

# ROAD DEDICATION PLAT FOR 1400 WEST

LOCATED IN SECTION 15, T36S, R11W, SLB&M, CEDAR CITY, UT

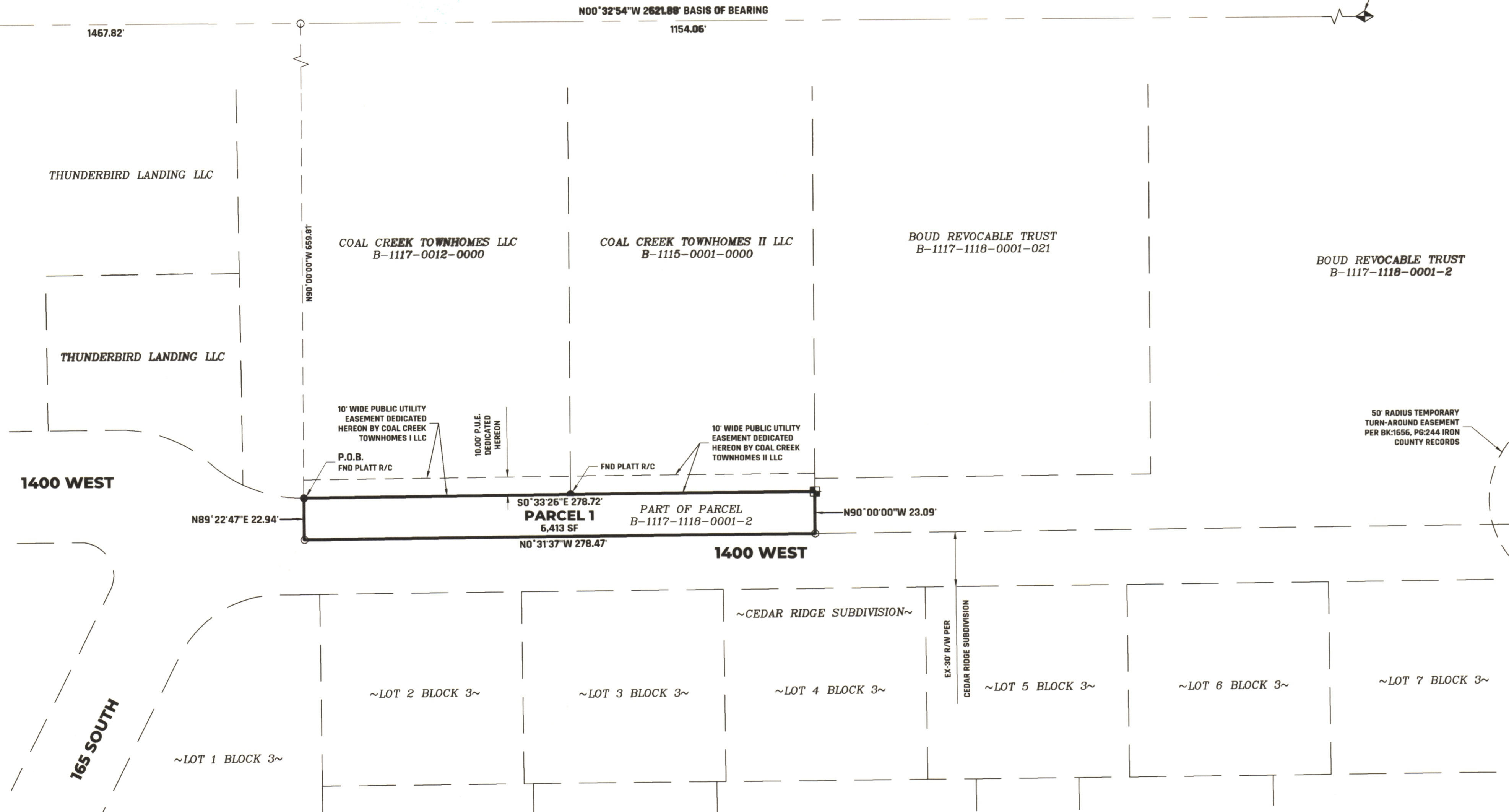


### LEGEND

- ◆ SECTION MARKER AS NOTED
- FOUND MONUMENT AS NOTED
- ⊠ TO BE SET "GO CIVIL ENG" R/C
- NOT SET

N1/4 COR. SEC. 15, T36S, R11W, SLB&M  
IRON PIPE (DESTROYED)  
PUBLISHED CEDAR CITY CONTROL COORD.  
N: 107345.7727  
E: 110237.0209

