

E 105512 B S P 73  
 Date 26-APR-2004 9:52am  
 Fee: 30.00 Check  
 SHARON MURDOCK, Recorder  
 Filed By SR  
 For PROFESSIONAL TITLE SERVICES  
 CARBON COUNTY CORPORATION

I 105512 B 565 P 417  
 Date 26-APR-2004 9:47am  
 Fee: 30.00 Check  
 SHARON MURDOCK, Recorder  
 Filed By SR  
 For PROFESSIONAL TITLE SERVICES  
 CARBON COUNTY CORPORATION

# THE HILL SUBDIVISION AMENDMENT NO. 1 (PHASE III)

## SURVEYOR'S CERTIFICATE

I, EVAN E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145656, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

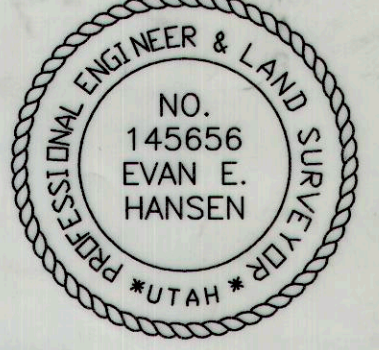
## THE HILL SUBDIVISION AMENDMENT NO. 1 (PHASE III)

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### DESCRIPTION

A PARCEL OF LAND LOCATED IN CARBON COUNTY STATE OF UTAH, WHICH IS IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF NORTH 00°16'05" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 14 USED AS THE BASIS OF BEARING.

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 00°16'05" EAST, 581.12 FEET AND SOUTH 89°43'55" WEST, 1659.35 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING IS THE NORTHWEST CORNER OF LOT 15, PHASE 1 OF THE HILL SUBDIVISION, AMENDMENT NO. 1 AS RECORDED IN THE CARBON COUNTY RECORDERS OFFICE; AND RUNNING THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 15, PHASE 1 THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 13°01'20" EAST, 312.13 FEET; THENCE SOUTH 27°26'32" EAST, 60.32 FEET; THENCE SOUTH 58°22'52" EAST, 140.62 FEET; THENCE NORTH 71°07'47" EAST, 51.99 FEET; THENCE NORTH 07°42'57" WEST, 113.08 FEET; THENCE SOUTH 53°41'17" EAST, 228.10 FEET; THENCE SOUTH 86°02'56" EAST, 112.06 FEET; THENCE SOUTH 57°40'41" EAST, 223.03 FEET; THENCE SOUTH 68°38'06" WEST LEAVING THE WESTERLY LINE OF SAID LOT 15, 728.80 FEET; THENCE NORTH 41°28'37" WEST, 627.74 FEET; THENCE NORTH 22°30'49" WEST, 481.18 FEET TO THE SOUTHWESTERLY LINE OF LOT 11, PHASE 11; THENCE SOUTH 42°54'23" EAST 17.07 FEET; THENCE SOUTH 75°35'01" EAST, 226.36 FEET TO A NON-TANGENT CURVE; THENCE 161.08 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, HAVING A RADIAL BEARING OF NORTH 86°59'40" EAST AT ITS BEGINNING POINT, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 153°49'12", HAVING A CHORD DISTANCE OF 116.91 FEET AND A CHORD BEARING OF SOUTH 79°53'32" EAST; THENCE NORTH 88°38'21" EAST, 196.84 FEET TO THE POINT OF BEGINNING. CONTAINS 10.60 ACRES, MORE OR LESS.



DATE MARCH 18, 2004 Evan E. Hansen  
 EVAN E. HANSEN

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS THE

## THE HILL SUBDIVISION AMENDMENT NO. 1 (PHASE III)

THE DEVELOPER HAS RETAINED OWNERSHIP OF THE ROADWAY AS DESCRIBED BELOW GRANTING TO EACH LOT OWNER A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THAT LOT OWNER'S PROPERTY ONLY, AND NO FURTHER, AND GRANTING EASEMENTS AS NECESSARY FOR UTILITIES.

