



July 21, 2025

Dear Property Owner:

An application has been received by Brian Head Town requesting a Minor Plat Amendment for Lots 2, 4, 6, 20, 23, 25, and 27 in Cedar Breaks Mountain Estates Unit A Plat. Brian Head Town is sending out this notice as per Utah Code Title 10, Chapter 9a, Part 2 and Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed plat amendment may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed plat amendment may submit written comments to the Brian Head Deputy Clerk @ cclaridge@bhtown.utah.gov no later than August 4, 2025, by 5:00 p.m.
- C. The Brian Head Planning Commission will hold a Public Meeting at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on August 5, 2025, at 1:00 p.m.

If you have any questions or should need additional information, please do not hesitate to contact our offices during normal business hours.

Respectfully,

Brian Head Town

Bret Howser
Town Manager



Enclosure – Cedar Breaks Mountain Estates Plat Amendment



**WATSON
ENGINEERING
COMPANY, INC.**

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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PLAT AMENDMENT
CEDAR BREAKS MOUNTAIN ESTATES, UNIT A

LOTS, 2, 4, 6, 8, 20, 23, 25, 27
WITHIN SEC. 2, T. 36 S., R. 9 W., S.L.M.
BRIAN HEAD, IRON COUNTY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
D. T. BROWN

CHECKED BY:
T. G. WATSON

DATE:
July 1, 2025

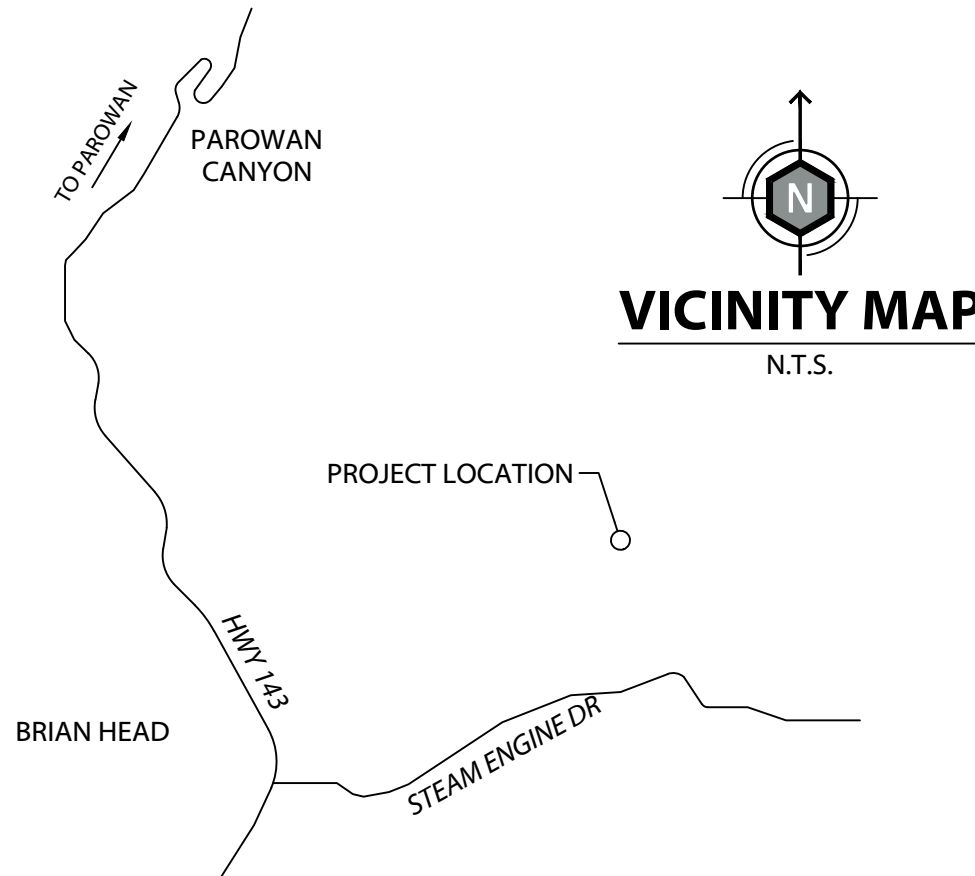
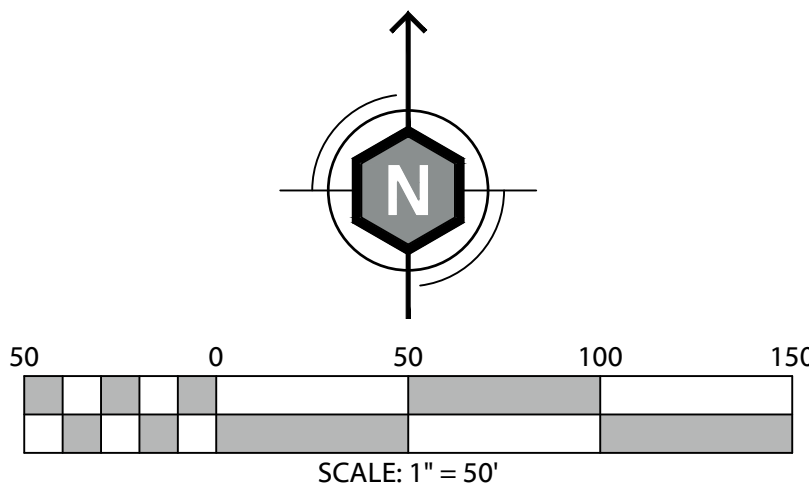
SCALE:
1:50

