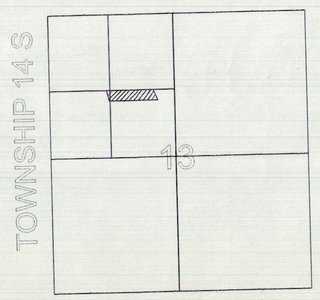
CASTLE CREEK PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAN

Ent 831058 Bk 856 Pg 150
Date: 21-DEC-2015 10:04:27AM
Fee: $10.00 Check Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: MORGAN MOON



RANGE 9 E
VICINITY MAP

LEGEND

- PROPERTY LINE
- SECTION LINE
- SECTION CORNER
- SET CAPPED REBAR
- PHASE BOUNDARY
- SURVEY CAP 162 812 FOUND & ACCEPTED

NOTES:
1. THE OPEN AREA IS RESOLVED FOR USE AS A RETENTION BASIN FOR STORM WATER RUNOFF.
2. THE PRIVATE ROAD, UTILITY CORRIDOR AND ALL DRAINAGE CONVEYANCES, COLLECTION DEVICES AND APPURTENANCES INCLUDING THE RETENTION BASIN WILL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION.
3. THE DRAINAGE DITCHES WILL BE MAINTAINED BY THE EQUIPMENT STRADDLING THE DITCHES.

LEGAL DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND IN CARBON COUNTY, UTAH WHICH IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES SOUTH 0°04'46" EAST, 1327.23 FEET ALONG THE CENTER OF SECTION LINE AND WEST 461.97 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13 AND RUNNING SOUTH 29°36'48" EAST, 438.98 FEET;THENCE SOUTH 72°48'32" WEST, 474.52 FEET; THENCE NORTH 88°45'05" WEST, 106.37 FEET; THENCE SOUTH 43°54'08" WEST,156.89 FEET; THENCE SOUTH 84°27'26" WEST, 138.16 FEET; THENCE NORTH 43°42'27" WEST, 76.27 FEET; THENCE NORTH 84°21'41" WEST, 213.41 FEET; THENCE NORTH 1°31'52" WEST, 64.46 FEET; THENCE NORTH 64°01'43" WEST, 110.40 FEET; THENCE NORTH 82°49'15" WEST, 163.30 FEET; THENCE SOUTH 80° 46'11" WEST, 172.39 FEET; THENCE NORTH 55°30'39" WEST, 182.91 FEET; THENCE NORTH 69°55'01" WEST, 396.31 FEET; THENCE SOUTH 83°27'29" WEST, 270.38 FEET; THENCE NORTH 20°46'56" WEST,388.93 FEET, TO A POINT ON THE NORTH 40 LINE; THENCE ALONG THE SAID LINE NORTH 89°16'14" EAST, 2243.12 FEET TO THE POINT OF BEGINNING. CONTAINING 22.92 ACRES MORE OR LESS. SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD AND RIGHT OF WAYS AND EASEMENTS EVIDENCED. TOGETHER WITH A DRAINAGE EASEMENT RUNNING ALONG THE NORTH BOUNDARY OF LOTS: 1,2,3,4 AND 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AND RUNNING SOUTH 89°16'14" WEST, 1269.26 FEET; THENCE SOUTH 25°47'21" WEST, 11.05 FEET; THENCE NORTH 89°16'14" EAST, 1269.06 FEET; THENCE NORTH 29°36'47" WEST, 11.42 FEET TO THE POINT OF BEGINNING. ALSO A DRAINAGE EASEMENT RUNNING ALONG THE NORTH BOUNDARY OF LOT 17 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17 AND RUNNING NORTH 89°16'14" EAST, 383.48'FEET; THENCE SOUTH 00°43'46" EAST, 10.00 FEET; THENCE SOUTH 89°16'14" WEST, 379.74 FEET; THENCE NORTH 20°46'56" WEST, 10.68 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS SOUTH 0°16'50" EAST BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN.

