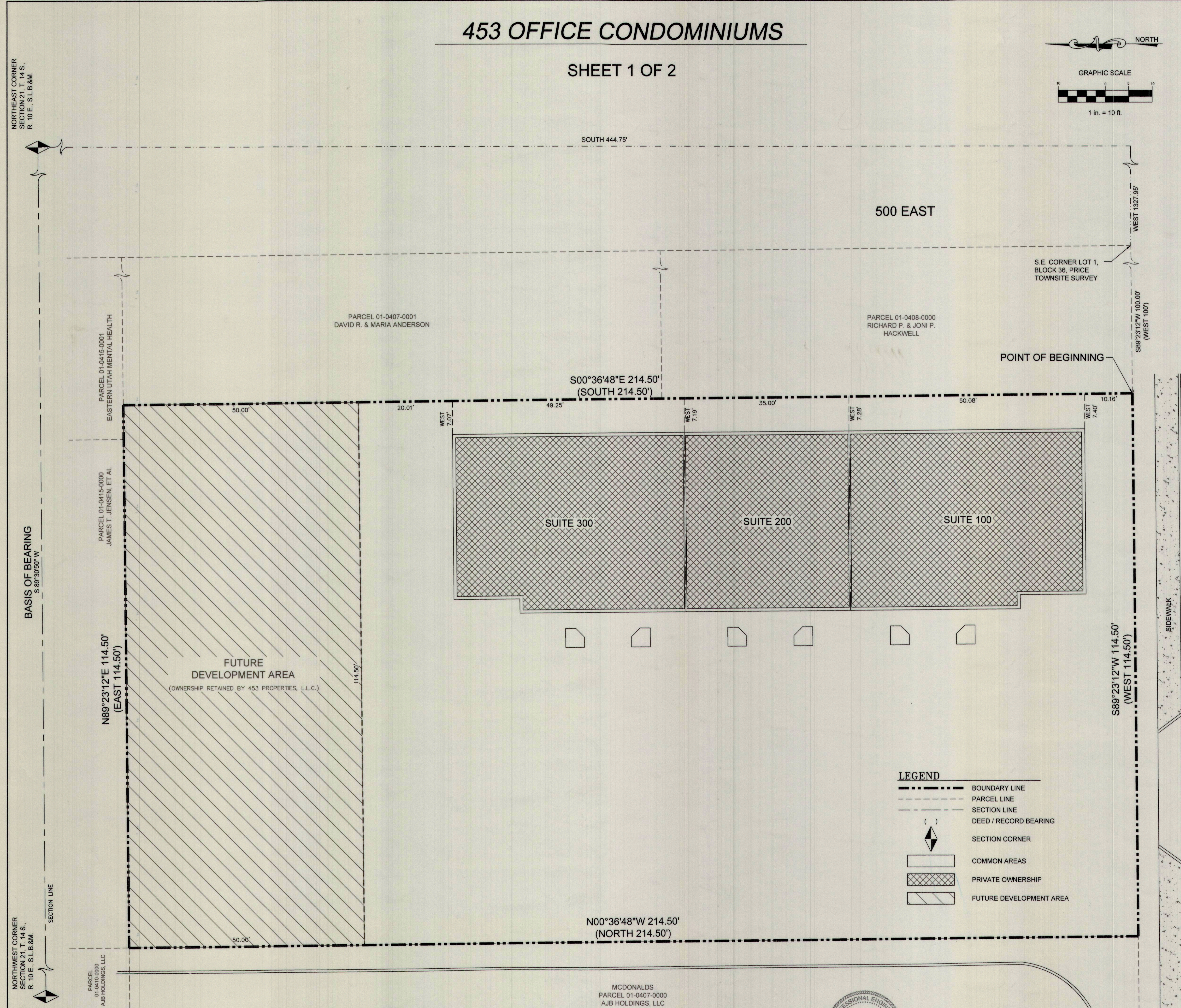
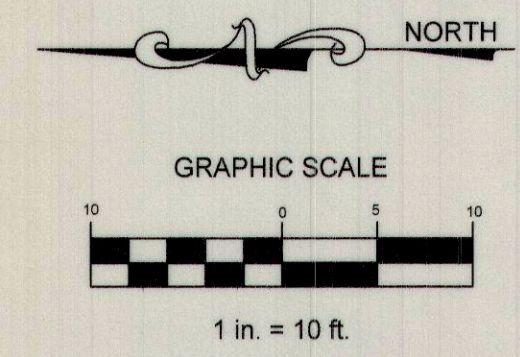


Ent: 809313 & 740 p. 785
 Date: 28-JAN-2011 10:02:44AM
 Fee: \$32.00 Check
 Filed By: KR
 VIKKI BARNETT, Recorder
 CARBON COUNTY CORPORATION
 For: CHIARA & TORGERSON