WATSON PROJECT No.:
22-6125

FILE:
MYNARCIK SURVEY.DWG

Sheet
1 of 2

PLAT AMENDMENT
LOTS 2, 4, 6, 8, 20, 23, 25, 27
CEDAR BREAKS MOUNTAIN ESTATES, UNIT A
WITHIN THE NE ¼ OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE MERIDIAN
BRIAN HEAD, IRON COUNTY, UTAH



VACATED RIGHT-OF-WAY DESCRIPTIONS

LOT 2A
THAT PORTION OF MOUNTAIN VIEW DRIVE RIGHT-OF-WAY (R.O.W.) FROM THE R.O.W. BOUNDARY TO THE CENTERLINE OF SAID R.O.W., FRONTING LOTS 2, 4, 20, 23, AND 25, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A.

LOT 6A
THAT PORTION OF MOUNTAIN VIEW DRIVE RIGHT-OF-WAY (R.O.W.) FROM THE R.O.W. BOUNDARY TO THE CENTERLINE OF SAID R.O.W., BEING 15 FEET IN WIDTH, FRONTING LOT 6, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A. EXCEPTING THEREFROM THE SOUTH 45.00 FEET.

LOT 8A
THAT PORTION OF MOUNTAIN VIEW DRIVE RIGHT-OF-WAY (R.O.W.) FROM THE R.O.W. BOUNDARY TO THE CENTERLINE OF SAID R.O.W., BEING 15 FEET IN WIDTH, FRONTING LOT 8, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A. EXCEPTING THEREFROM THE SOUTH 45.00 FEET.

LOT 27A
THAT PORTION OF MOUNTAIN VIEW DRIVE RIGHT-OF-WAY (R.O.W.) FROM THE R.O.W. BOUNDARY TO THE CENTERLINE OF SAID R.O.W., BEING 15 FEET IN WIDTH, FRONTING LOT 8, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A. EXCEPTING THEREFROM THE SOUTH 45.00 FEET.

BASIS OF BEARING

THE BASIS OF BEARING IS 500°29'40"W ALONG THE EAST BOUNDARY OF CEDAR BREAKS MOUNTAIN ESTATES, UNIT A, FROM THE NORTHEAST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 9, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A, WITHIN, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE MERIDIAN.

