

WESTWOOD ESTATES #4 - PHASE 2, AMENDMENT 1

Ent: 851353 Bk 972 Pg 73
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Fee: \$40.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: JON PRESSETT

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOTS 48-50 OF THE WESTWOOD ESTATES (NO. 4) PHASE 2 SUBDIVISION. THE BACK (WESTERLY) LINE OF SAID LOTS BEING MOVED TO THE CENTERLINE OF THE CARBON CANAL (GRANTOR'S WEST BOUNDARY). SAID LOTS WILL BE SUBJECT TO THE CARBON CANAL COMPANY RIGHT-OF-WAY AS WELL AS THE ORIGINAL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ORIGINAL PLAT. NO CHANGES MADE TO LOTS 51 & 52.
THE BASIS OF BEARING USED FOR THIS SURVEY IS NORTH 00°23'27" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 AMENDED THE SUBDIVISION OF SAID TRACT OF LAND, HEREAFTER TO BE KNOWN AS THE:

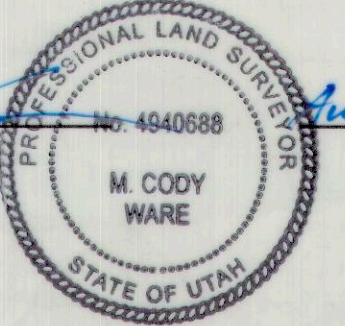
WESTWOOD ESTATES #4 - PHASE 2, AMENDMENT 1

AMENDED BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE SOUTHEAST QUARTER OF SECTION 18 AND THE NORTH HALF OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF NORTH 00°23'27" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 18 USED AS THE BASIS OF BEARINGS.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, WESTWOOD ESTATES (NO. 4) PHASE 1, SAID POINT BEING N00°23'27"W ALONG THE SECTION LINE 63.44 FEET AND WEST 2276.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY S35°58'33"E 85.92 FEET; THENCE N89°36'37"E 110.00 FEET; THENCE S00°23'24"E 119.88 FEET; THENCE S89°36'35"W 38.00 FEET; THENCE S00°23'24"E 99.87 FEET; THENCE S89°36'35"W 229.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY 12.74 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°17'57", CHORD OF SAID CURVE BEARS S03°15'35"W 12.73 FEET; THENCE S00°23'24"E 89.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 30.38 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°37'33", CHORD OF SAID CURVE BEARS S35°12'11"E 28.54 FEET; THENCE S19°59'03"W 50.00 FEET; THENCE S24°57'53"W 210.07 FEET TO THE CENTERLINE OF THE CARBON CANAL; THENCE ALONG SAID CARBON CANAL CENTERLINE THE FOLLOWING (9) NINE COURSES: (1) N83°45'29"W 198.78 FEET; THENCE (2) S77°08'44"W 76.76 FEET TO (3) A POINT OF CURVATURE OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 65.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°57'14"; CHORD BEARS N55°52'39"W 58.49 FEET; THENCE (4) N08°54'02"W 107.82 FEET; THENCE (5) N01°52'15"W 128.89 FEET; THENCE (6) N08°25'08"E 67.43 FEET; THENCE (7) N24°53'24"E 122.46 FEET; THENCE (8) N36°15'39"E 180.40 FEET; THENCE (9) N29°04'47"E 63.49 FEET; THENCE N89°36'35"E 337.41' PARTIALLY ALONG THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.
SUBJECT TO CARBON CANAL RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS AS SHOWN ON ORIGINAL WESTWOOD ESTATES (NO. 4) PHASE 2 PLAT.
CONTAINS 6.88 ACRES.

M. CODY WARE

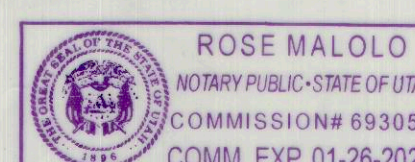
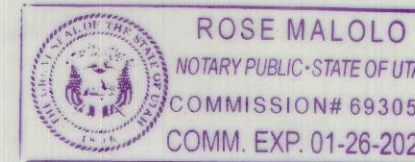
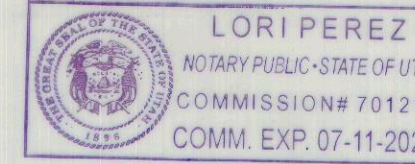
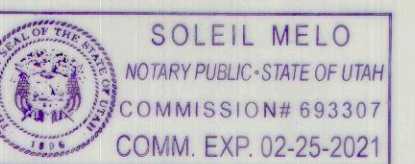


ACKNOWLEDGMENT AND DEDICATION

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

WESTWOOD ESTATES #4 - PHASE 2, AMENDMENT 1

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF 2020.



DRAWING RECORD			
NO.	DATE	DESCRIPTION	BY
1	07-29-20	PLOTTED FOR REVIEW	M.C.W.

