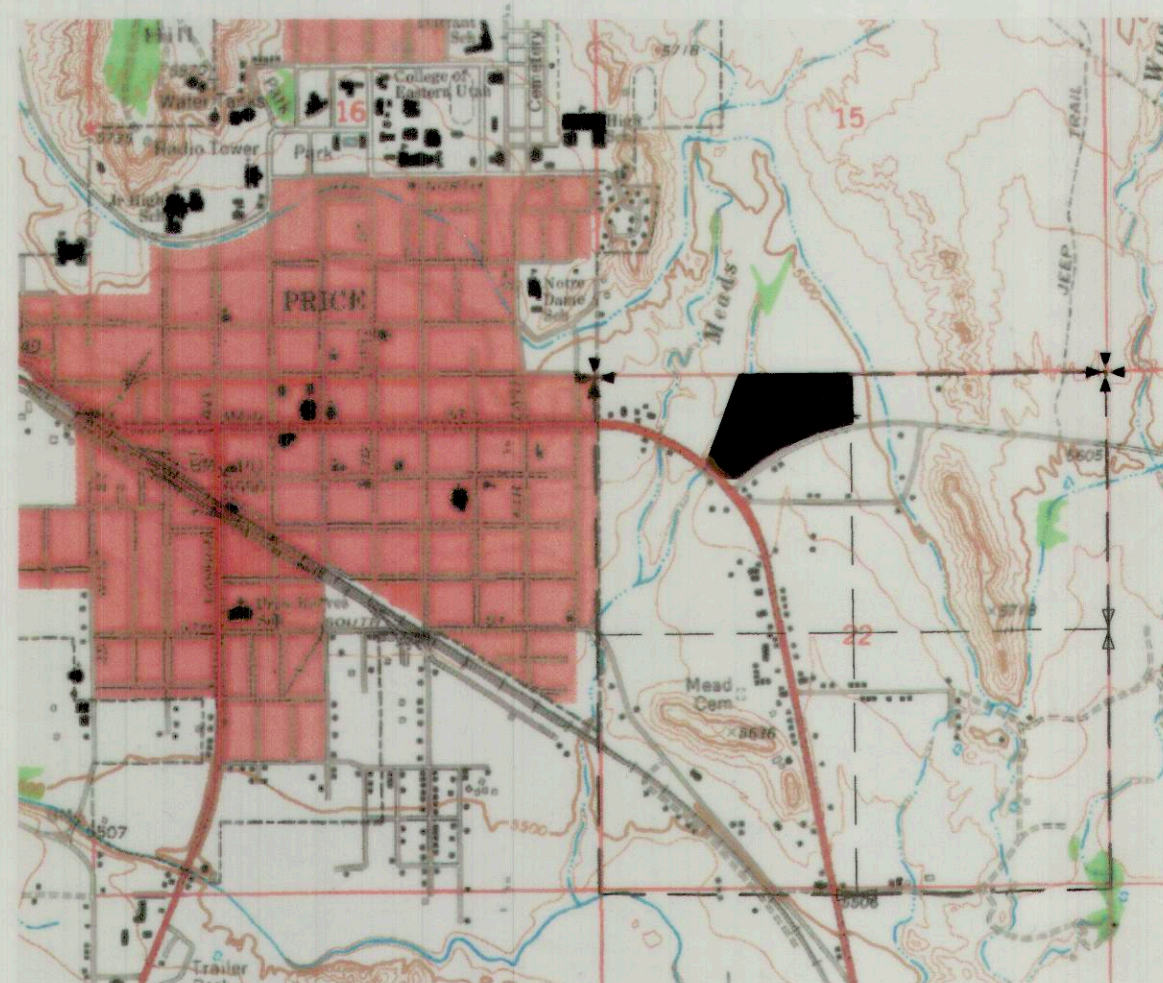


PDG SUBDIVISION

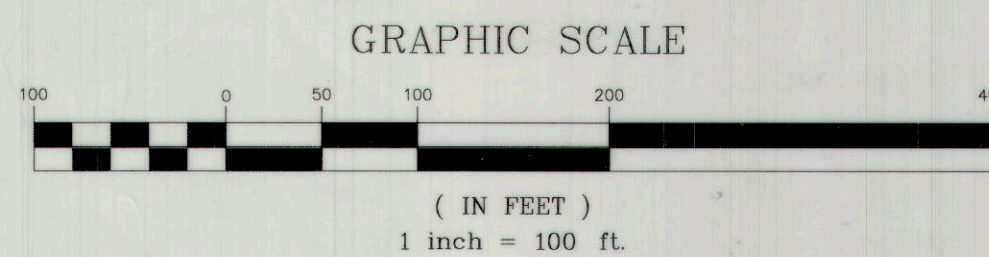
NW 1/4 SEC. 22, T14S, R10E, SLB&M

PRICE CITY, CARBON COUNTY, UTAH

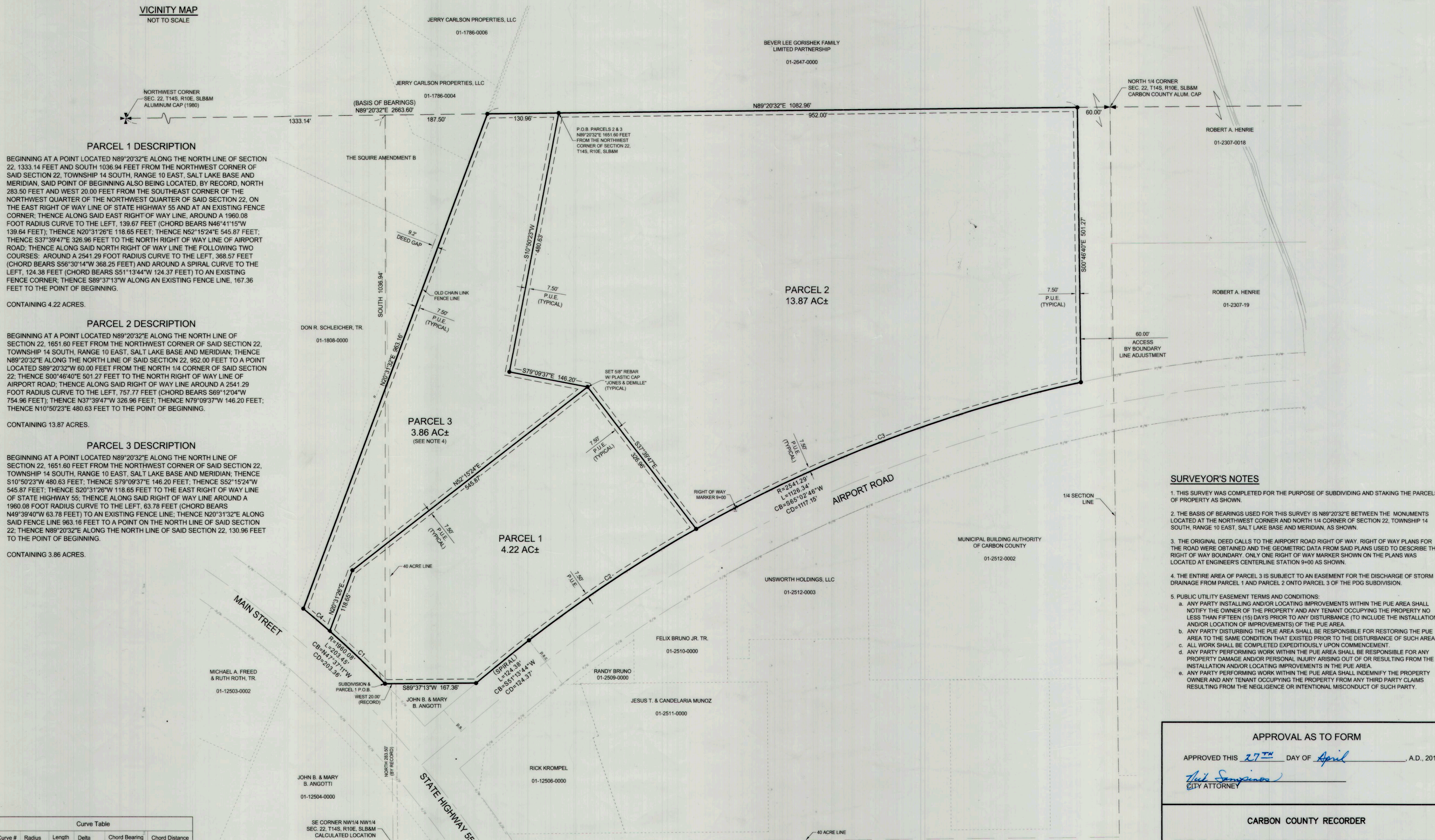
2015



VICINITY MAP
NOT TO SCALE



SURVEY LEGEND	
	SURVEYED BOUNDARY LINE
	SECTION LINE
	DEED LINES
	EXISTING RIGHT OF WAY BOUNDARY LINE
	PUBLIC UTILITY EASEMENT OR IRRIGATION EASEMENT AS NOTED
	EXISTING FENCE AS NOTED
	SECTION MONUMENTS FOUND
	SECTION MONUMENTS NOT FOUND - LOCATION CALCULATED
	REBAR AND CAP SET
	STAMPED 'JONES AND DEMILLE'
	UDOT RIGHT OF WAY MARKER



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	1960.08'	139.67'	4°04'58"	N46°41'15"W	139.64'
C2	2541.29'	368.57'	6°18'35"	S56°30'14"W	368.25'
C3	2541.29'	757.77'	17°09'05"	S69°12'04"W	754.96'
C4	1960.08'	63.78'	1°51'52"	N49°39'40"W	63.78'

- #### SURVEYOR'S NOTES
- THIS SURVEY WAS COMPLETED FOR THE PURPOSE OF SUBDIVIDING AND STAKING THE PARCELS OF PROPERTY AS SHOWN.
