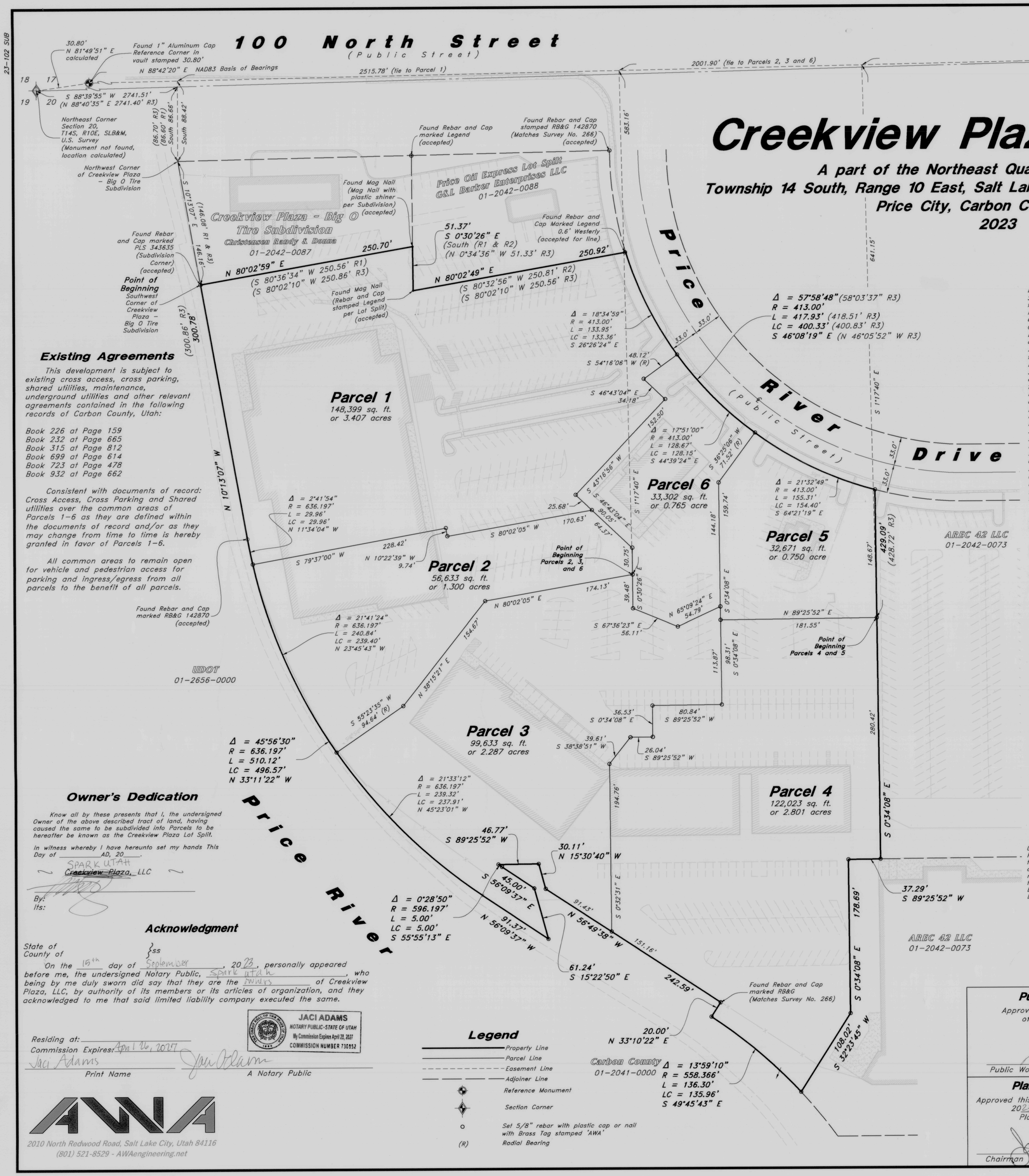
Ent 866286 B 1058 Pg 65
Date: 15-SEP-2023 11:41:05AM
Fee: $67.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: SPARK UTAH LLC

23-102 SUB




# Creekview Plaza Lot Split

**A part of the Northeast Quarter of Section 20,**
**Township 14 South, Range 10 East, Salt Lake Base and Meridian, U.S. Survey**
**Price City, Carbon County, Utah**
**2023**