REFERENCE PLATS

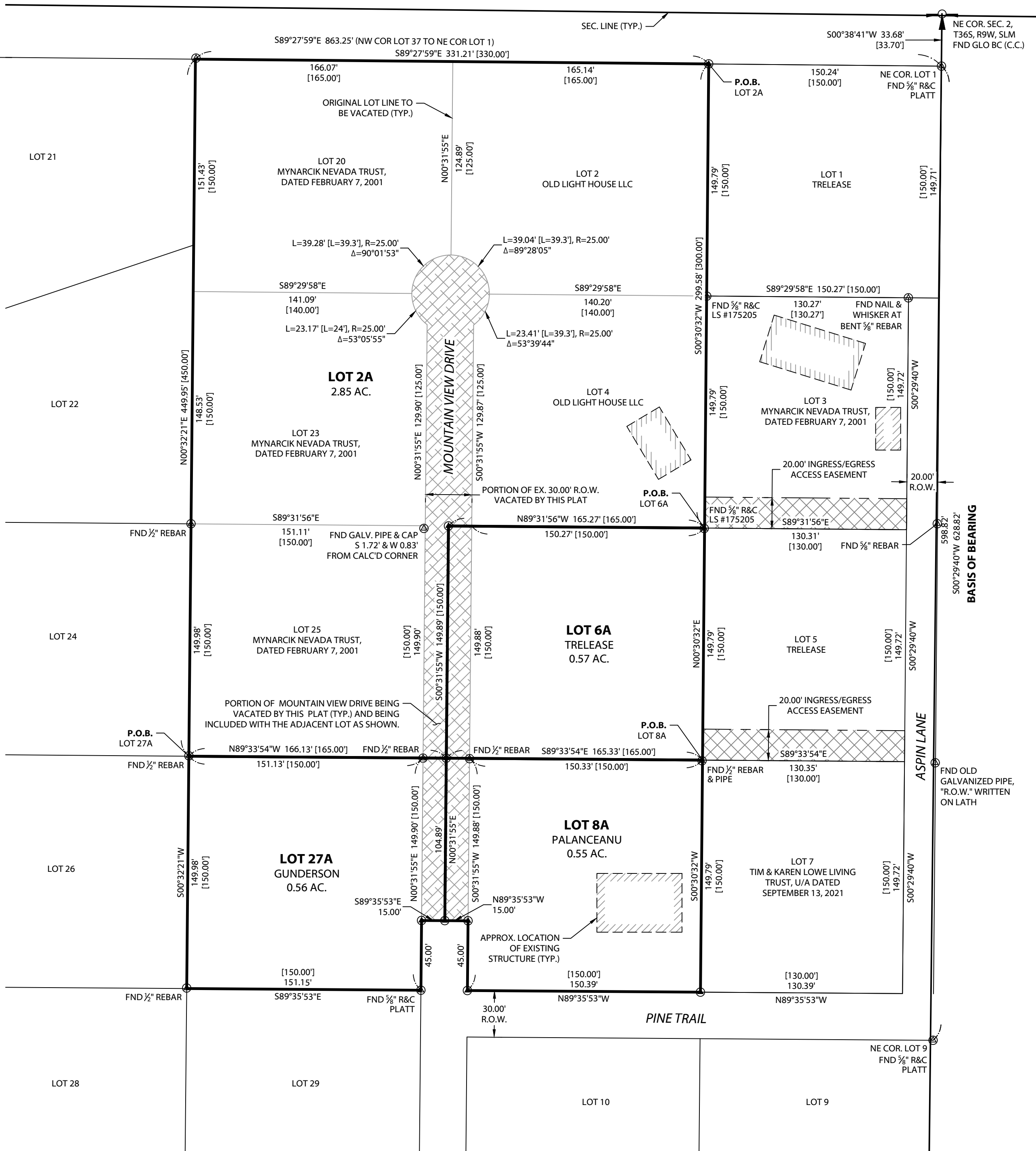
1. CEDAR BREAKS MOUNTAIN ESTATES, UNIT A - BY PLATT, DATE: 03-01-1962.
2. RECORD OF SURVEY FOR STANLEY & PEGGY MEER - BY PLATT & PLATT, PLAT #2907, FILE DATE: 11-22-2016.

