

STATE OF UTAH
 COUNTY OF CARBON
 Entry No. 148607
 Indexed
 Abstracted
 Rec. Fee 123.50
 BOOK 3 OF PLATS
 PAGE 183
 ANTHONY O'BRIEN
 COUNTY RECORDER

"The Coves-Plat C"

A SUBDIVISION OF PART OF SECTIONS 9 & 16,
 T. 14 S., R. 10 E., S. L. B. & M., U.S. SURVEY, FEBRUARY, 1978
 PRICE CITY, CARBON COUNTY, UTAH

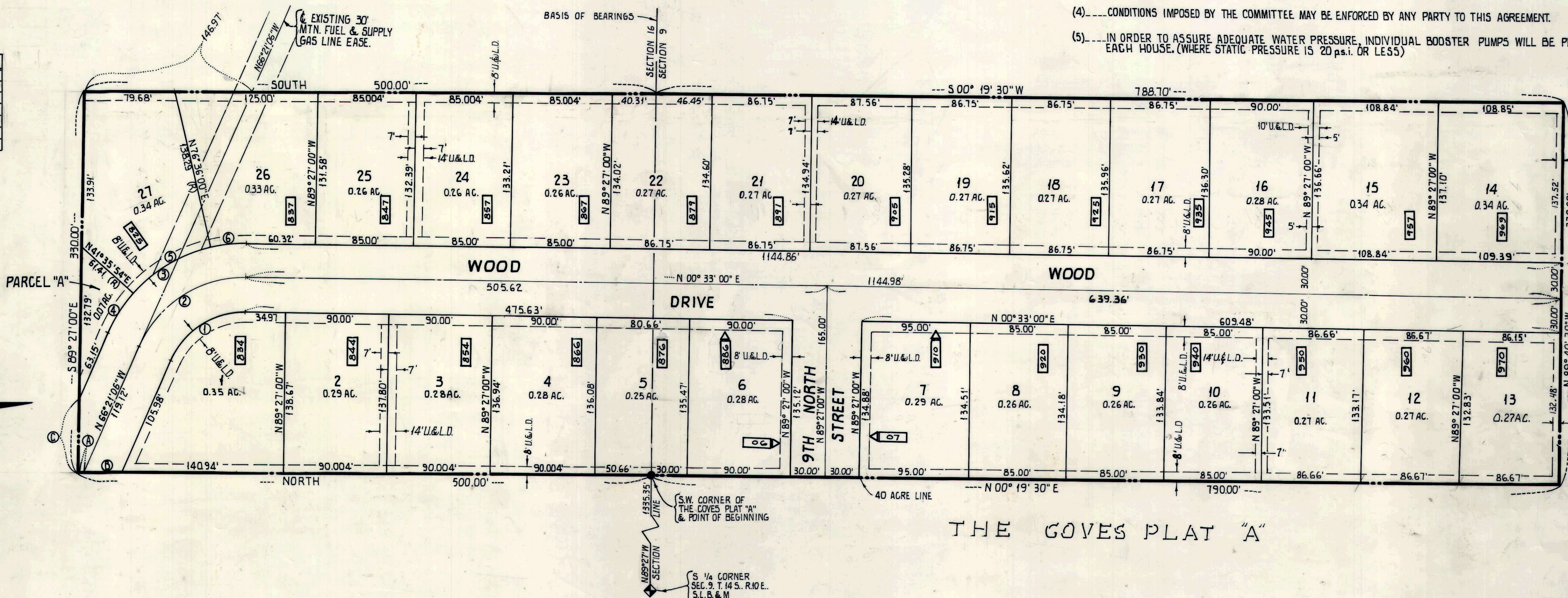
NOTES

- (1) - U. & L.D. INDICATES, UTILITY & LAND DRAINAGE EASEMENT.
- (2) - (R) INDICATES, A RADIAL BEARING
- (3) - ALL LOT LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- (4) - 8' U. & L.D. EASEMENTS ON ALL REAR LOT LINES
- (5) - 8' U. & L.D. EASEMENTS ON ALL FRONT LOT LINES
- (6) - SIDE YARD U. & L.D. EASEMENTS ARE AS SHOWN.