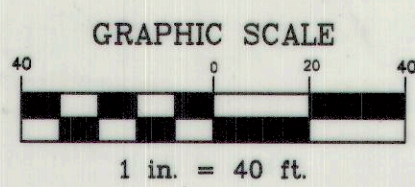
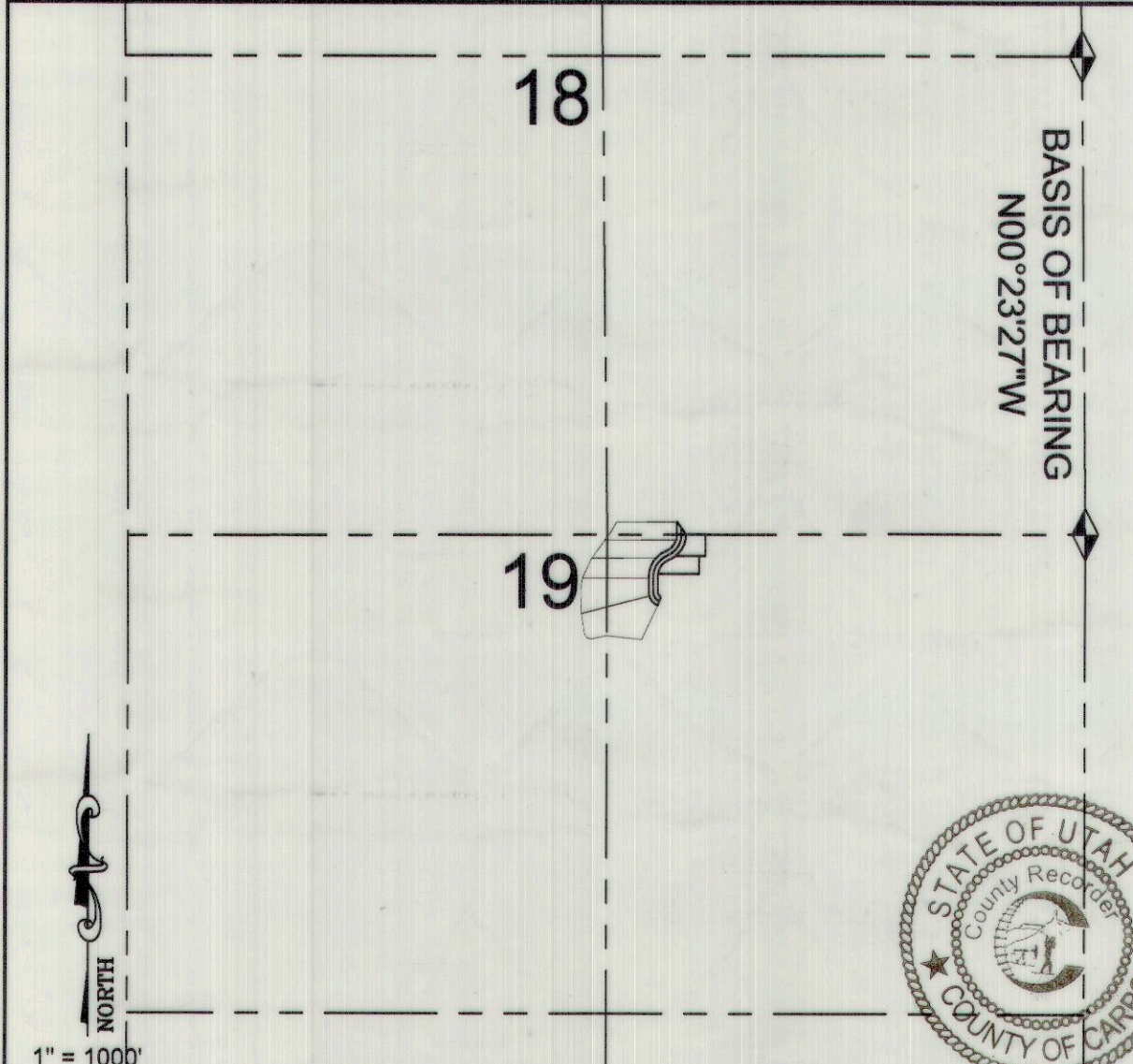
WARE SURVEYING, L.L.C.

