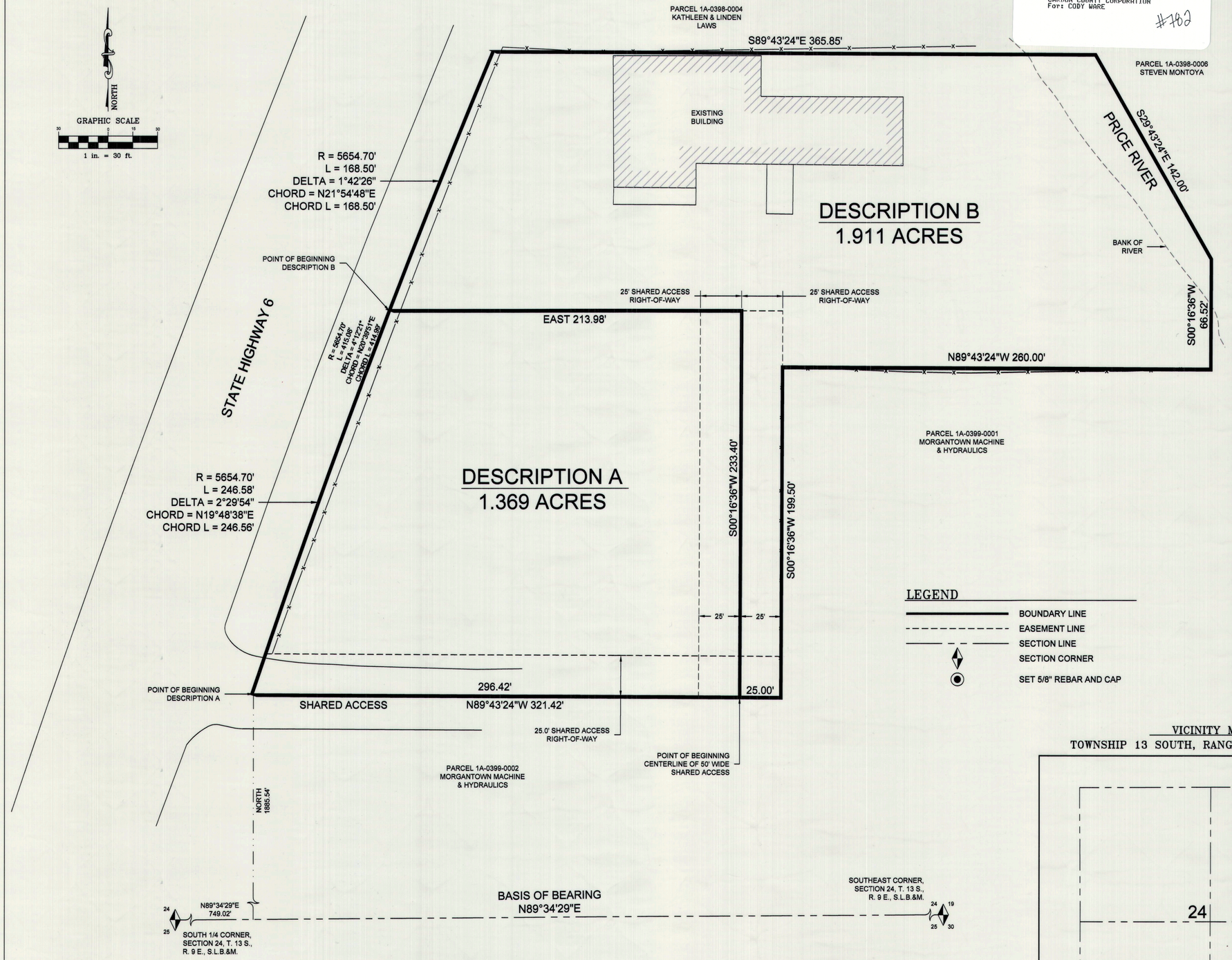
Ent 846578 Bk 936 Pg 669
Date: 22-AUG-2019 1:36:23PM
Fee: $45.00 Check Filed By: CR
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: CODY WARE

