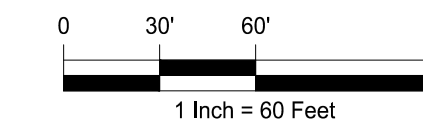


Rice Family Subdivision - Site Plan

Located in Section 26, T.33 S., R. 4 E., S.L.B. & M.

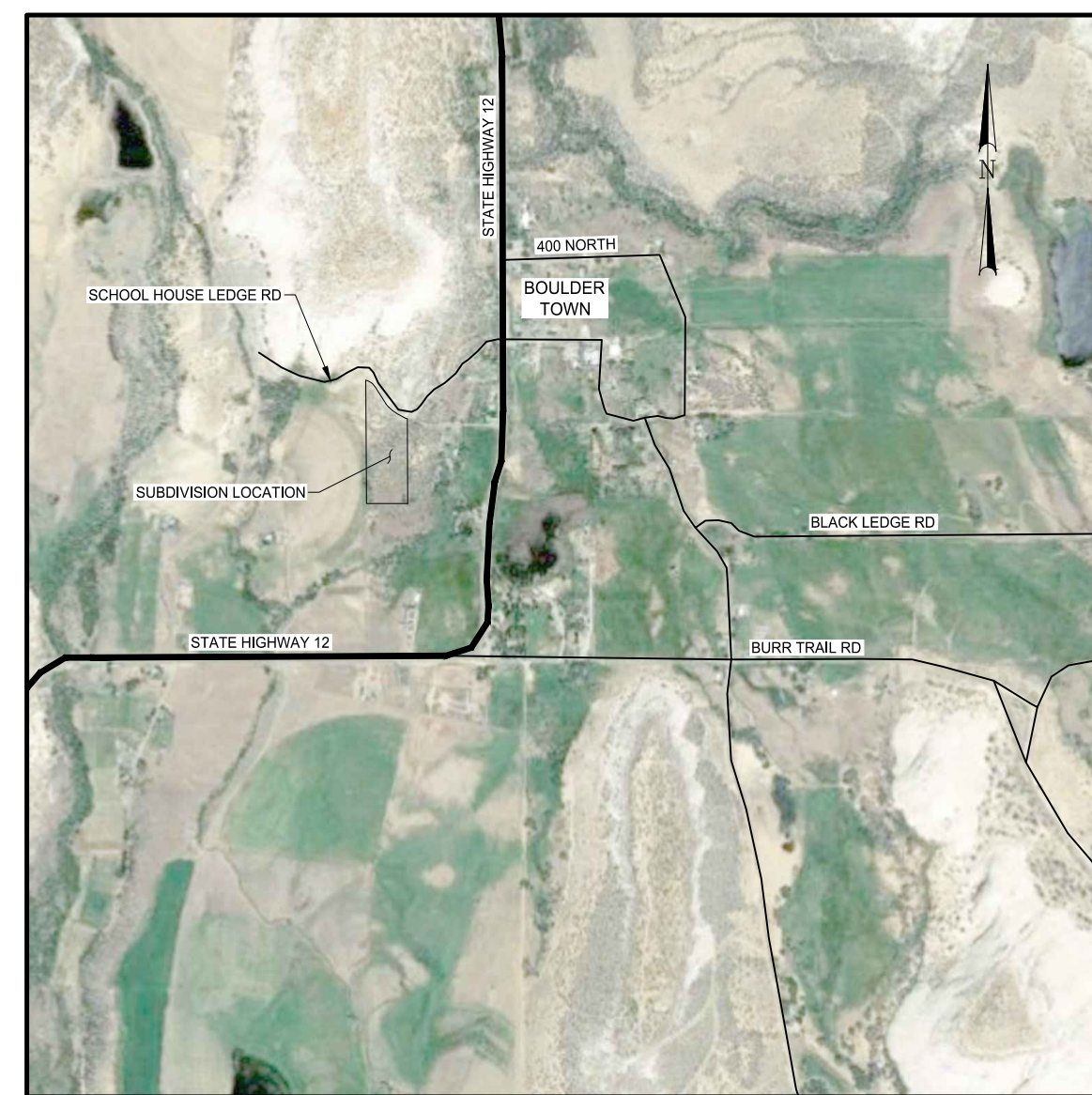
Garfield County, Utah