Phone: 435-820-4335
Email: waresurveying@emerytelcom.net

1344 North 1000 West
Price, Utah 84501

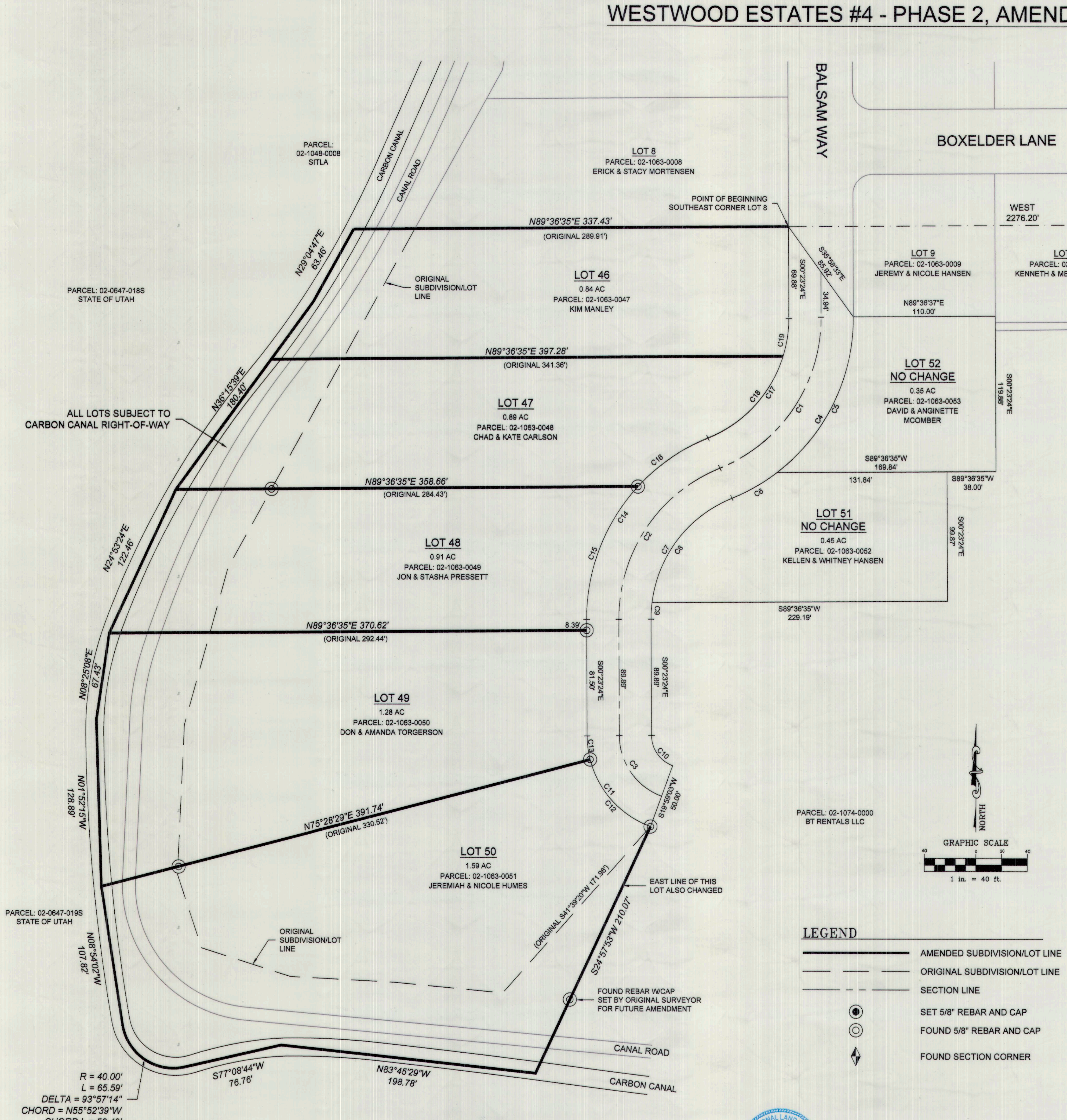
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD L.
C1	149.24	125.00	68°24'28"	N33°48'50"E	140.53
C2	149.24	125.00	68°24'28"	S33°48'50"W	140.53
C3	60.76	60.00	69°37'33"	S38°12'11"E	57.09
C4	179.09	150.00	68°24'28"	N33°48'50"E	168.64
C5	138.89	150.00	53°03'09"	N28°08'10"E	133.98
C6	40.20	150.00	15°21'19"	N60°20'24"E	40.08
C7	119.39	100.00	68°24'28"	S33°48'50"W	112.43
C8	106.65	100.00	61°06'30"	S37°27'49"W	101.67
C9	12.74	100.00	7°17'57"	S03°15'35"W	12.73
C10	91.14	25.00	69°37'33"	S36°12'11"E	28.54
C11	72.64	75.00	69°37'33"	S36°12'11"E	85.63
C12	8.50	75.00	55°29'27"	S42°16'14"E	69.83
C13	179.09	75.00	6°29'45"	S03°38'16"E	8.50
C14	112.62	150.00	68°24'28"	S33°48'50"W	168.64
C15	179.09	150.00	43°01'02"	S21°07'07"W	109.99
C16	112.62	150.00	25°23'26"	S55°19'21"W	65.93
C17	119.39	100.00	68°24'28"	N33°48'50"E	112.43
C18	88.80	100.00	50°52'34"	N42°34'47"E	85.91
C19	30.80	100.00	17°31'53"	N08°22'33"E	30.48

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



LEGEND

- AMENDED SUBDIVISION/LOT LINE
- ORIGINAL SUBDIVISION/LOT LINE
- SECTION LINE
- SET 5/8" REBAR AND CAP
- FOUND 5/8" REBAR AND CAP
- FOUND SECTION CORNER



CARBON COUNTY PLANNING COMMISSION Richard Taitton, Chairman 9-9-20	CARBON COUNTY SURVEYOR WACEY R. ALFRED 8-24-20	CARBON COUNTY ATTORNEY'S OFFICE Christian Bryner 7/9/2020	STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF: JON PRESSETT DATE 9/19/2020 TIME 3:16 PM BOOK 172 PAGE 73 KARLA MEDLEY
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