE RIGHT WITH A RADIUS OF 273.53 FEET WITH A CENTRAL ANGLE OF 90°04'04" AND A CHORD LENGTH OF 387.06 FEET, WITH A CHORD BEARING OF N42°04'38"E; THENCE ALONG SAID CURVE TO THE RIGHT 429.98 FEET ALONG THE SOUTH LINE OF CIRCLE WAY; THENCE N87°06'40"E 907.88 FEET ALONG THE SOUTH LINE OF CIRCLE WAY TO A CURVE TO THE RIGHT WITH A RADIUS OF 273.09 FEET, WITH A CENTRAL ANGLE OF 5°21'16" AND A CHORD LENGTH OF 25.51 FEET, WITH A CHORD BEARING N89°47'18"E; THENCE ALONG THE SOUTH LINE OF CIRCLE WAY AND ALONG SAID CURVE 25.52 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 273.09 FEET, WITH A CENTRAL ANGLE OF 80°44'21" AND A CHORD LENGTH OF 353.77 FEET, WITH A CHORD BEARING OF S47°09'54"E; THENCE ALONG THE WEST LINE OF CIRCLE WAY AND ALONG SAID CURVE TO THE RIGHT 384.83 FEET; THENCE ALONG SAID EAST LINE OF CIRCLE WAY S06°47'44"E 197.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.58 ACRES.

THE BASIS OF BEARING IS N00°07'34"W (NAD 83) BASED ON GPS READINGS BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1, T15S, R13E, SLB&M. BOTH CORNERS WERE FOUND.

LOT 1

BEGINNING AT A POINT LYING EAST 2545.75 FEET, AND NORTH 248.49 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, T15S, R14E, SL&B&M; SAID POINT IS THE SOUTHEAST CORNER OF BLOCK 4, AND IS ON THE NORTH RIGHT OF WAY LINE OF UTAH HIGHWAY 123, AND IS IN A CURVE TO THE RIGHT WITH A RADIUS OF 2277.87 FEET WITH A CENTRAL ANGLE OF 3°46'29" WITH A CHORD LENGTH OF 150.05 FEET, WITH A CHORD BEARING OF S85°05'30"W; THENCE 150.07 FEET ALONG THE CURVE ALONG SAID HIGHWAY RIGHT OF WAY LINE; THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE S86°58'45"W 110.07 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE N02°57'24"W 455.90 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 273.09 FEET WITH A CENTRAL ANGLE OF 80°44'21" AND A CHORD LENGTH OF 353.77 FEET, WITH A CHORD BEARING OF S47°09'54"E; THENCE ALONG SAID CURVE TO THE RIGHT 384.83 FEET ALONG THE SOUTH AND WEST LINE OF CIRCLE WAY; THENCE S06°47'44"E 197.53 FEET ALONG THE WEST LINE OF CIRCLE WAY TO THE POINT OF BEGINNING.

CONTAINING 2.25 ACRES.

THE BASIS OF BEARING IS N00°07'34"W (NAD 83) BASED ON GPS READINGS BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1, T15S, R13E, SLB&M. BOTH CORNERS WERE FOUND.

LOT 2

BEGINNING AT A POINT LYING EAST 2286.34 FEET, AND NORTH 229.95 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, T15S, R14E, SL&B&M; SAID POINT IS THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, AND IS ON THE NORTH RIGHT OF WAY LINE OF UTAH HIGHWAY 123, THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE S86°58'45"W 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE N03°01'15"W 457.56 FEET TO THE SOUTH LINE OF CIRCLE WAY; THENCE N87°06'40"E 175.16 FEET ALONG SAID SOUTH LINE OF CIRCLE WAY TO A CURVE TO THE RIGHT WITH A RADIUS OF 273.09 FEET, WITH A CENTRAL ANGLE OF 5°21'16" AND A CHORD LENGTH OF 25.51 FEET, WITH A CHORD BEARING OF N89°47'18"E; THENCE ALONG SAID CURVE 25.52 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE S02°56'24"E 455.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES.

THE BASIS OF BEARING IS N00°07'34"W (NAD 83) BASED ON GPS READINGS BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1, T15S, R13E, SLB&M. BOTH CORNERS WERE FOUND.