#782

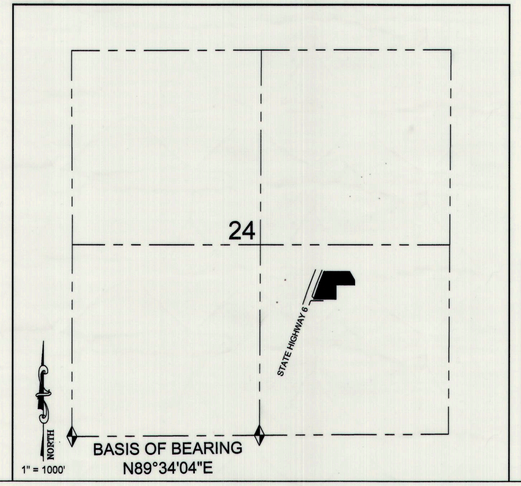


LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- SECTION CORNER
- SET 5/8" REBAR AND CAP

VICINITY MAP

TOWNSHIP 13 SOUTH, RANGE 9 EAST, S.L.B.&M.



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF AND DIVIDE PARCEL 1A-0400-0001.

THE BASIS OF BEARING USED FOR THIS SURVEY IS NORTH 89°34'29" EAST BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN.

A 2010 A.L.T.A. SURVEY BY GREAT BASIN ENGINEERING RECORDED AT ENTRY 807720, BOOK 732, PAGE 134 WAS USED AS A REFERENCE.

DESCRIPTION A

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 6, SAID POINT LIES 749.02 FEET NORTH 89°34'29" EAST ALONG SECTION LINE AND 1885.54 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTHEASTERLY 246.58 FEET ALONG THE ARC OF A 5654.70 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°29'54" (CHORD BEARS: N19°48'38"E 246.56'); THENCE EAST 213.98 FEET; THENCE SOUTH 00°16'36" WEST 233.40 FEET; THENCE NORTH 89°43'24" WEST 296.42 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.369 ACRES.
TOGETHER WITH AND SUBJECT TO A ROADWAY EASEMENT FROM HIGHWAY 50-6 AND EASEMENTS FOR SEWER AND WATER CONNECTIONS.
ALSO TOGETHER WITH AND SUBJECT TO A 50 FOOT WIDE SHARED ACCESS RIGHT-OF-WAY BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT WHICH LIES 749.02 FEET NORTH 89°34'29" EAST ALONG SECTION LINE AND 1885.54 FEET NORTH AND 296.42 FEET SOUTH 89°43'24" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 00°16'36" EAST 233.40 FEET AND TERMINATING.

DESCRIPTION B

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 6, SAID POINT LIES 749.02 FEET NORTH 89°34'29" EAST ALONG SECTION LINE AND 1885.54 FEET NORTH AND 246.56 FEET NORTH 19°48'38" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTHEASTERLY 168.50 FEET ALONG THE ARC OF A 5654.70 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°42'26" (CHORD BEARS: N21°54'48"E 168.50'); THENCE SOUTH 89°43'24" EAST 365.85 FEET; THENCE SOUTH 29°43'24" EAST 142.00 FEET; THENCE SOUTH 00°16'36" WEST 66.52 FEET; THENCE NORTH 89°43'24" WEST 260.00 FEET; THENCE SOUTH 00°16'36" WEST 199.50 FEET; THENCE NORTH 89°43'24" WEST 25.00 FEET; THENCE NORTH 00°16'36" EAST 233.40 FEET; THENCE WEST 213.98 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.911 ACRES.
TOGETHER WITH AND SUBJECT TO A ROADWAY EASEMENT FROM HIGHWAY 50-6 AND EASEMENTS FOR SEWER AND WATER CONNECTIONS.
ALSO TOGETHER WITH AND SUBJECT TO A 50 FOOT WIDE SHARED ACCESS RIGHT-OF-WAY BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT WHICH LIES 749.02 FEET NORTH 89°34'29" EAST ALONG SECTION LINE AND 1885.54 FEET NORTH AND 296.42 FEET SOUTH 89°43'24" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 00°16'36" EAST 233.40 FEET AND TERMINATING.

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: Aug 21, 2019

M. CODY WARE

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

SURVEY FOR:
NORTHPOINT CONSTRUCTION & DEVELOPMENT LLC
HELPER CITY, CARBON COUNTY, UTAH
N.W. 1/4 - S.E. 1/4, SECTION 24, TOWNSHIP 13 S., RANGE 9 E., S. L. B. & M.

DRAWING RECORD

NO.	DATE	DESCRIPTION	BY
1	09-10-18	PLOTTED FOR REVIEW	M.C.W.

WARE SURVEYING, L.L.C.
Phone: 435-820-4335
Email: waresurveying@emerytelcom.net
1344 North 1000 West
Price, Utah 84501