

VELMA ANDERSON SUBDIVISION AMENDED

WEST 1/4 CORNER,
SECTION 8, T. 14 S.,
R. 10 E., S.L.B.&M.

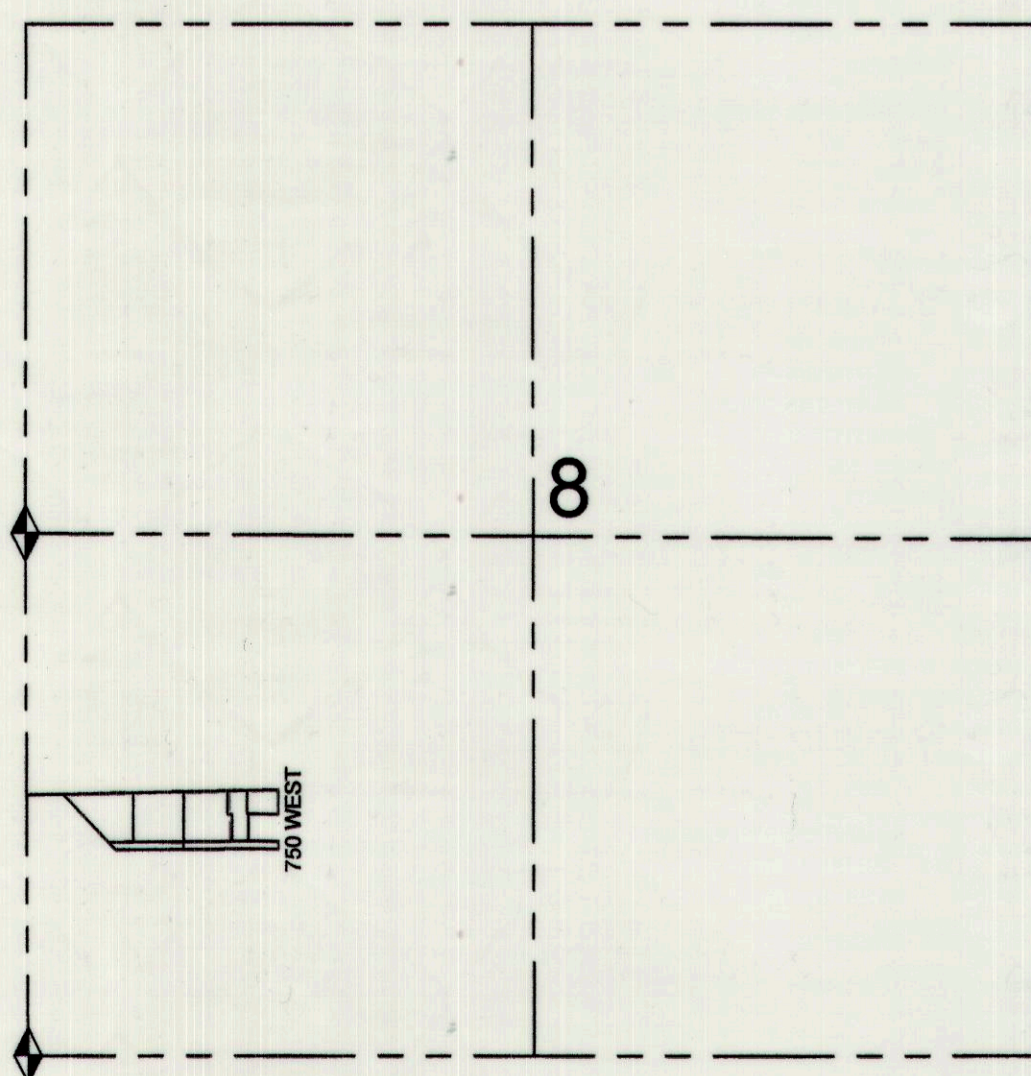
1352.91' (MEASURED)
S00°23'29"E

342.75'
N45°43'59"W
347.75'

SOUTHWEST CORNER,
SECTION 8, T. 14 S.,
R. 10 E., S.L.B.&M.

VICINITY MAP

TOWNSHIP 14 SOUTH, RANGE 10 EAST, S.L.B.&M.