NOTES

1. EXISTING STRUCTURES ARE SHOWN ARE APPROXIMATE, AND FOR REFERENCE ONLY.

LEGEND

- FOUND PROPERTY CORNER, AS SHOWN
- SET ½" REBAR & CAP, PLS #11864106
- PROPERTY LINE
- SECTION LINE
- NEW EASEMENT, AS NOTED
- RECORD DISTANCE
- MEASURED DISTANCE
- PROPOSED R.O.W. VACATION



NARRATIVE

THIS PLAT AMENDMENT WAS COMPLETED AT THE REQUEST OF MR. TIGER MYNARCİK TO IDENTIFY THE SUBJECT PROPERTY BOUNDARY. COMBINE THE SUBJECT LOTS BY VACATING THE COMMON LOT LINES AND RIGHT-OF-WAY AS SHOWN, AND MONUMENT THE MISSING PROPERTY CORNERS ON THE GROUND.

EXISTING MONUMENTS WERE FOUND AS SHOWN HEREON. THE EAST BOUNDARY OF THE SUBJECT SUBDIVISION AND WEST LINE OF ASPIN LANE RIGHT-OF-WAY (R.O.W.) WAS ESTABLISHED BETWEEN THE PLATT ½" REBAR & CAP (R&C) FOUND AT THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF LOT 9, RESPECTIVELY. THE NORTH BOUNDARY OF THE SUBJECT SUBDIVISION WAS ESTABLISHED BETWEEN A WATSON ½" R&C FOUND AT THE NORTHWEST CORNER OF LOT 37 AND SAID PLATT ½" R&C FOUND AT THE NORTHEAST CORNER OF LOT 1. THE WEST LINE OF LOTS 20, 23, 25, 27 WAS ESTABLISHED FROM THE ½" REBAR FOUND AT THE WESTERLY CORNERS OF LOTS 25 & 27 RESPECTIVELY. THE SOUTH LINE OF LOTS 5, 6, & 25 WAS ESTABLISHED FROM THE FOUND MONUMENTS AT THE SOUTH LINE OF SAID LOTS. THE LOTS AS SHOWN HEREON WERE PROPORTIONED WITHIN THE ESTABLISHED BOUNDARY.

NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

AMENDED LOT DESCRIPTIONS

LOT 2A
ALL OF LOTS 2, 4, 20, 23, & 25, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A, AND A PORTION OF VACATED MOUNTAIN VIEW DRIVE RIGHT-OF-WAY.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF ORIGINAL LOT 2, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A; THENCE ALONG THE EAST LINE OF SAID LOT 2, 500°30'32"W 299.58' TO THE SOUTHEAST CORNER OF ORIGINAL LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, N89°31'56"W 165.27' TO A POINT ON THE ORIGINAL CENTERLINE OF THE MOUNTAIN VIEW DRIVE RIGHT-OF-WAY (R.O.W.); THENCE ALONG SAID R.O.W. CENTERLINE, 500°31'55"W 149.89' TO A POINT INTERSECTING WITH THE PROJECTED SOUTH LINE OF ORIGINAL LOT 25 AND SAID R.O.W. CENTERLINE; THENCE ALONG THE SOUTH LINE OF SAID LOT 25, N89°33'54"W 166.13' TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE ALONG THE WEST LINE OF SAID LOT 25, N00°32'21"E 449.95' TO THE NORTHWEST CORNER OF ORIGINAL LOT 20; THENCE ALONG THE NORTH LINE OF SAID LOT 20, S89°27'59"E 331.21' TO THE NORTHEAST CORNER OF SAID ORIGINAL LOT 2 AND POINT-OF-BEGINNING (P.O.B.), AND CONTAINING 2.85 ACRES.

RESERVING A 20' WIDE INGRESS/EGRESS ACCESS EASEMENT ACROSS THE SOUTH 20' OF LOT 3, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A.

