Ent 867189 Bk 1062 Pg 995
Date: 14-DEC-2023 9:28:50AM
Fee: $59.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: CAIN COLBY

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 6, STERLING ADDITION AS RECORDED ON AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, OF OFFICIAL RECORDS, SAID POINT ALSO BEING 1694.10 FEET NORTH 89°49'58" EAST AND 789.18 FEET NORTH 00°10'02" WEST FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 6 OF STERLING ADDITION, SOUTH 89°55'43" WEST 246.18 FEET TO THE EASTERLY LINE OF A WARRANTY DEED (CONTROLLED ACCESS) RECORDED APRIL 15, 1977, AS ENTRY NO. 140378 IN BOOK 167 AT PAGE 789, OF THE OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE OF THE WARRANTY DEED RECORDED AS ENTRY NO. 140378, NORTH 63°09'17" WEST 77.18 FEET TO THE WEST LINE BLOCK 6, STERLING ADDITION; THENCE SOUTH 00°04'17" EAST 34.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6, STERLING ; THENCE, ALONG THE PROJECTION OF THE SOUTH LINE OF SAID STERLING ADDITION, SOUTH 89°55'43" WEST 24.01 FEET TO THE NORTHERLY RIGHT OF WAY OF AN EXPRESSWAY KNOWN AS PROJECT NO. 028-2, AS RECORDED AS PARCEL NO. 028-2:51:A IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, ON MAY 24, 1979 AS ENTRY NO. 149540 IN BOOK 188 AT PAGE 371, OF THE OFFICIAL RECORDS, SAID NORTHERLY LINE ALSO SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT-OF-WAY PLANS (RF-028-2(17)); THENCE, ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 62°37'46" WEST 143.68 FEET TO THE EASTERLY LINE OF CARBON AVENUE (HIGHWAY U-10); THENCE ALONG SAID EASTERLY LINE OF CARBON AVENUE, NORTHERLY 496.70 FEET ALONG THE ARC OF A 3869.80 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°21'14", CHORD BEARS NORTH 12°50'58" EAST 496.35 FEET TO THE EXTENSION OF THE NORTH LINE OF SAID BLOCK 6 OF STERLING ADDITION; THENCE, ALONG THE SAID NORTH LINE OF THE EXTENSION AND THE NORTH LINE OF BLOCK 6, STERLING ADDITION, NORTH 89°55'43" EAST 355.53 FEET TO THE EAST LINE OF SAID BLOCK 6, STERLING ADDITION; THENCE, ALONG SAID EAST LINE OF BLOCK 6, STERLING ADDITION, SOUTH 00°04'17" EAST 550.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 221,880 SQ. FT. OR 5.089 ACRES.

LOT 1

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 6, STERLING ADDITION AS RECORDED ON AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, OF OFFICIAL RECORDS, SAID POINT ALSO BEING 1694.10 FEET NORTH 89°49'58" EAST AND 789.18 FEET NORTH 00°10'02" FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 6 OF STERLING ADDITION, SOUTH 89°55'43" WEST 246.18 FEET TO THE EASTERLY LINE F A WARRANTY DEED (CONTROLLED ACCESS) RECORDED APRIL 15, 1977, AS ENTRY NO. 140378 IN BOOK 167 AT PAGE 789, OF THE OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE OF THE WARRANTY DEED RECORDED AS ENTRY NO. 140378, NORTH 63°09'17" WEST 77.18 FEET; THENCE NORTH 00°04'17" WEST 51.97 FEET; THENCE NORTH 64°44'40" WEST 81.50 FEET; THENCE NORTH 01°20'47" WEST 65.49 FEET; THENCE NORTH 17°37'56" EAST 214.05 FEET; THENCE NORTH 00°06'48" EAST 142.90 FEET; THENCE NORTH 89°55'41" EAST 84.59 FEET; THENCE NORTH 88°44'18" EAST 81.02 FEET; THENCE NORTH 89°55'43" EAST 158.99 FEET TO THE EAST LINE OF SAID BLOCK 6, STERLING ADDITION; THENCE, ALONG SAID EAST LINE OF BLOCK 6, STERLING ADDITION, SOUTH 00°04'17" EAST 535.75 FEET TO THE POINT OF BEGINNING.