A 36 FOOT WIDE ROAD EASEMENT FOR INGRESS AND EGRESS, AND UTILITY PURPOSES BEING 18 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEGINNING AT A POINT WHICH LIES NORTH 810.37 FEET AND WEST 99.03 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, T-14-S, R-9-E, S.L.B.&M. AND RUNNING THENCE S 66°24'05" W, 546.55 FEET; THENCE S 78°13'15" W, 99.71 FEET; THENCE N 88°38'08" W, 99.40 FEET; THENCE S 82°13'44" W, 299.93 FEET; THENCE N 83°42'00" W, 528.19 FEET; THENCE S 83°35'44" W, 1162.67 FEET; THENCE N 79°53'39" W, 517.36 FEET; THENCE S 85°25'31" W, 78.76 FEET; THENCE S 75°50'31" W, 1066.82 FEET; THENCE S 57°31'21" W, 222.42 FEET; THENCE S 86°36'45" W, 658.29 FEET; THENCE S 82°57'44" W, 438.82 FEET; THENCE S 50°39'52" W, 162.88 FEET; THENCE S 85°16'07" W, 250.96 FEET; THENCE S 80°31'30" W, 364.47 FEET; THENCE S 51°44'59" W, 167.27 FEET; THENCE S 31°46'55" W, 91.66 FEET; THENCE S 26°49'26" W, 46.67 FEET; THENCE S 37°28'59" W, 49.84 FEET; THENCE S 42°11'21" W, 272.14 FEET; THENCE S 84°46'01" W, 200.69 FEET; THENCE N 89°51'18" W, 247.60 FEET TO A POINT BEING THE CENTER OF A 60 FOOT RADIUS CUL-DE-SAC AND THE TERMINUS POINT OF THIS DESCRIPTION.

LOWDERMILK ROCK PRODUCTS OF UTAH, INC.

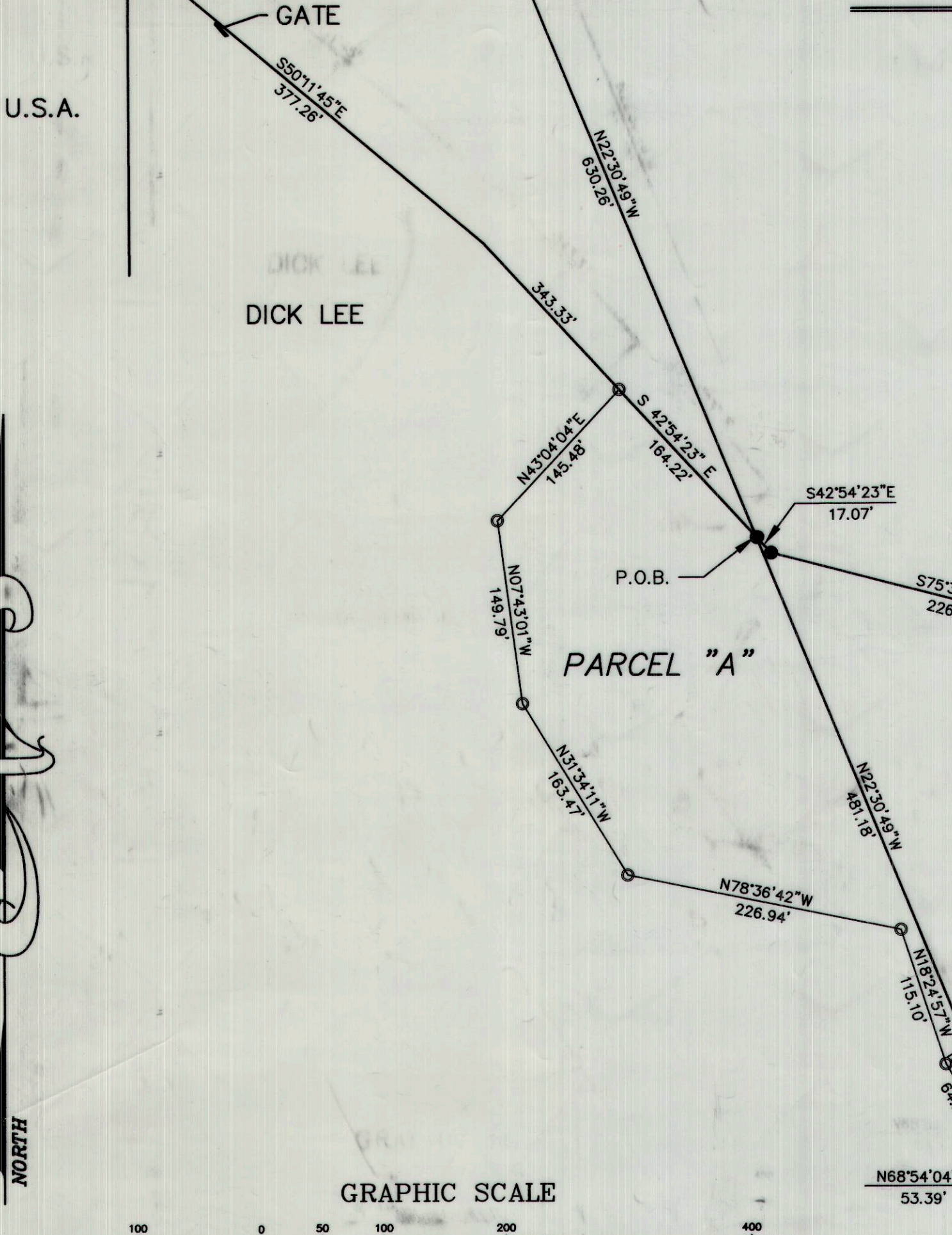
Richard Lee, President  
 BY RICHARD LEE, PRESIDENT