 - THE BASIS OF BEARINGS USED FOR THIS SURVEY IS N89°20'32"E BETWEEN THE MONUMENTS LOCATED AT THE NORTHWEST CORNER AND NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN.
 - THE ORIGINAL DEED CALLS TO THE AIRPORT ROAD RIGHT OF WAY. RIGHT OF WAY PLANS FOR THE ROAD WERE OBTAINED AND THE GEOMETRIC DATA FROM SAID PLANS USED TO DESCRIBE THE RIGHT OF WAY BOUNDARY. ONLY ONE RIGHT OF WAY MARKER SHOWN ON THE PLANS WAS LOCATED AT ENGINEER'S CENTERLINE STATION 9+00 AS SHOWN.
 - THE ENTIRE AREA OF PARCEL 3 IS SUBJECT TO AN EASEMENT FOR THE DISCHARGE OF STORM DRAINAGE FROM PARCEL 1 AND PARCEL 2 ONTO PARCEL 3 OF THE PDG SUBDIVISION.
 - PUBLIC UTILITY EASEMENT TERMS AND CONDITIONS:
 - ANY PARTY INSTALLING AND/OR LOCATING IMPROVEMENTS WITHIN THE PUE AREA SHALL NOTIFY THE OWNER OF THE PROPERTY AND ANY TENANT OCCUPYING THE PROPERTY NO LESS THAN FIFTEEN (15) DAYS PRIOR TO ANY DISTURBANCE (TO INCLUDE THE INSTALLATION AND/OR LOCATION OF IMPROVEMENTS) OF THE PUE AREA.