LOT 2

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CARBON AVENUE (U-10) AND THE NORTHERLY LINE OF AN EXPRESSWAY KNOWN AS PROJECT NO. 028-2, AS RECORDED AS PARCEL NO.028-2:51:A IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, ON MAY 23, 1979 AS ENTRY NO. 149540 IN BOOK 188 AT PAGE 371, OF THE OFFICIAL RECORDS, SAID NORTHERLY LINE ALSO SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT-OF-WAY PLANS (RF-028-2(17)), SAID POINT OF POINT ALSO BEING 1227.69 FEET NORTH 89°49'58" EAST AND 853.17 FEET NORTH 00°10'02" WEST FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SAID EASTERLY LINE OF CARBON AVENUE (U-10), NORTHERLY 478.55 FEET ALONG THE ARC OF A 3869.80 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°05'07", CHORD BEARS NORTH 12°59'02" EAST 478.24 FEET; THENCE, EASTERLY 8.95 FEET ALONG THE ARC OF A 20.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°38'37", CHORD BEARS NORTH 77°06'22" EAST 8.88 FEET; THENCE NORTH 89°55'41" EAST 25.26 FEET; THENCE SOUTH 00°06'48" WEST 142.90 FEET; THENCE SOUTH 17°37'56" WEST 214.05 FEET; THENCE SOUTH 01°20'47" EAST 65.49 FEET; THENCE SOUTH 64°44'40" EAST 81.50 FEET, THENCE SOUTH 00°04'17" EAST 86.91 FEET TO THE SOUTH LINE OF BLOCK 6 OF STERLING ADDITION, AS RECORDED ON AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, OF OFFICIAL RECORDS; THENCE, ALONG SAID SOUTH LINE OF BLOCK 6 OF STERLING ADDITION, SOUTH 89°55'43" WEST 24.01 FEET TO THE AFORESAID NORTHERLY LINE OF AN EXPRESSWAY KNOWN AS PROJECT NO. 028-2; THENCE, ALONG SAID NORTHERLY LINE OF AN EXPRESSWAY KNOW AS PROJECT NO. 028-2, NORTH 62°37'46" WEST 143.68 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 8744084 AS PRESCRIBED BY LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

DATE Sept. 25, 2023 SHAWN R VERNON

LICENSED PROFESSIONAL LAND SURVEYOR No. 8744084 SHAWN R. VERNON 9-25-23 STATE OF UTAH

EASEMENTS

1. SEWER, PRICE CITY, AUGUST 23, 1957, ENTRY NO. 82266, BOOK 48 PAGE 431
2. SEWER, PRICE RIVER WATER IMPROVEMENT DISTRICT, JANUARY 28, 1971, ENTRY NO. 121214, BOOK 123 PAGE 134. *(SURVEY LOCATION OF THE SEWER LINE IS NORTH OF THE RECORD EASEMENT LOCATION).*
3. SEWER, PRICE RIVER WATER IMPROVEMENT DISTRICT, JANUARY 28, 1971, ENTRY NO. 121216, BOOK 123 PAGE 136. *(SURVEY LOCATION OF THE SEWER LINE IS NORTH OF THE RECORD EASEMENT LOCATION).*
4. SEWER, PRICE RIVER WATER IMPROVEMENT DISTRICT, JANUARY 28, 1971, ENTRY NO. 121217, BOOK 123 PAGE 137.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE THE FOLLOWING PARCELS/TRACTS OF LAND AND CREATE TWO (2) NEW SEPARATE LOTS: (i) PARCEL 01-1973-0102, (ii) PARCEL 01-1973-0104, (iii) PARCEL 01-1973-0106, (iv) PARCEL 01-1973-0107, (v) PARCEL 01-2173-0099, (vi) PARCEL 01-2176-0000, (vii) THAT PORTION OF CARBON AVENUE ADJACENT TO THE WEST SIDE OF BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, AND (viii) THE ALLEY THAT TRAVERSES THROUGH THE CENTER OF SAID BLOCK 6.