C1/4 COR. SEC. 15, T36S, R11W, SLB&M  
PUBLISHED CEDAR CITY CONTROL  
COORD. PER WATSON/PLATT:  
N: 104728.0150  
E: 110262.1130



### REFERENCES:

- WARRANTY DEED BK: 1634 PG: 680
- ALTA/NSPS SURVEY FOR BOUD PROPERTY BY PLATT AND PLATT INC DATED 1-24-23
- WARRANTY DEED BK: 1659 PG: 423
- CORPORATE WARRANTY DEED BK: 1249 PG: 3
- QUITCLAIM DEED BK: 1170 PG: 116
- CEDAR RIDGE SUBDIVISION DATED 11-17-1954
- F.A. THORLEY SUBDIVISION UNIT 2, PARCEL B NO. 152083
- F.A. THORLEY SUBDIVISION UNIT 2, PARCEL A NO. 146737
- CEDAR CITY COORDINATE CONTROL MAP
- RECORD OF SURVEY/PARCEL MODIFICATION FOR JAMES BOUD & COAL CREEK TOWNHOMES II LLC AS PLAT NO 4030

### NOTES

1. COAL CREEK TOWNHOMES LLC PARCEL IS CURRENTLY UNDER CONSTRUCTION AND COAL CREEK TOWNHOMES II LLC PARCEL IS IN DESIGN FOR CONSTRUCTION LATER THIS YEAR. THEREFORE MONUMENTS SHOWN TO BE SET WILL BE DEFERRED UNTIL AFTER CONSTRUCTION HAS BEEN COMPLETED. ANY PLATT MONUMENTS ALONG THE BOUNDARIES, IF DISTURBED, WILL BE RESET BY A GCE R/C AFTER CONSTRUCTION.

### NARRATIVE

THIS SURVEY WAS PREPARED AT THE DIRECTION OF JAMES BOUD TO DEDICATE A PORTION OF 1400 WEST TO PROVIDE PUBLIC RIGHT OF WAY FRONTAGE TO THE COAL CREEK TOWNHOMES II LLC PARCEL. THE COAL CREEK TOWNHOMES II LLC PARCEL (B-1115-0001-0000) WAS PURCHASED FROM ENCE, GAPS/OVERLAPS FROM THE ENCE DESCRIPTION AND BOUD PARCELS EXISTED PER RECORD DEEDS AND WHEN DISCUSSED WITH BOUD WERE KNOWN BY HIM. THE TWO PARTIES, BEING COAL CREEK AFTER THE SALE, AGREED TO MODIFY THE PARCEL BOUNDARIES ON THE REFERENCED BOUD/COAL CREEK ROS/PARCEL MOD. THIS ROAD DEDICATION MATCHES SAID RECORD OF SURVEY DONE BY GCE TO RESOLVE GAPS AND OVERLAPS BETWEEN COAL CREEK AND BOUD PARCEL.

AFTER RESEARCH WITH IRON COUNTY, CEDAR CITY, AND TITLE COMPANY THERE ARE NO RECORDS OF 1400 WEST BEING DEDICATED AS A PUBLIC RIGHT OF WAY BEYOND THE 30' WIDTH SHOWN ON THE CEDAR RIDGE SUBDIVISION FINAL PLAT. AN ALTA PERFORMED BY PLATT AND PLATT FOR COAL CREEK TOWNHOME PARCEL SHOWED A RIGHT OF WAY ALONG THAT FRONTAGE BUT NO SUPPORTING DOCUMENTATION WAS FOUND BY ME SO THIS DEDICATION INCLUDES TO THE NORTH LINE OF THE BOUD PROPERTY PER THE TITLE REPORT.

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER 1/4 CORNER TO THE N1/4 CORNER OF SECTION 15, T36S, R11W, SLB&M, N00°32'54"E 2,621.88 FEET. THIS SURVEY WAS PERFORMED ON THE CEDAR CITY COORDINATE SYSTEM.