LOT 6A
ALL OF LOT 6, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A, AND THE EAST HALF OF THE ORIGINAL MOUNTAIN VIEW DRIVE RIGHT-OF-WAY ALONG THE WEST LINE OF SAID LOT 6.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF ORIGINAL LOT 6, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A; THENCE ALONG THE NORTH LINE OF SAID LOT 6, N89°31'56"W 165.27' TO A POINT ON THE ORIGINAL CENTERLINE OF MOUNTAIN VIEW DRIVE RIGHT-OF-WAY (R.O.W.); THENCE ALONG SAID R.O.W. CENTERLINE, 500°31'55"W 149.89' TO A POINT INTERSECTING WITH THE PROJECTED SOUTH LINE OF SAID LOT 6 AND SAID R.O.W. CENTERLINE; THENCE ALONG THE SOUTH LINE OF SAID LOT 6, S89°33'54"E 165.33' TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EAST LINE OF SAID LOT 6, N00°30'32"E 149.79' TO THE NORTHEAST CORNER OF SAID ORIGINAL LOT 6 AND THE POINT-OF-BEGINNING (P.O.B.), AND CONTAINING 0.57 ACRES.

RESERVING A 20' WIDE INGRESS/EGRESS ACCESS EASEMENT ACROSS THE SOUTH 20' OF LOT 5, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A.

LOT 8A
ALL OF LOT 8, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A, AND A PORTION OF THE EAST HALF OF THE ORIGINAL MOUNTAIN VIEW DRIVE RIGHT-OF-WAY ALONG THE WEST LINE OF SAID LOT 8.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF ORIGINAL LOT 8, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A; THENCE ALONG THE EAST LINE OF SAID LOT 8, 500°30'32"W 149.79' TO THE SOUTHEAST CORNER OF SAID LOT 8 AND A POINT ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF PINE TRAIL; THENCE ALONG SAID NORTH R.O.W. LINE AND THE SOUTH LINE OF SAID LOT 8, N89°35'53"W 150.39' TO THE SOUTHWEST CORNER OF SAID LOT 8, AND EAST LINE OF MOUNTAIN VIEW DRIVE R.O.W.; THENCE ALONG SAID R.O.W. LINE AND WEST LINE OF SAID LOT 8, N00°31'55"E 45.00'; THENCE DEPARTING SAID R.O.W. N89°35'53"W 150.00' TO A POINT ON THE CENTERLINE OF SAID R.O.W.; THENCE ALONG SAID R.O.W. CENTERLINE N00°31'55"E 104.89' TO A POINT AT THE INTERSECTION OF SAID R.O.W. CENTERLINE AND A PROJECTION OF THE NORTH LINE OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOT 8, S89°33'54"E 165.33' TO THE NORTHEAST CORNER OF SAID ORIGINAL LOT 8 AND POINT-OF-BEGINNING (P.O.B.), AND CONTAINING 0.57 ACRES.

LOT 27A
ALL OF LOT 27, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A, AND A PORTION OF THE WEST HALF OF THE ORIGINAL MOUNTAIN VIEW DRIVE RIGHT-OF-WAY ALONG THE EAST LINE OF SAID LOT 27.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF ORIGINAL LOT 27, CEDAR BREAKS MOUNTAIN ESTATES, UNIT A; THENCE ALONG THE WEST LINE OF SAID LOT 27, 500°32'21"W 149.98' TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE ALONG THE SOUTH LINE OF SAID LOT 27, S89°35'53"E 151.15' TO THE SOUTHEAST CORNER OF SAID LOT AND WEST LINE OF MOUNTAIN VIEW DRIVE RIGHT-OF-WAY (R.O.W.); THENCE ALONG SAID R.O.W. LINE AND EAST LINE OF SAID LOT 27, N00°31'55"E 45.00'; THENCE DEPARTING SAID R.O.W. S89°35'53"E 150.00' TO A POINT ON THE CENTERLINE OF SAID R.O.W.; THENCE ALONG SAID R.O.W. CENTERLINE N00°31'55"E 104.89' TO A POINT AT THE INTERSECTION OF SAID R.O.W. CENTERLINE AND A PROJECTION OF THE NORTH LINE OF SAID LOT 27; THENCE ALONG THE NORTH LINE OF SAID LOT 27, N89°33'54"W 166.13' TO THE NORTHWEST CORNER OF SAID ORIGINAL LOT 27 AND POINT-OF-BEGINNING (P.O.B.), AND CONTAINING 0.56 ACRES.