Scale: 1" = 60'

60' 0 60' 120'

## Existing Agreements

*This development is subject to existing cross access, cross parking, shared utilities, maintenance, underground utilities and other relevant agreements contained in the following records of Carbon County, Utah:*

*Book 226 at Page 159*
*Book 232 at Page 665*
*Book 315 at Page 812*
*Book 699 at Page 614*
*Book 723 at Page 478*
*Book 932 at Page 662*

*Consistent with documents of record: Cross Access, Cross Parking and Shared utilities over the common areas of Parcels 1–6 as they are defined within the documents of record and/or as they may change from time to time is hereby granted in favor of Parcels 1–6.*

*All common areas to remain open for vehicle and pedestrian access for parking and ingress/egress from all parcels to the benefit of all parcels.*

## Owner's Dedication

*Know all by these presents that I, the undersigned Owner of the above described tract of land, having caused the same to be subdivided into Parcels to be hereafter be known as the Creekview Plaza Lot Split.*

*In witness whereby I have hereunto set my hands This Day of _____ AD, 20__.*

SPARK UTAH
~ Creekview Plaza, LLC ~

By: _____
Its: _____

## Acknowledgment

State of }ss
County of }

*On the 15th day of September, 2023, personally appeared before me, the undersigned Notary Public, Spark Utah, who being by me duly sworn did say that they are the Owners of Creekview Plaza, LLC, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.*

JACI ADAMS
NOTARY PUBLIC-STATE OF UTAH
My Commission Expires April 26, 2027
COMMISSION NUMBER 736952

*Residing at:* _____
*Commission Expires:* Apr 26, 2027
Jaci Adams
*Print Name* *A Notary Public*

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

## Legend

- Property Line
- Parcel Line
- Easement Line
- Adjoiner Line
- Reference Monument
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'
- (R) Radial Bearing

## Record Description

*Beginning at the Southwest Corner of the Creekview Plaza– Big O Tire Subdivision, said corner being North 88°40'35" East 2741.40 feet along the Section line (East 2741.39 feet by record) and South 00°00'00" East 86.70 feet (86.60 feet by record) and South 10°13'07" East 146.08 feet from the Northwest Corner of Section 20, Township 14 South, Range 10 East, Salt Lake Base and Meridian, Carbon County, Utah, and running thence South 10°13'07" East 300.86 feet to a tangent, 636.197–foot–Radius Curve to the left; thence Southeasterly 510.12 feet along said curve through a Central Angle of 45°56'30", Chord Bears South 33°11'22" East 496.57 feet; thence South 56°09'37" East 91.37 feet; thence North 15°22'56" West 61.24 feet; thence North 56°09'37" West 45.00 feet to a tangent, 596.197–foot–Radius Curve to the right; thence Northwesterly 5.00 feet through a Central Angle of 00°28'50", Chord Bears North 55°55'13" West 5.00 feet; thence North 89°25'52" East 46.77 feet; thence South 15°30'40" East 30.11 feet to the Northeasterly line of a Carbon County Parcel of land having Deed No. 1–2041 on file with the Carbon County Recorder's Office; thence South 56°49'38" East 242.59 feet along said Northeasterly line; thence South 33°10'22" West 20.00 feet along said line to a non–tangent, 558.366–foot–Radius Curve to the right; thence Southeasterly 136.30 feet along said curve through a Central Angle of 13°59'10", Chord Bears South 49°45'42" East 135.96 feet, to a point on a line 50.00 feet distant from and parallel to the extension of an existing building wall line; thence North 32°23'45" East 108.02 feet along said parallel line to a point on a line that is 35.00 feet distant from and parallel to an existing building wall line; thence North 00°34'08" West 178.69 feet along said parallel line and its extension; thence North 89°25'52" East 37.29 feet to a point which is North 88°40'35" East 3554.97 feet along the section line (East 3554.75 feet by record) and South 00°00'00" East 920.47 feet (South 840.21 feet by record) from said Northwest corner of Section 20; thence South 00°34'08" West 428.72 feet to the South line of Price River Drive at a point on a non–tangent 413.00–foot–Radius–Curve to the right; thence Northwesterly 418.51 feet along said South line and arc through a Central Angle of 58°03'37", Chord Bears North 46°05'52" West 400.83 feet, to the Southeast Corner of the Price Oil Express lot split; thence South 80°02'10" West 250.56 feet along the Subdivision line to a corner; thence North 00°34'36" West 51.33 feet (51.60 feet by record) along the Subdivision line to the Southeast corner of said Creekview Plaza – Big O Tire Subdivision; thence South 80°02'10" West 250.86 feet (250.56 feet by record) along the South Subdivision line to the Southwest Corner of said Subdivision and to the point of beginning.*