THE BASIS OF BEARING USED FOR THIS SURVEY IS N89°49'58"E BETWEEN THE SOUTHWEST CORNER (3" FENCE POST WITH MARKINGS) AND THE SOUTH QUARTER CORNER (2" CARBON COUNTY ALUM CAP) OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

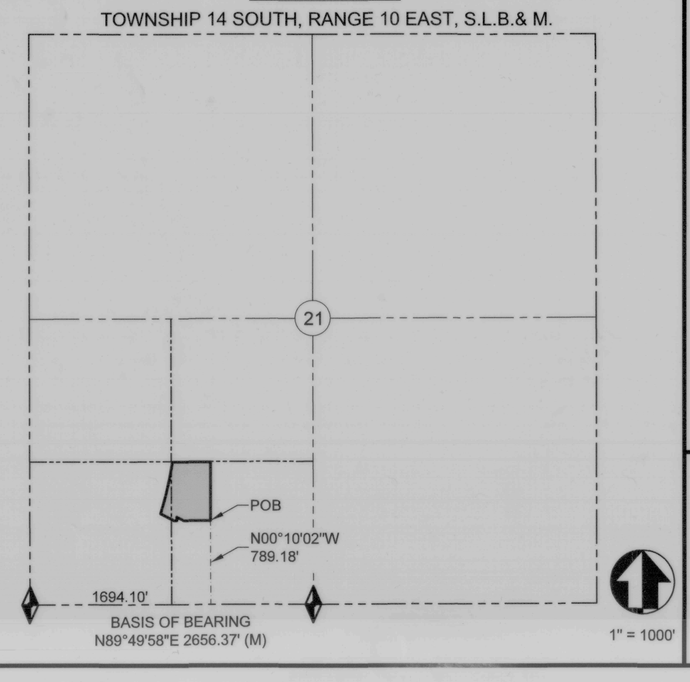
STEPLING ADDITION WAS ESTABLISHED USING EXISTING IMPROVEMENTS AND OCCUPATION LINES AS WELL AS CARBON COUNTY SURVEY NO(S) 102, 322 AND 332.

THE RIGHT OF WAY OF HIGHWAY 6 IS PER THE BLUE CUT TO EAST PRICE RIGHT OF WAY PLANS (PROJECT NO. RF-028-2(17). RIGHT OF WAY LINE AND ALIGNMENTS WERE PLACED USING FOUND RIGHT OF WAY MARKERS AT STATION 403+00 275 R AND STATION 353+00 155 RT.

STERLING ADDITION AS SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT OF WAY PLANS (PROJECT NO. RF-028-2(17)) APPEARS NOT TO BE IN THE CORRECT LOCATION AS THE STERLING ADDITION LOCATION AS OCCUPIED. THERE ARE DEEDS THAT ARE CALLED FROM LOT CORNERS OF STERLING VILLAGE THAT WERE PART OF SAID PROJECT THAT CREATE A DIFFERENT LOCATION THAN WHAT IS SHOWN IN THE RIGHT OF WAY PLANS OF SAID PROJECT. WE HAVE HELD THE RIGHT OF WAY LOCATION AS SHOWN IN THE PLANS AND MONUMENTED ON THE GROUND. FOR DEEDS THAT CALL TO STERLING ADDITION, WE HAVE HELD THE LOCATION OF STERLING ADDITION AS SURVEYED AND OCCUPIED.