### ACKNOWLEDGMENT

STATE OF UTAH  
 County of Carbon S.S.  
 ON THE 18th DAY OF April A.D. 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Carbon IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, I IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 8-25-04  
[Signature]  
 NOTARY PUBLIC  
 RESIDING IN Carbon COUNTY

SE1/4 SECTION 14, T14 S, R 9 E, S.L.B. & M.



LOT NO. 11  
PHASE 2

LOT NO. 14  
PHASE 3

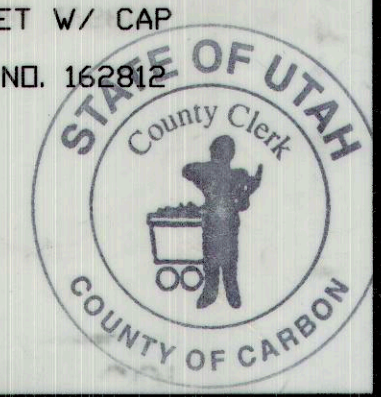
LOT NO. 15  
PHASE 1

### DESCRIPTION FOR A 20.00 FOOT UTILITY EASEMENT

AN EASEMENT FOR UTILITY LINE PURPOSES, 20.00 FEET WIDE LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE.  
 BEGINNING AT A POINT WHICH IS LOCATED SOUTH 00°16'05" EAST ALONG THE SECTION LINE, 581.32 FEET AND SOUTH 89°43'55" WEST, 1669.56 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 13°01'20" EAST, 314.19 FEET; THENCE SOUTH 27°09'17" EAST, 62.81 FEET; THENCE SOUTH 31°58'57" EAST, 155.77 FEET; THENCE SOUTH 65°24'13" EAST, 281.52 FEET; THENCE SOUTH 40°23'11" EAST, 72.51 FEET TO THE GRANTOR'S PROPERTY LINE.  
 THE BOUNDARY LINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED TO INTERSECT AT ANGLE POINTS AND TO MEET AT ANGLE-POINT INTERSECTIONS AND TO BEGIN AND END ON, AND CONFORM TO THE GRANTOR'S PROPERTY LINE.

### LEGEND

- PROPERTY LINES
- SECTION CORNER
- 5/8" x 24" REBAR SET W/ CAP
- POINTS SET BY PLS NO. 162812



### AGRICULTURE WAIVER DESCRIPTIONS

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF NORTH 00°16'05" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 14 USED AS THE BASIS OF BEARING.