### PARCEL 1 ROAD DEDICATION DESCRIPTION

BEGINNING AT A POINT POINT N00°32'54"W 1,154.06 FEET ALONG THE QUARTER SECTION LINE AND N90°00'00"W 659.81 FEET FROM THE CENTER QUARTER CORNER OF SECTION 15, T36S, R11W, SLB&M; THENCE S00°33'26"E 278.72 FEET; THENCE S90°00'00"W 23.09 FEET TO THE EAST LINE OF THE PARTIAL DEDICATED RIGHT-OF-WAY OF 1400 WEST; THENCE ALONG SAID EAST LINE N00°31'37"W 278.47 FEET; THENCE DEPARTING SAID EAST LINE N89°22'47"E 22.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,413 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

### CEDAR CITY LAND USE AUTHORITY APPROVAL

I, KENT FUGAL, CEDAR CITY LAND USE AUTHORITY/ENGINEER, DO HEREBY CERTIFY THAT THIS ROAD DEDICATION PLAT WAS EXAMINED AND ACCEPTED BY ME AND IS HEREBY ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER THIS THE 26<sup>th</sup> DAY OF August, 2024.

*Kent Fugal*  
CITY LAND USE AUTHORITY/ENGINEER

### CEDAR CITY SURVEYOR APPROVAL

I, F. CLAY TOLBERT, CEDAR CITY SURVEYOR, DO HEREBY CERTIFY THAT THIS ROAD DEDICATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 26<sup>th</sup> DAY OF August, 2024.

*F. Clay Tolbert*  
F. CLAY TOLBERT - CITY SURVEYOR

### SURVEYOR'S CERTIFICATE

I, DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, HOLD A LICENSE IN ACCORDANCE WITH TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION, MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

*Dallas R. Buckner*  
DALLAS R. BUCKNER P.L.S. NO. 1062248-2201



### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE DEDICATED AS A STREET, AND EASEMENTS TO BE KNOWN HEREAFTER AS "1400 WEST", DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND TO CEDAR CITY CORPORATION, ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF:  
WE HAVE SET OUR HANDS THIS 22<sup>nd</sup> DAY OF August, A.D. 2024.

*James R. Boud*  
JAMES R. BOUD - TRUSTEE  
LINDA CHRISTINE BOUD REVOCABLE TRUST

### ACKNOWLEDGEMENT

STATE OF UTAH) S.S.  
COUNTY OF Salt Lake )

ON THIS THE 22<sup>nd</sup> DAY OF August, 2024, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, James R. Boud, THE SIGNER OF THE OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: *James R. Boud*  
FULL NAME PRINT: James R. Boud  
COMMISSION NO. 219706  
EXPIRATION DATE: 08/09/2025  
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE DEDICATED AS A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE EAST RIGHT OF WAY OF THE PUBLIC ROAD RIGHT WAY TO BE KNOWN HEREAFTER AS "1400 WEST", DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND TO CEDAR CITY CORPORATION, ALL EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF:  
WE HAVE SET OUR HANDS THIS 22<sup>nd</sup> DAY OF August, A.D. 2024.

*Joshua Green*  
JOSHUA GREEN - MANAGER  
COAL CREEK TOWNHOMES LLC  
BY: ALCHEMY GP I, LLC ITS: MANAGER  
BY: ALCHEMY MANAGER, LLC ITS: MANAGER

*Joshua Green*  
JOSHUA GREEN - MANAGER  
COAL CREEK TOWNHOMES II, LLC  
BY: ALCHEMY GP II, LLC ITS: MANAGER  
BY: ALCHEMY MANAGER, LLC ITS: MANAGER

### ACKNOWLEDGEMENT

STATE OF UTAH) S.S.  
COUNTY OF Salt Lake )

ON THIS THE 22<sup>nd</sup> DAY OF August, 2024, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, Joshua Green, THE SIGNER OF THE OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: *Joshua Green*  
FULL NAME PRINT: Joshua Green  
COMMISSION NO. 219706  
EXPIRATION DATE: 08/09/2025  
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

### CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ROAD DEDICATION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 30<sup>th</sup> DAY OF SEPT, 2024.

BOOK 1684 PAGE 517  
*Carri Jeffries*  
COUNTY RECORDER, CARRI JEFFRIES

ENTRY NO. 823D61 FEE \$

RECORDED AT THE REQUEST OF Cedar City

NO.	DESCRIPTION	DATE

**GO CIVIL ENGINEERING**  
590 N. 800 W. CEDAR CITY, UT 84721  
#(435) 586-9592 WWW.GOCIVILNET

1400 WEST ROAD DEDICATION PLAT FOR JAMES BOUD  
LOCATED IN SECTION 15, T36S, R11W, SLB&M, CEDAR CITY, UT

CHECKED:	
SCALE: 1" = 40'	DRAWN: MP
DATE: 7/16/24	SHEET: 1 OF 2