VICINITY MAP

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

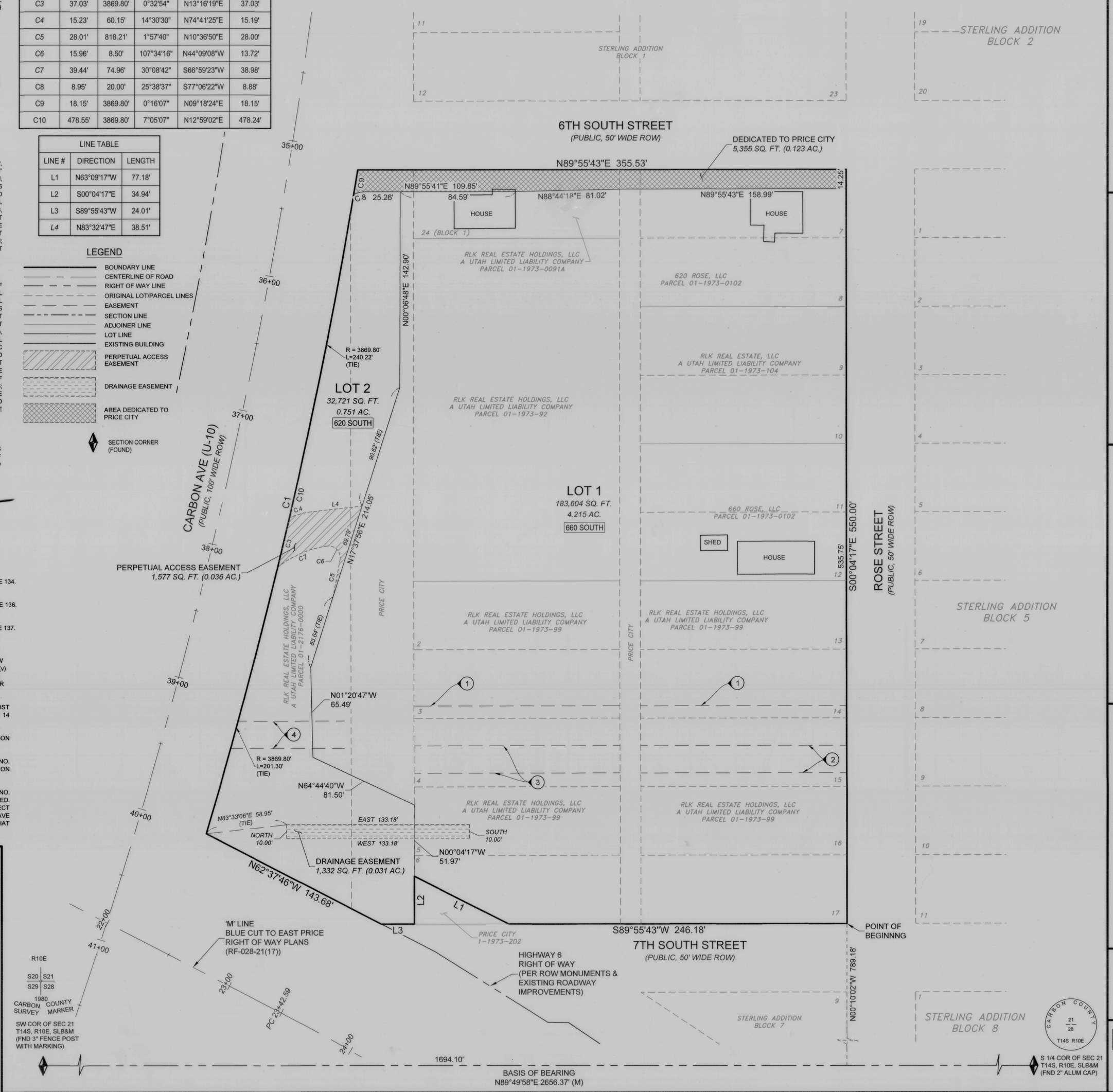


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	496.70'	3869.80'	7°21'14"	N12°50'58"E	496.35'
C3	37.03'	3869.80'	0°32'54"	N13°16'19"E	37.03'
C4	15.23'	60.15'	14°30'30"	N74°41'25"E	15.19'
C5	28.01'	818.21'	1°57'40"	N10°36'50"E	28.00'
C6	15.96'	8.50'	107°34'16"	N44°09'08"W	13.72'
C7	39.44'	74.96'	30°08'42"	S66°59'23"W	38.98'
C8	8.95'	20.00'	25°38'37"	S77°06'22"W	8.88'
C9	18.15'	3869.80'	0°16'07"	N09°18'24"E	18.15'
C10	478.55'	3869.80'	7°05'07"	N12°59'02"E	478.24'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°09'17"W	77.18'
L2	S00°04'17"E	34.94'
L3	S89°55'43"W	24.01'
L4	N83°32'47"E	38.51'

LEGEND

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY LINE
- ORIGINAL LOT/PARCEL LINES
- EASEMENT
- SECTION LINE
- ADJOINER LINE
- LOT LINE
- EXISTING BUILDING
- PERPETUAL ACCESS EASEMENT
- DRAINAGE EASEMENT
- AREA DEDICATED TO PRICE CITY
- SECTION CORNER (FOUND)



OWNERS SUBDIVISION APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

CARBON & 600 S DEVELOPMENT

DO HEREBY APPROVE THIS PLAT.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25 DAY OF Sept., 2023.

MAVERIK

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

UTAHNA M. ARCHULETA Notary Public State of Utah My Commission Expires January 28, 2024 Commission Number 709785

ON THE 25 DAY OF Sept., 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

9/25/2023 — NOTARY PUBLIC — 01/28/2024 — MY COMMISSION EXPIRES

OWNERS SUBDVISION APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