PARCEL 'A'  
 BEGINNING AT A POINT WHICH IS LOCATED SOUTH 00°16'05" EAST ALONG THE SECTION LINE, 493.84 FEET AND SOUTH 89°43'55" WEST, 2201.70 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 22°30'49" EAST, 481.18 FEET; THENCE SOUTH 41°28'37" EAST, 77.36 FEET; THENCE NORTH 68°54'04" WEST, 53.39 FEET; THENCE NORTH 30°10'23" WEST, 64.22 FEET; THENCE NORTH 18°24'57" WEST, 115.10 FEET; THENCE NORTH 78°36'42" WEST, 226.94 FEET; THENCE NORTH 31°34'11" WEST, 163.47 FEET; THENCE NORTH 07°43'01" WEST, 149.79 FEET; THENCE NORTH 43°04'04" EAST, 145.48 FEET; THENCE SOUTH 42°54'23" EAST, 164.22 FEET TO THE POINT OF BEGINNING. CONTAINS 1.96 ACRES, MORE OR LESS.

PARCEL 'B'  
 BEGINNING AT A POINT WHICH IS LOCATED SOUTH 00°16'05" EAST ALONG THE SECTION LINE, 1285.81 FEET AND SOUTH 89°43'55" WEST, 1280.27 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 28°55'43" EAST, 23.66 FEET; THENCE SOUTH 21°51'46" EAST, 65.65 FEET; THENCE SOUTH 36°48'41" WEST, 58.61 FEET; THENCE SOUTH 59°50'18" WEST, 250.18 FEET; THENCE SOUTH 83°13'55" WEST, 72.19 FEET; THENCE NORTH 27°13'44" WEST, 143.09 FEET; THENCE NORTH 6°22'33" EAST, 35.33 FEET; THENCE SOUTH 41°28'37" EAST, 35.71 FEET; THENCE NORTH 68°38'06" EAST, 349.10 FEET TO THE POINT OF BEGINNING. CONTAINS 1.18 ACRES, MORE OR LESS.

PREPARED BY:  
**EMPIRE ENGINEERING, Inc.**  
 1665 EAST SAGEWOOD ROAD,  
 PRICE, UTAH 84501  
 PHONE (435) 637-5748

CARBON COUNTY PLANNING COMMISSION  
 APPROVED THIS 5th DAY OF April A.D. 2004  
 BY THE COUNTY PLANNING COMMISSION.  
Richard Tatton  
 RICHARD TATTON CHAIRMAN DATE 4-5-04

OFFICE OF CARBON COUNTY ENGINEER  
 I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
3/17/04  
 DATE Nick Houser  
 (ASSISTANT ENGINEER) NICK HOUSER

APPROVAL AS TO FORM  
 APPROVED THIS 6th DAY OF April A.D. 2004  
Gene Strate  
 GENE STRATE COUNTY ATTORNEY DATE 4/6/04

COMMISSIONER/SURVEYOR  
 I HAVE REVIEWED AND DO HEREBY APPROVE  
Steven D. Burge  
 STEVEN D. BURGE DATE 4-5-04

COUNTY COMMISSION  
 PRESENTED TO THE SITE PLAN REVIEW COMMITTEE ON THIS 6th DAY OF April A.D. 2004, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
William D. Kropf 4/6/04  
 CHAIRMAN DATE  
Robert P. Pero 4/7/04  
 ATTEST: ROBERT P. PERO DATE

RECORDED #105512  
 STATE OF UTAH, COUNTY OF Carbon  
 RECORDED AND FILED AT THE REQUEST OF Richard Lee  
 DATE 4-16-04 TIME 9:47 BOOK 5 PAGE 73  
Sharon Murdock  
 COUNTY RECORDER  
 FEE \$30.00

C:\EMP\RE\2004\240\CKLEE\14phase3.dwg 03/15/04 20:45

THE HILL SUBDIVISION AMENDMENT NO. 1 PHASE 3