453 OFFICE CONDOMINIUMS

SHEET 1 OF 2



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE AN EXISTING BUILDING INTO 3 PRIVATE OWNERSHIP AREAS THAT ARE BOUNDED BY THE EXISTING EXTERIOR AND COMMON INTERIOR WALLS. EACH OF THE 3 AREAS INCLUDES THE MAIN FLOOR AND BASEMENT OF SAID BUILDING. THE BASIS OF BEARING USED FOR THIS SURVEY IS S 89°30'50" W BETWEEN THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN. A TIE FROM THIS BASIS OF BEARING TO THE SOUTHEAST CORNER OF SAID BLOCK 36 IS SHOWN HEREON. PROPERTIES SHOWN HEREON WERE LOCATED BY SURVEYING THE EXISTING OCCUPATION LINES (FENCES, ROAD IMPROVEMENTS, ETC.) AND POSITIONING THE BOUNDARY LINES TO "BEST FIT" THEM. TO OBTAIN THE MOST LOGICAL "BEST FIT", BLOCK 36 WAS ROTATED 0°38'48" COUNTERCLOCKWISE. BOTH RECORD (NORTH-SOUTH-EAST-WEST) AND MEASURED BEARINGS ARE SHOWN ON THIS PLAT. THE DESCRIPTIONS HAVE BEEN LEFT UN-ROTATED IN ORDER TO SIMPLIFY THEM AND TO NOT CREATE ISSUES WITH OTHER, ADJOINING PARCELS.

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

453 OFFICE CONDOMINIUMS

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, PRICE CITY, CARBON COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING 100 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 36, PRICE TOWNSITE SURVEY; AND RUNNING THENCE WEST 114.50 FEET; THENCE NORTH 214.50 FEET; THENCE EAST 114.50 FEET; THENCE SOUTH 214.50 FEET TO THE POINT OF BEGINNING.
 CONTAINS 0.564 ACRES, MORE OR LESS, AS DESCRIBED.

M. Cody Ware
 M. CODY WARE
 11-09-10
 DATE

OWNER'S DEDICATION

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

453 OFFICE CONDOMINIUMS

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25th DAY OF January, 2011.

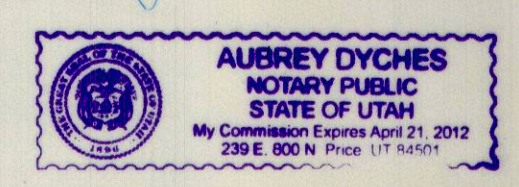
Jim Johnson for 453 Properties, LLC
 Jim Johnson
 453: Manager

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF CARBON }
 ON THE 25 DAY OF January, 2011 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Audrey Dyghes
 Audrey Dyghes
 NOTARY PUBLIC

Jim Johnson
 Jim Johnson
 MY COMMISSION EXPIRES 7-31-2012



453 OFFICE CONDOMINIUMS

CONTAINS 3 UNITS, AND 0.564 ACRES
 BLOCK 36, PRICE TOWNSITE SURVEY, CARBON COUNTY, UTAH
 N.E. 1/4, SECTION 21, TOWNSHIP 14 S., RANGE 10 E., S. L. B. & M.
 PRICE CITY, CARBON COUNTY, UTAH

NO.	DATE	DESCRIPTION	BY
1	10-11-10	PLOTTED FOR REVIEW	M.C.W.

WARE SURVEYING, L.L.C.
 Phone: 435-613-1266
 Email: waresurveying@emerytelcom.net
 1344 North 1000 West
 Price, Utah 84501

NORTHEAST CORNER SECTION 21, T. 14 S., R. 10 E., S. L. B. & M.
 NORTHWEST CORNER SECTION 21, T. 14 S., R. 10 E., S. L. B. & M.
 BASIS OF BEARING S 89°30'50" W
 SECTION LINE

MAIN STREET
 SIDEWALK

- LEGEND**
- BOUNDARY LINE
 - PARCEL LINE
 - SECTION LINE
 - DEED / RECORD BEARING
 - SECTION CORNER
 - COMMON AREAS
 - PRIVATE OWNERSHIP
 - FUTURE DEVELOPMENT AREA

APPROVED THIS 25 DAY OF January, 2011 BY THE CITY PLANNING COMMISSION ATTEST: CHAIRPERSON, CITY PLANNING COMM. SECRETARY

PRESENTED TO THE CITY COUNCIL Jan. 12 DAY OF January, 2011, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. ATTEST: CITY RECORDER MAYOR

APPROVAL AS TO FORM APPROVED THIS 11/09 DAY OF January, 2011. CITY ATTORNEY

ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE 11/14/2011 CITY ENGINEER

RECORDED # STATE OF UTAH, COUNTY OF CARBON. RECORDED AND FILED AT THE REQUEST OF: DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ COUNTY RECORDER