2022



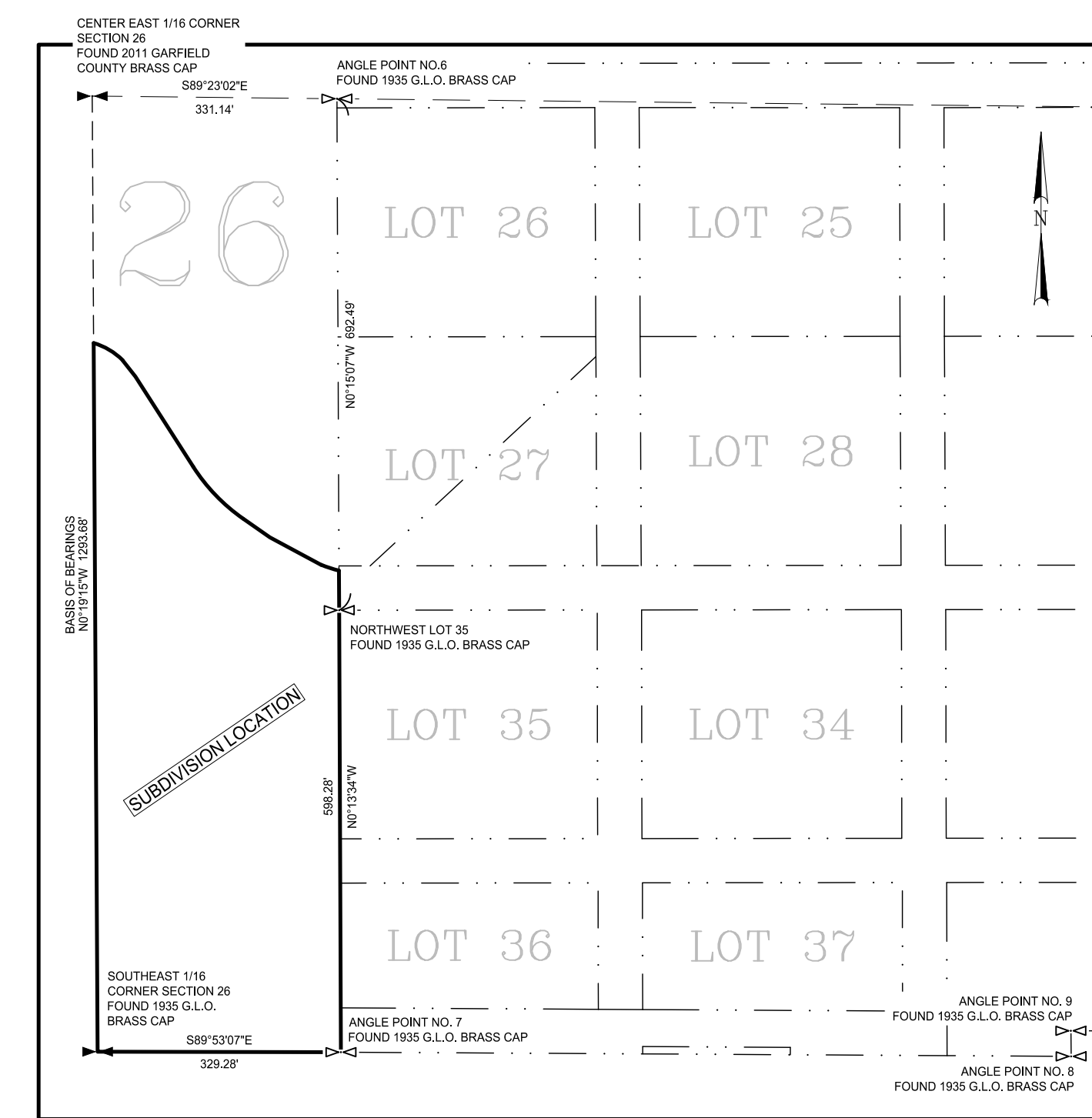
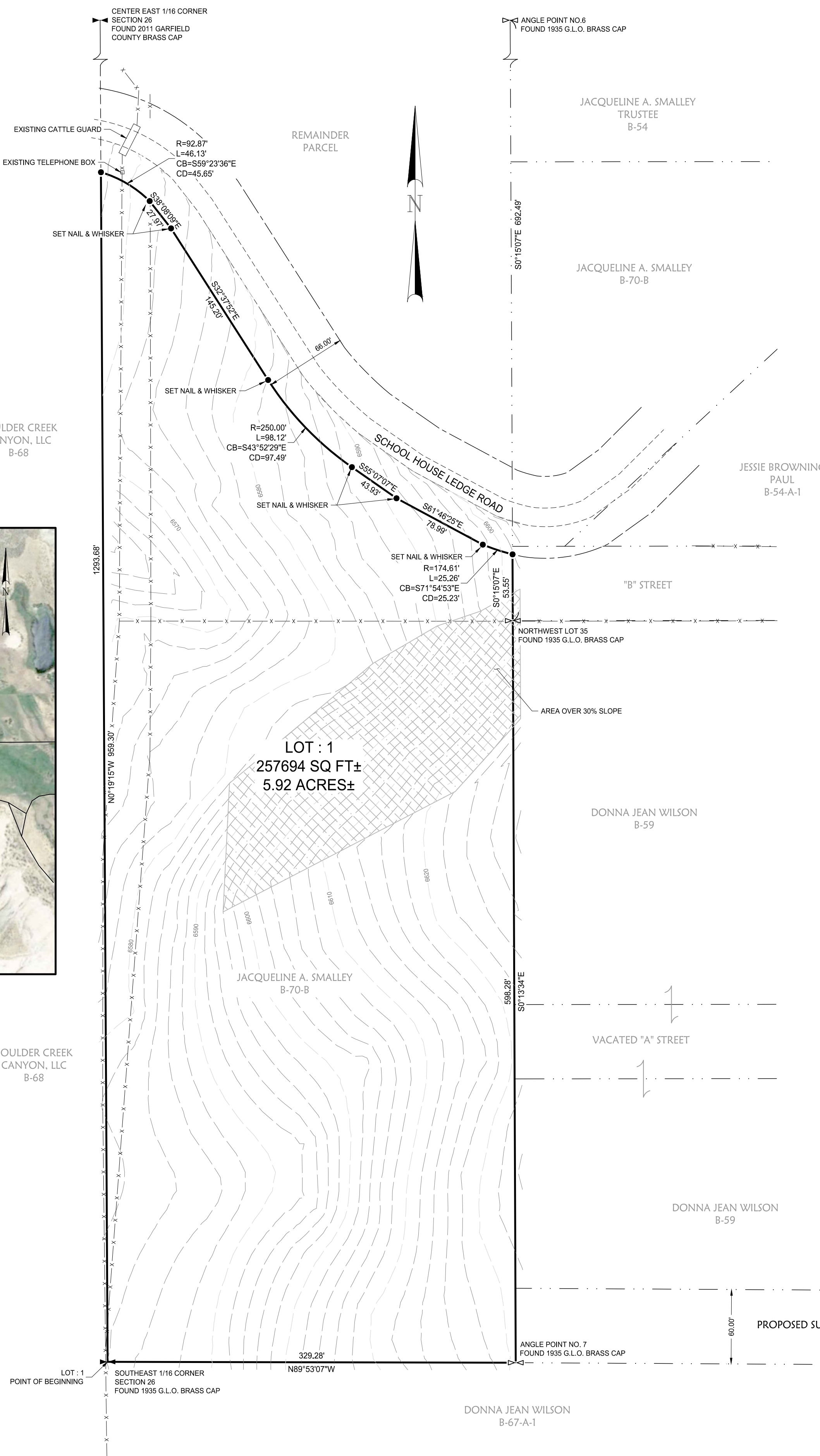
LEGEND