*Together with those Rights and Responsibilities, including but not limited to Easements and a First Right of Refusal, as disclosed in the Declaration of Easements, Covenants, and Restrictions, Recorded May 15, 2009, in Book 699, at Page 614.*

*Together with those Rights and Responsibilities, including but not limited to Easements and a First Right of Refusal, as disclosed in the Declaration of Easements, Covenants, and Restrictions, Recorded June 9, 2010, in Book 723, at Page 614.*

*Together with those Rights and Responsibilities, as disclosed in the Declaration of Easements, Covenants, and Restrictions, Recorded June 27, 2019, in Book 932, at Page 662.*

*Tax Parcel # 01–2042–0075*

## Narrative

*This Survey was requested by Spark Brixton, LLC prerequisite to parcelize this property.*

*A line between monuments found for an Aluminum Cap reference monument to the Northwest Corner and a Nail found marking the Northeast Corner of Section 20 was assigned the NAD83 bearing of North 88°42'20" East as the Basis of Bearings to match a NAD83 Utah Central Zone State Plane Datum reference to North.*

*This Survey retraces and honors a previous 1999 Survey by Great Basin Engineering – South filed as Survey No. 266 of Official Records, as rotated onto the State Plane datum. Control for the North line of the Section exhibited on this Survey does not match what has been followed for the Big O Tires Subdivision Entry No. 800950 (R1) and the Price Oil Lot Split Entry No. 805872 (R2). The Survey has been placed by holding recovered property corners reported on the 1999 survey.*

*Survey No. 776 of Official Records (R3) was prepared with a NAD83 reference to North. This Survey notes difficulty in retracing the Section control shown on Survey No. 266, which was an exact retracement of the Road Dedication Plat recorded in Book 4 of Plats at Page 229 of Official Records. Survey No. 266 & Road Dedication Plat bearings have been rotated 0°34'08" in a Counter–Clockwise direction to match said State Plane reference to North. The location of Price River Drive differs on Survey No. 776 from Survey No. 266 retracement. The Surveyor has held the location of Price River Drive per Survey No. 266 and extended Survey No. 766 lines to reach it.*

*Due to confusion in the record as to the location of the North line of Section 20, both the Big O Tires Subdivision and Price Oil Lot Split vary from the Survey No. 266 record. Survey corners were recovered along the North line of this site and were held for line in order to honor the as staked locations of the Subdivision and Lot Split.*

*Property Corners will be placed as shown hereon.*

## Surveyors Certification

*I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed a Survey of the property described on this Plat in accordance with Section 17–23–17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as the Creekview Plaza Lot Split.*

Date: 23 Aug 2023

PROFESSIONAL LAND SURVEYOR 12966234 David M. Hamilton STATE OF UTAH

David M. Hamilton
Utah PLS No. 12966234

## Public Works Director

*Approval as to Form this 28 Day of August, 2023.*

*Public Works Director*

## City Attorney

*Approval as to Form this 31st Day of August, 2023.*

*Price City Attorney*

## Planning Commission

*Approved this 11th Day of SEPTEMBER, 2023. by the Price City Planning Commission*

Jan Young
*Chairman*

## Price City Council

*Presented to the Price City Council this 31st Day of August, 2023 at which time this Lot Split was approved and accepted*

Michael Sheleda
*Mayor* *Attest: City Recorder*

PRICE CORPORATE SEAL 1911

## Descriptions

*Parcel 1*

*A part of the Northeast Quarter of Section 20; Township 14 South, Range 10 East, Salt Lake Base and Meridian, U.S. Survey, in Price City, Carbon County, Utah:*