- NOTES: APPLICATION FOR BUILDING PERMITS
- (1) - BUILDING PERMITS SHALL BE OBTAINED ONLY AFTER APPROVAL BY THE REVIEW COMMITTEE, HEREINAFTER CALLED THE "COMMITTEE", WHICH COMMITTEE IS COMPOSED OF THE PRICE CITY ENGINEER, THE CHAIRMAN OF THE PRICE CITY PLANNING COMMISSION, AND A TECHNICAL STAFF MEMBER AS DESIGNATED BY THE PLANNING COMMISSION.
 - (2) - ANY ONE REQUESTING REVIEW OF THE COMMITTEE SHALL SUBMIT THE FOLLOWING: (a) A SOILS ENGINEERING ANALYSIS PREPARED BY A QUALIFIED SOILS ENGINEER, WHICH ANALYSIS SHALL DESCRIBE POTENTIAL, AS WELL AS REAL HAZARDS ASSOCIATED WITH CONSTRUCTION ON THE SITE (i.e. EROSION, SWELL-SHRINK, BEARING CAPACITY ETC.) AND A DESCRIPTION OF METHODS WHICH SHOULD BE TAKEN TO MITIGATE ADVERSE CONDITIONS ASSOCIATED WITH SOILS ON THE SITE. (b) AN ARCHITECTURAL PLAN SHOWING METHOD OF CONSTRUCTION OF THE HOUSE. (c) A LANDSCAPE PLAN.
 - (3) - THE COMMITTEE MAY IMPOSE REASONABLE CONDITIONS AS A PREREQUISITE TO GRANTING APPROVAL AUTHORIZING AN APPLICANT TO OBTAIN A BUILDING PERMIT.
 - (4) - CONDITIONS IMPOSED BY THE COMMITTEE MAY BE ENFORCED BY ANY PARTY TO THIS AGREEMENT.
 - (5) - IN ORDER TO ASSURE ADEQUATE WATER PRESSURE, INDIVIDUAL BOOSTER PUMPS WILL BE PROVIDED FOR EACH HOUSE. (WHERE STATIC PRESSURE IS 20 PSI. OR LESS)

| NO. | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-------------|---------|---------|---------|
| 1 | 66° 54' 06" | 70.00' | 81.74' | 46.25' |
| 2 | " | 100.00' | 116.77' | 66.07' |
| 3 | " | 130.00' | 151.80' | 85.89' |
| 4 | 17° 57' 00" | " | 40.73' | 20.53' |
| 5 | 35° 00' 06" | " | 79.42' | 40.99' |
| 6 | 13° 51' 00" | " | 31.65' | 15.90' |

| NO. | BEARING | DIST. |
|-----|-----------------|--------|
| A | DUE SOUTH | 5.64' |
| B | " | 32.75' |
| C | N 89° 27' 00" W | 63.30' |



OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the herewith described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as "The Coves Plat C", and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and convey to Price City such indicated streets, and do warrant defend and save the City harmless against any easements or other incumbrances on the dedicated streets which will interfere with the City's use, operation and maintenance of the streets and do further dedicate the easements as shown. In witness whereof we have hereunto set our hands this 2nd day of FEB 1978.

Joseph C. Leavitt *Mimi Leavitt*

ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
 COUNTY OF CARBON }
 On this 2nd day of Feb. 1978, personally appeared before me _____ and _____ who after being duly sworn, did say that they are the President and Secretary of a Utah Corp. and signed the Owners Dedication on behalf of said Corp by authority of a resolution from its executive committee dated _____ and acknowledged that they executed the same.

David Stewart *Walter May*
 NOTARY PUBLIC RESIDENCE COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, Jim J. Byrd, a Registered Professional Engineer and Land Surveyor, holding Certificate No. 3567, as prescribed by the State of Utah, do hereby certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be known as "The Coves Plat C" and that the same has been surveyed and will be staked on the ground as shown on this plat. Signed on this 27th day of FEBRUARY 1978.

Jim J. Byrd
 JIM J. BYRD
 REGISTERED PROF. ENG. 3567
 LAND SURVEYOR

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of "The Coves Plat A" said point being 1335.35 feet N 89° 27' W along the Section Line from the South 1/4 corner of Section 9, Township 14 South, Range 10 East, S.L.B. & M. and running thence; N 00° 19' 30" E 790.00 feet along the 40 Acre Line; thence N 89° 40' 30" W 330.00 feet; thence S 00° 19' 30" W 788.70 feet to a point on the South line of said section 9; thence SOUTH 500.00 feet; thence S 89° 27' 00" E 330.00 feet; thence NORTH 500.00 feet to the point of beginning.

PLANNING COMMISSION

Approved this 2nd day of FEB 1978, by the Price City Planning Commission.
Edna M. Hutchins
 CHAIRMAN

CITY ATTORNEY

I have examined the proposed plat of "The Coves", and in my opinion it conforms with the City's ordinances applicable thereto and now in force and effect. 4-11-78
John R. Rapp
 CITY ATTORNEY

CITY ENGINEER

Approved this 4th day of APRIL 1978.
John H. Huesner
 PRICE CITY ENGINEER

CITY COUNCIL

Presented to the City Council of Price, Utah, this 12th day of July 1978, at which time this subdivision was approved and accepted.
 ATTEST: *David Stewart* *Walter May*
 CITY RECORDER MAYOR

RECORDED NO. 148607
 STATE OF UTAH, COUNTY OF CARBON
 RECORDED AND FILED AT THE REQUEST OF
 JOSEPH C. LEAVITT
 DATE: MAR. 9, 1979 TIME: 1:20 P.M. BOOK 3 PLATS PAGE: 183
 FEE: 23.50
Ann O'Brien
 CARBON COUNTY RECORDER

BYRD ENGINEERING
 ENGINEERS • SURVEYORS • PLANNERS
 BOUNTIFUL, UTAH 84010 PHONE (801) 292-5231

THE COVES Plat #3