- SURVEYED BOUNDARY LINE
- - - TOWNSHIP LINE
- - - QUARTER SECTION LINE
- - - 40 ACRE LINE
- - - DEED LINE
- - - EXISTING FENCE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- ▲ FOUND SURVEY MONUMENT AS NOTED
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊖ NOT FOUND SECTION CORNER AS NOTED
- ⊕ FOUND 1/16 SECTION CORNER AS NOTED
- ⊖ FOUND BOULDER TOWNSITE CORNER AS NOTED



VICINITY MAP

N. T. S.



SECTION BREAKDOWN

SECTION 26, T.33 S., R. 4 E., S.L.B. & M.
SCALE: 1" = 200'

SUBDIVISION DESCRIPTION

LOT 1

BEGINNING AT THE SOUTHEAST 1/16 CORNER OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING A 1935 G.L.O. BRASS CAP; AND THENCE NORTH 00°19'15" WEST 859.30 FEET MORE OR LESS ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE SOUTH RIGHT OF WAY LINE OF SCHOOL HOUSE LEDGE ROAD; THENCE ALONG THE SAID RIGHT OF WAY LINE TO THE RIGHT WITH A RADIUS OF 92.87 FEET, HAVING A CHORD BEARING SOUTH 59°23'36" EAST 45.65 FEET, 2) SOUTH 38°08'09" EAST 27.97 FEET, 3) SOUTH 32°37'52" EAST 145.20 FEET, 4) 98.12 FEET ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 250 FEET, HAVING A CHORD BEARING SOUTH 43°52'29" EAST 97.49 FEET, 5) SOUTH 55°07'07" EAST 43.93 FEET, 6) SOUTH 61°46'25" EAST 78.99 FEET, 7) 25.26 FEET ALONG A NON-TANGENT CURVE TO LEFT WITH A RADIUS OF 174.61 FEET, HAVING A CHORD BEARING SOUTH 71°54'53" EAST 25.23 FEET TO THE WEST LINE OF THE BOULDER TOWNSITE; THENCE CONTINUING ALONG SAID WEST LINE FOR THE FOLLOWING 2 COURSES: 1) SOUTH 00°15'07" EAST 53.55 FEET TO A 1935 G.L.O. BRASS CAP AT THE NORTHWEST CORNER OF LOT 35, BOULDER TOWNSITE SURVEY; 2) SOUTH 00°13'34" EAST 598.28 FEET TO A 1935 G.L.O. BRASS CAP AT ANGLE POINT NO. 7, BOULDER TOWNSITE SURVEY; THENCE NORTH 89°53'07" WEST 329.28 FEET LINE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE BEGINNING.

CONTAINING 5.92 ACRES±

NARRATIVE

1. THE BASIS OF BEARINGS USED IS NORTH 00°19'15" WEST BETWEEN A FOUND 1935 G.L.O. BRASS CAP AT THE SOUTHEAST 1/16 CORNER OF SECTION 26, T. 33 S., R. 4 E., S.L.B. & M. AND A FOUND 2011 GARFIELD COUNTY BRASS CAP AT THE CENTER EAST 1/16 CORNER OF SAID SECTION 26. ALL DEEDS WERE ROTATED TO MATCH THE BASIS OF BEARINGS.
2. THE RIGHT OF WAY FOR SCHOOL HOUSE LEDGE ROAD WAS BASED ON THE CENTERLINE OF THE EXISTING ROAD. THE COUNTY RECORDER AND ENGINEER WERE CONTACTED TO DETERMINE THE RIGHT OF WAY WIDTH. THE RIGHT OF WAY WIDTH WAS UNKNOWN TO THEM AND WAS THEREFORE ASSUMED TO BE 66 FEET DIVIDED EQUALLY ALONG THE ROAD CENTERLINE.
3. THE AREA THAT EXCEEDS A 30% SLOPE IS 0.68 ACRES±.
4. NO ABOVE GROUND UTILITIES WERE OBSERVED WITHIN THE SUBDIVISION LIMITS.
5. NO CHANGES WILL BE MADE TO THE CURRENT STORMWATER DRAINAGE.

SURVEYOR'S CERTIFICATE

I, MARTIN G PIERCE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561193, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAN CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE.

MARTIN G PIERCE, L.S. #5561193 DATE

PREPARED BY:
Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2112-030 FILE NAME: h:\d\proj\2112-030\dwg\2112-030 roc.dwg

SURVEYED BY: MP DRAWN BY: MP UPDATED: 2/21/2022 PLOTTED: 2/21/2022

Rice Family Subdivision
Site Plan

Garfield County, Utah

Scale: 1" = 60'