*Beginning at a Rebar and Cap Stamped PLS 343635 found marking the Southwest Corner of Creekview Plaza – Big O Tire Subdivision recorded as Entry No. 800950 in Book 699 at Page 613 in the Official Records of Carbon County, located 2515.78 feet South 88°42'20" West along a line between a PK nail found marking the Northeast Corner of said Section 20 and an Aluminum cap reference monument for the Northwest Corner of said Section 20; 88.42 feet South to the Northwest corner of said Subdivision; and 146.16 feet South 10°13'07" East (South 9°38'59" East 146.08 feet record) from said PK nail; and running thence North 80°02'59" East 250.70 feet (South 80°36'34" West 250.56 feet record) along the Southerly line of said Subdivision to a mag nail found marking the Southeast Corner thereof on the West line of the Price Oil Express Lot Split recorded as Entry No. 805872 in Book 723 at Page 150 in the Official Records of Carbon County; thence South 0°30'26" East (South record) 51.37 feet along said West line to a mag nail found marking the Southwest Corner of said Lot Split; thence North 80°02'49" East 250.92 feet (South 80°32'56" West 250.81 feet record) to a point on a curve on the Southwesterly line of Price River Drive as it exists at a 33.00 foot half–width as dedicated per that certain Plat recorded in Book 4 of Plats at Page 229 in the Official Records of Carbon County; thence Southeasterly along the arc of a 413.00 foot radius curve to the left a distance of 133.95 feet (Center bears North 72°51'05" East, Central Angle equals 18°34'59" and Long Chord bears South 26°26'24" East 133.36 feet) along said Southwesterly line to a point on said curve; thence South 54°16'06" West 48.12 feet along a radial line; thence South 46°43'04" East 34.18 feet; thence South 43°16'56" West 152.50 feet; thence South 46°43'04" East 25.68 feet; thence South 80°02'05" West 170.63 feet; thence North 10°22'39" West 9.74 feet; thence South 79°37'00" West 228.42 feet to and along an existing demising wall to a point on a curve on the Westerly line of said Plat recorded in Book 4 of Plats at Page 229 in the Official records of Carbon County; thence along said Westerly line the following two courses: Northwesterly along the arc of a 636.197 foot radius curve to the right a distance of 29.96 feet (Center bears North 77°04'59" East, Central Angle equals 2°41'54" and Long Chord bears North 11°34'04" West 29.96 feet) to a point of tangency; and North 10°13'07" West 300.78 feet to the Southwest Corner of said Subdivision and the point of beginning.*

*Contains 148,399 sq. ft. or 3.407 acres*

*Parcel 2*

*A part of the Northeast Quarter of Section 20; Township 14 South, Range 10 East, Salt Lake Base and Meridian, U.S. Survey, in Price City, Carbon County, Utah:*

*Beginning at a point located 2001.90 feet South 88°42'20" West along a line between a PK nail found marking the Northeast Corner of said Section 20 and an Aluminum cap reference monument for the Northwest Corner of said Section 20; and 583.16 feet South 1°17'40" East from said PK nail; and running thence South 80°02'05" West 174.13 feet; thence South 38°15'21" West 154.67 feet; thence South 55°23'35" West 94.64 feet along a radial line to a point on a curve on the Southwesterly line of that certain Plat recorded in Book 4 of Plats at Page 229 in the Official Records of Carbon County; thence Northwesterly along the arc of a 636.197 foot radius curve to the right a distance of 240.84 feet (Center bears North 55°23'35" East, Central Angle equals 21°41'24" and Long Chord bears North 23°45'43" West 239.40 feet) along said Southwesterly line; thence North 79°37'00" East 228.42 feet; thence South 10°22'39" East 9.74 feet; thence North 80°02'05" East 170.63 feet; thence South 46°43'04" East 64.37 feet; thence South 0°30'26" East 30.75 feet to the point of beginning.*

*Contains 56,633 sq. ft. or 1.300 acres*

*Parcel 3*

*A part of the Northeast Quarter of Section 20; Township 14 South, Range 10 East, Salt Lake Base and Meridian, U.S. Survey, in Price City, Carbon County, Utah:*