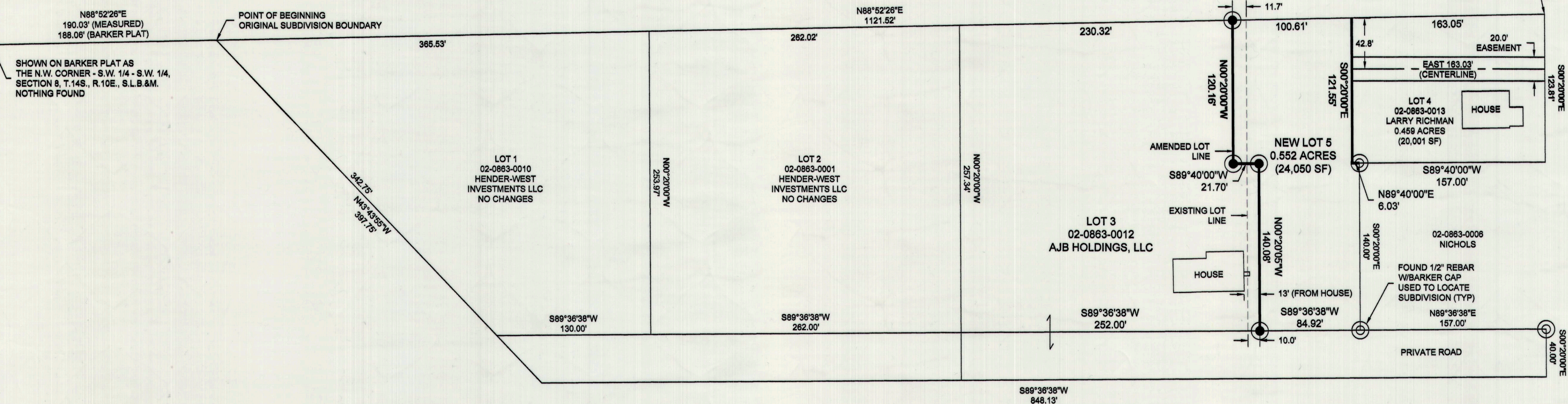


1" = 1000'

02-0866-0002
TUCKER

02-0866-0000
GUTIERREZ

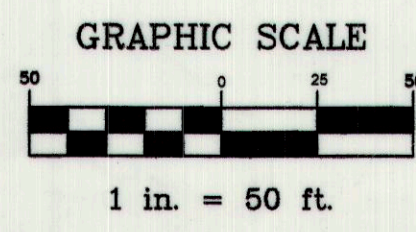
02-0866-0001
CRANDALL



02-0863-0006
GHIRARDELLI

LEGEND

- LOT BOUNDARY LINE
- SECTION LINE
- ORIGINAL LOT LINE
- FOUND 1/2" REBAR W/CAP
STAMPED L.S. 162812
- SET 5/8" REBAR W/CAP
STAMPED L.S. 162812
- SECTION CORNER



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN LOTS 3 & 4 OF THE VELMA ANDERSON SUBDIVISION IN ORDER TO MEET COUNTY SETBACK REQUIREMENTS FOR THE HOME THAT WAS PLACED ON SAID LOT 3. ADDITIONALLY LOT 4 IS BEING DIVIDED INTO TWO LOTS CREATING LOT 5 AS SHOWN HEREON. A 20 FOOT WIDE EASEMENT THROUGH LOT 4 WAS ADDED TO ACCESS LOT 5 FROM 750 WEST.

THE ORIGINAL VELMA ANDERSON SUBDIVISION WAS PREPARED BY ART BARKER (L.S. 162812) IN 2005. NO LOT CORNER MONUMENTS FROM SAID PLAT WERE FOUND, AND NOTHING WAS FOUND AT THE N.W. CORNER OF THE S.W. 1/4 - S.W. 1/4 OF SECTION 8. THREE OF ART'S 1/2" REBAR WITH CAPS WERE FOUND AT THE CORNERS BETWEEN LOT 4 OF SAID SUBDIVISION AND THE NICHOLS PARCEL 02-0863-0006. THESE 3 CORNERS WERE USED TO BEST FIT THE SUBDIVISION PLAT. A MEASURED BEARING AND DISTANCE IS SHOWN HEREON TO THE NEAREST AVAILABLE MONUMENTED SECTION CORNER.