CARBON & 600 S DEVELOPMENT

DO HEREBY APPROVE THIS PLAT.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30th DAY OF November 2023.

PRICE CITY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CARBON } S.S.

JACI ADAMS NOTARY PUBLIC-STATE OF UTAH My Commission Expires April 28, 2027 COMMISSION NUMBER 738852

ON THE 30th DAY OF November 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Jaci Adams — NOTARY PUBLIC — April 28, 2027 — MY COMMISSION EXPIRES

DEDICATION TO PRICE CITY

UPON THE RECORDATION OF THIS PLAT IN THE OFFICE OF THE CARBON COUNTY RECORDER, LOT 2, CONSISTING OF 0.751 ACRES IS HEREBY DEDICATED TO THE CITY OF PRICE FOR THE PURPOSE OF MAINTAINING AND MANAGING STORMWATER AND ANY AND ALL APPURTENANCES RELATED THERETO. THE CITY OF PRICE ACCEPTS THE DEDICATION OF LOT 2 AND SHALL HENCEFORTH AND HEREAFTER BE THE VESTED OWNER OF THE SAME, SUBJECT ONLY TO THE PERMANENT ACCESS EASEMENTS GRANTED BY THIS PLAT AND DEPICTED HEREON. NOTHING CONTAINED IN THE FOREGOING SHALL LIMIT THE USE(S) OF LOT 2 BY THE CITY OF PRICE.

IN ADDITION TO THE DEDICATION OF LOT 2, UPON THE RECORDATION OF THIS PLAT IN THE OFFICE OF THE CARBON COUNTY RECORDER, THAT CERTAIN .123 ACRES (5,355 SQ FT) OF LAND SPECIFICALLY IDENTIFIED FOR DEDICATION AND DEPICTED HEREON IS HEREBY DEDICATED TO THE CITY OF PRICE FOR PUBLIC RIGHT OF WAY (SPECIFICALLY, IT IS DEDICATED FOR THE PURPOSE OF EXPANDING THE CURRENT PUBLIC RIGHT OF WAY ALSO KNOWN AS 6TH SOUTH STREET). THE CITY OF PRICE HEREBY ACCEPTS THE DEDICATION OF THIS AREA AND SHALL HENCEFORTH AND HEREAFTER BE THE VESTED OWNER OF THE SAME.