*Beginning at a point located 2001.90 feet South 88°42'20" West along a line between a PK nail found marking the Northeast Corner of said Section 20 and an Aluminum cap reference monument for the Northwest Corner of said Section 20; and 583.16 feet South 1°17'40" East from said PK nail; and running thence South 0°30'26" East 39.48 feet; thence South 67°36'23" East 56.11 feet; thence North 65°09'24" East 54.79 feet; thence South 0°34'08" East 113.87 feet; thence North 89°25'52" East 181.55 feet; thence South 0°34'08" East 280.42 feet; thence South 89°25'52" West 37.29 feet along said South line; South 0°34'08" East 178.69 feet; and South 32°23'45" West 108.02 feet to a point on a curve on the South line of said Survey; thence along said South line the following three courses: Northwesterly along the arc of a 558.366 foot radius curve to the left a distance of 136.30 feet (Center bears South 47°13'53" West, Central Angle equals 13°59'10" and Long Chord bears North 49°45'42" West 135.96 feet); North 33°10'22" East 20.00 feet; and North 56°49'38" West 151.16 feet; thence North 0°32'31" West 194.76 feet to and along an existing building wall; thence North 38°38'51" East 39.61 feet; thence North 89°25'52" East 26.04 feet; thence North 0°34'08" West 36.53 feet; thence North 89°25'52" East 80.84 feet; thence North 0°34'08" West 98.31 feet; thence North 89°25'52" East 181.55 feet to the point of beginning.*

*Contains 122,023 sq. ft. or 2.801 acres*

*Parcel 5*

*A part of the Northeast Quarter of Section 20; Township 14 South, Range 10 East, Salt Lake Base and Meridian, U.S. Survey, in Price City, Carbon County, Utah:*

*Beginning at a point on the West line of the East Parcel of that certain Survey filed as Entry No. 846378 in Book 935 at Page 483 in the Official Records of Carbon County; located 1719.49 feet South 88°42'20" West along a line between a PK nail found marking the Northeast Corner of said Section 20 and an Aluminum cap reference monument for the Northwest Corner of said Section 20; and 641.15 feet South 1°17'40" East from said PK nail; and running thence South 89°25'52" West 181.55 feet; thence North 0°34'08" West 159.74 feet; thence North 36°25'06" East 71.52 feet along a radial line to a point on the Southwesterly line of Price River Drive as it exists at a 33.00 foot half–width as dedicated per that certain Plat recorded in Book 4 of Plats at Page 229 in the Official Records of Carbon County; thence Southeasterly along the arc of a 413.00 foot radius curve to the left a distance of 155.31 feet (Center bears North 36°25'06" East, Central Angle equals 21°32'49" and Long Chord bears South 64°21'19" East 154.40 feet) along said Southwesterly line to the West line of said East Parcel; thence South 0°34'08" East 148.67 feet along said West line to the point of beginning.*

*Contains 32,671 sq. ft. or 0.750 acre*

*Parcel 6*

*A part of the Northeast Quarter of Section 20; Township 14 South, Range 10 East, Salt Lake Base and Meridian, U.S. Survey, in Price City, Carbon County, Utah:*

*Beginning at a point located 2001.90 feet South 88°42'20" West along a line between a PK nail found marking the Northeast Corner of said Section 20 and an Aluminum cap reference monument for the Northwest Corner of said Section 20; and 583.16 feet South 1°17'40" East from said PK nail; and running thence North 0°30'26" West 30.75 feet; thence North 46°43'04" West 90.05 feet; thence North 43°16'56" East 152.50 feet; thence North 46°43'04" West 34.18 feet; thence North 54°16'06" East 48.12 feet along a radial line to a point on a curve on the Southwesterly line of Price River Drive as is exists a 33.00 foot half–width as dedicated per that certain Plat recorded in Book 4 of Plats at Page 229 in the Official Records of Carbon County; thence Southeasterly along the arc of a 413.00 foot radius curve to the left a distance of 128.67 feet (Center bears North 54°16'06" East, Central Angle equals 17°51'00" and Long Chord bears South 44°39'24" East 128.15 feet) along said Southwesterly line; thence South 36°25'06" West 71.52 feet along a radial line; thence South 0°34'08" East 144.18 feet; thence South 65°09'24" West 54.79 feet; thence North 67°36'23" West 56.11 feet; thence North 0°30'26" West 39.48 feet to the point of beginning.*

*Contains 33,302 sq. ft. or 0.765 acre*

# Creekview Plaza Lot Split

**A part of the Northeast Quarter of Section 20,**
**Township 14 South, Range 10 East, Salt Lake Base and Meridian,**
**U.S. Survey Price City, Carbon County, Utah**

## Carbon County Recorder

Recorded No._____
State of Utah, County of Carbon, Recorded and Filed at the Request of
_____
Date _____ Time _____ Book _____ Page _____
_____
Fee $ _____ Carbon County Recorder