NO BOUNDARY VERIFICATION WAS PERFORMED BY ME IN THE COURSE OF THIS SURVEY AND PLAT. THE INTENT IS ONLY TO DIVIDE THE ORIGINAL LOT 4 AND ADJUST THE BOUNDARY BETWEEN THE ORIGINAL LOTS 3 AND 4.

THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 00°23'29" EAST BETWEEN THE WEST QUARTER CORNER AND THE SOUTH-WEST CORNER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN. SAID BASIS OF BEARING IS SHOWN ON SAID BARKER PLAT AS S00°22'48"E. NO ROTATION WAS APPLIED TO SAID BARKER PLAT BECAUSE THE FOUND LOT/PARCEL CORNERS FIT THE MEASURED BEARING. THE SOUTH-WEST CORNER OF SAID SECTION 8 HAS BEEN BURIED IN A FIELD FOR SEVERAL YEARS.

NO CHANGES WERE MADE TO THE ORIGINAL, PLATTED SUBDIVISION BOUNDARY SO AN AMENDED OVERALL BOUNDARY DESCRIPTION WAS NOT WRITTEN.

A DESCRIPTION OF THE BOUNDARY OF LOT 4 & 5 IS SHOWN HEREON FOR REZONING PURPOSES.

DESCRIPTION LOT 4 & 5

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF THE ORIGINAL LOT 4 OF THE VELMA ANDERSON SUBDIVISION; SAID POINT LIES 1352.91 FEET SOUTH 00°23'29" EAST ALONG SECTION LINE AND 1311.55 FEET NORTH 88°52'28" EAST FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°20'00" EAST 123.81 FEET; THENCE SOUTH 89°40'00" WEST 157.00 FEET; THENCE SOUTH 00°20'00" EAST 140.00 FEET; THENCE SOUTH 89°38'38" WEST 84.92 FEET; THENCE NORTH 00°20'00" WEST 140.00 FEET; THENCE SOUTH 89°40'00" WEST 21.70 FEET; THENCE NORTH 00°20'00" WEST 120.16 FEET; THENCE NORTH 88°52'28" EAST 263.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.01 ACRES.

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 4940888 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOT(S), HEREAFTER TO BE KNOWN AS THE:

VELMA ANDERSON SUBDIVISION AMENDED

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

M. Cody Ware Jan 13, 2020
M. CODY WARE DATE
Professional Land Surveyor
No. 4940888
STATE OF UTAH

ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT _____ THE UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) TO BE HEREAFTER KNOWN AS THE:

VELMA ANDERSON SUBDIVISION AMENDED

DO HEREBY APPROVE THIS PLAT.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF ____ 2020.
Christian Bryner *Larry Richman*
ASB Holdings LLC

STATE OF UTAH } S.S.
COUNTY OF CARBON }

ON THE 16 DAY OF FEBRUARY, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
Valma Gerrell 03/04/2020
NOTARY PUBLIC MY COMMISSION EXPIRES

VALMA GERRELL
NOTARY PUBLIC
My Commission Expires 03/04/2020

VELMA ANDERSON SUBDIVISION AMENDED, CARBON COUNTY, UTAH
S.W. 1/4, SECTION 8, TOWNSHIP 14 S., RANGE 10 E., S. L. B. & M.

DRAWING RECORD	NO.	DATE	DESCRIPTION	BY
	1	01-04-20	PLOTTED FOR REVIEW	M.C.W.
	2	01-13-20	PLOTTED MYLAR	M.C.W.

CARBON COUNTY ATTORNEY'S OFFICE <i>Christian Bryner</i> 1/22/2020 CHRISTIAN BRYNER DATE	CARBON COUNTY PLANNING COMMISSION <i>Richard Tatton</i> 1-21-2020 RICHARD TATTON, CHAIRMAN DATE	CONTRACT CARBON COUNTY SURVEYOR <i>Wade B. Allen</i> 1-16-20 WADE B. ALLEN DATE	CARBON COUNTY RECORDER STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF: <i>ASB Holdings LLC & Larry Richman</i> DATE 1/19/2020 TIME 11:31 A.M. BOOK 96H PAGE 447 KARLA MEDLEY
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