OWNERS DEDICATION

KNOWN BY ALL MEN PRESENT, THAT_____ THE UNDER SIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS THE CASTLE CREEK PLANNED UNIT DEVELOPMENT, DO HEREBY APPROVE THIS PLAT.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, 20__

_____

_____

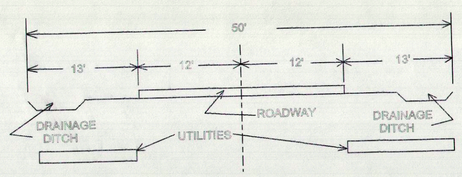
_____

ACKNOWLEDGEMENT

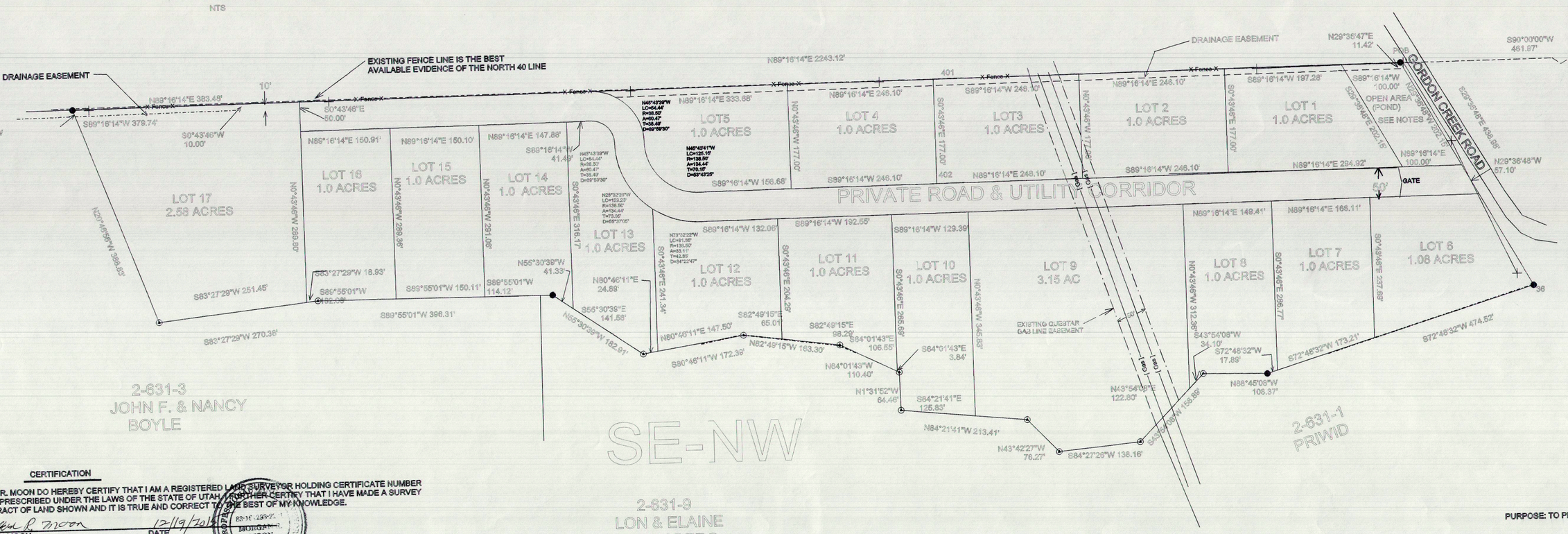
STATE OF UTAH
SS
COUNTY OF CARBON

ON THE_____ DAY OF_____, 20__ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

_____ MY COMMISSION EXPIRES
NOTARY PUBLIC



TYPICAL PRIVATE ROAD & UTILITY CORRIDOR
CROSS SECTION
NTS



0 100'
SCALE 1"=100'

PURPOSE: TO PREPARE A PLAN TO SUBDIVIDE THE PROPERTY INTO LOTS.

CERTIFICATION

I MORGAN R. MOON DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NUMBER 161293 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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 12/19/2015
MORGAN R. MOON DATE

PROFESSIONAL LAND SURVEYOR 161293 MORGAN R. MOON STATE OF UTAH

CARBON COUNTY PLANNING COMMISSION RICHARD TATTON DATE	OFFICE OF CARBON COUNTY ENGINEEER BEN GRIMES, DEPUTY CARBON COUNTY SURVEYOR DATE	CARBON COUNTY ATTORNEY GENE STRATE DATE	CARBON COUNTY COMMISSION PRESENTED TO THE CARBON COUNTY COMMISSION, THIS_____ DAY OF _____, 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED COMMISSION CHAIRMAN ATTESTED SETH OVERSON	RECORDED STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF DATE_____TIME_____BOOK___ PAGE____ LAURE TRYON, COUNTY RECORDER	DRAWN BY: MORGAN MOON CO. L.L.C. BOX 182 WELLINGTON, UT 435-637-3437

Traverse PC

#1416