NOTE: MAVERIK, INC., A UTAH CORPORATION AND THE CITY OF PRICE HEREBY ACKNOWLEDGE AND AGREE THAT THE PARTIES DO NOT INTEND TO HAVE ANY JOINT INTEREST IN THE LOTS. RATHER, THE DEDICATIONS AND CONVEYANCES THAT ARE TO BE EFFECTIVE UPON THE RECORDATION OF THIS PLAT SHALL RESULT IN THE FOLLOWING: (1) MAVERIK, INC. IS THE SOLE VESTED OWNER OF LOT 1, AND THE CITY OF PRICE HEREBY RELEASES AND RELINQUISHES ANY AND ALL REMAINING INTEREST THE CITY OF PRICE MAY HAVE IN LOT 1, AND (2) THE CITY OF PRICE IS THE SOLE VESTED OWNER OF LOT 2, AND MAVERIK, INC. HEREBY RELEASES AND RELINQUISHES ANY AND ALL REMAINING INTEREST MAVERIK, INC. MAY HAVE IN LOT 2.

CONVEYANCE TO MAVERIK, INC., A UTAH CORPORATION

UPON THE RECORDATION OF THIS PLAT IN THE OFFICE OF THE CARBON COUNTY RECORDER, THE CITY OF PRICE HEREBY CONVEYS AND WARRANTS TO MAVERIK, INC., A UTAH CORPORATION, ANY AND ALL OF THOSE CERTAIN PORTIONS OF LOT 1 VESTED IN THE CITY OF PRICE, MORE PARTICULARLY IDENTIFIED AND DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF CARBON AVENUE ADJACENT TO THE WEST SIDE OF BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE AND THE ALLEY THAT TRAVERSES THROUGH THE CENTER OF BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, AS DEDICATED BY THE PLAT OF STERLING ADDITION TO THE CITY OF PRICE RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH, CONSISTING OF 0.763 ACRES.

THE CITY OF PRICE HEREBY REPRESENTS AND WARRANTS THAT ANY AND ALL APPROVALS REQUIRED FOR THE ABOVE CONVEYANCE HAVE BEEN OBTAINED, AND ANY AND ALL REQUIRED SIGNATURES FOR THE CONVEYANCE APPEAR HEREON.

CARBON & 600 S DEVELOPMENT

AMENDING BLOCK 6 AND LOT 24, BLOCK 1 STERLING ADDITION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 14 SOUTH, RANGE 10 EAST,
SALT LAKE BASE AND MERIDIAN.
PRICE CITY, CARBON COUNTY, UTAH

PSOMAS
11456 South Temple Drive, Suite 200
South Jordan, Utah 84095
(801) 270-5777 (801) 270-5782 (FAX)

DATE:	SCALE:	PROJECT No.:
9-22-2023	1"= 40'	8MAV01010200
DESIGNED:	DRAFTED:	CHECKED:
SRV	SRV	CEA

PLANNING DEPARTMENT

APPROVED THIS 26th DAY OF SEPT, 2023 BY THE CITY PLANNING DEPARTMENT

NICK TATTON

CITY COUNCIL

PRESENTED TO THE CITY COUNCIL THIS 26th DAY OF September, 2023, AT WHICH TIME THIS PLAT PLAT WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER — MAYOR

APPROVAL AS TO FORM

APPROVED THIS 11th DAY OF October, 2023.

CITY ATTORNEY

PUBLIC WORKS DIRECTOR

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

9-26-23 — DATE — MILES NELSON

CARBON COUNTY RECORDER

RECORDED# 867189
STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF COLBY CAIN
DATE 12/14/23 TIME 9:22 A BOOK 1062 PAGE 995

KARLA MEDLEY, CARBON COUNTY RECORDER