LOT 3

BEGINNING AT A POINT LYING EAST 2086.62 FEET, AND NORTH 219.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, T15S, R14E, SL&B&M; SAID POINT IS THE SOUTHWEST CORNER OF LOT 2, BLOCK 4 AND SAID POINT IS ON THE NORTH RIGHT OF WAY LINE OF UTAH HIGHWAY 123, THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE S86°58'45"W 1007.09 FEET TO THE SOUTHWEST CORNER OF LOT 3, WHICH IS THE SOUTHWEST CORNER OF BLOCK 4; THENCE ALONG THE EAST LINE OF CIRCLE WAY N02°57'24"W 186.02 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 273.53 FEET, WITH A CENTRAL ANGLE OF 90°04'04" AND A CHORD LENGTH OF 387.06 FEET, WITH A CHORD BEARING OF N42°04'38"E; THENCE ALONG SAID CURVE AND SOUTH SIDE OF CIRCLE WAY TO THE RIGHT 429.98 FEET; THENCE N87°06'40"E 732.72FEET ALONG THE SOUTH LINE IF CIRCLE WAY TO THE NORTHWEST CORNER OF LOT 2, BLOCK 4; THENCE ALONG THE WEST LINE OF LOT 2 S03°01'15"E 457.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.23 ACRES.

THE BASIS OF BEARING IS N00°07'34"W (NAD 83) BASED ON GPS READINGS BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1, T15S, R13E, SLB&M. BOTH CORNERS WERE FOUND.

SURVEYOR'S CERTIFICATE

I, BENJAMIN A. GRIMES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING LICENSE NUMBER 167246 IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEER AND PROFESSIONAL SURVEYOR LICENSING ACT, AND THAT THIS PLAT HAS BEEN PREPARED BY ME ON BEHALF OF THE OWNERS, AND THAT I HAVE MADE A SURVEY OF NEW BLOCK 4, AND THAT THIS PLAT REPRESENTS TO THE BEST OF MY KNOWLEDGE THE EXISTING SUBDIVISION AS IT EXISTS ON THIS DATE.

DATE: 1/3/17 BENJAMIN A. GRIMES 167246

CARBON COUNTY COUNTY SURVEYOR STATE OF UTAH

REGISTERED LAND SURVEYOR 167246 BENJAMIN A. GRIMES STATE OF UTAH

LEGEND

◆ – SECTION MONUMENT FOUND

● – PROPERTY CORNER SET – CARBON COUNTY CAP BLOCK 4 LOTS 1 AND 2 ONLY (SEE NOTE 5)

N W E S

0 100 200 300 400

GRAPHIC SCALE

Ent 835152 Bk 878 Pg 65
Date: 05-JAN-2017 4:25:25PM
Fee: $35.00 Check Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: EAST CARBON CITY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE SUNNYSIDE SUBDIVISION – PLAT "A" AMMENDED 2017 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF HAVE HEREUNTO SET OUR HANDS ON THE DATES SHOWN BELOW:

OWNER: East Carbon City Mayor Douglas Parsons DATE: 3 January 2017

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF: Carbon S.S.

ON THE 3rd DAY OF January A.D. 20 17, PERSONALLY APPEAREDBEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF CARBON IN SAIDSTATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION , _____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Douglas Parsons SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PUROSES THEREIN MENTIONED.

MY COMMISSION EXPIRES April 11, 2017

NOTARY PUBLIC

ELIZABETH HOLT Notary Public, State of Utah Commission # 685169 My Commission Expires April 11, 2017

RESIDING IN Carbon COUNTY

PREPARED BY
OFFICE OF THE COUNTY SURVEYOR, JANUARY, 2017

SITE PLAN REVIEW COMMITTEE
APPROVED THIS January 3rd DAY OF A.D. January 2017 BY THE SITE PLAN REVIEW COMMITTEE.
Jennifer Carter 1/3/2017
DIRECTOR OF PLANNING DATE

East Carbon City SUNNYSIDE CITY CORPORATION
PRESENTED TO THE East Carbon SUNNYSIDE CITY CORPORATION THIS 3rd DAY January A.D. 2017 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST CITY RECORDER Douglas Parsons MAYOR

RECORDED # 835152
STATE OF UTAH, COUNTY OF: CARBON
RECORDED AND FILED AT THE REQUEST OF: OWNERS
DATE: 1-5-17 TIME: 4:25 PM BOOK: 878 PAGE: 65
FEE: $35 LAURIE TRYON COUNTY RECORDER

Carbon County
Utah's Castle Country

SUNNYSIDE SUBDIVISION - PLAT "A" AMENDED 2017
LOCATED IN THE SOUTH HALF OF THE NW QUARTER OF SECTION 6, T15S, R14E, SLB&M

SHEET 1 OF 1

M:\EAST CARBON\Carbon Medical Services Bldg\Carbon Med Clinic Grid Datum Final.dwg, 1/3/2017 4:52:03 PM