 - ANY PARTY DISTURBING THE PUE AREA SHALL BE RESPONSIBLE FOR RESTORING THE PUE AREA TO THE SAME CONDITION THAT EXISTED PRIOR TO THE DISTURBANCE OF SUCH AREA.
 - ALL WORK SHALL BE COMPLETED EXPEDITIOUSLY UPON COMMENCEMENT.
 - ANY PARTY PERFORMING WORK WITHIN THE PUE AREA SHALL BE RESPONSIBLE FOR ANY PROPERTY DAMAGE AND/OR PERSONAL INJURY ARISING OUT OF OR RESULTING FROM THE INSTALLATION AND/OR LOCATING IMPROVEMENTS IN THE PUE AREA.
 - ANY PARTY PERFORMING WORK WITHIN THE PUE AREA SHALL INDEMNIFY THE PROPERTY OWNER AND ANY TENANT OCCUPYING THE PROPERTY FROM ANY THIRD PARTY CLAIMS RESULTING FROM THE NEGLIGENCE OR INTENTIONAL MISCONDUCT OF SUCH PARTY.

APPROVAL AS TO FORM
APPROVED THIS 27TH DAY OF April, A.D., 2015.
[Signature]
CITY ATTORNEY

CARBON COUNTY RECORDER
STATE OF UTAH, CARBON COUNTY, RECORDED AND FILED AT THE REQUEST OF
Baseline Construction
ENTRY NUMBER: 828393
DATE: 5/4/15 TIME: 12:26:00 PM PAGE: 128
FEES: 32.00
[Signature]
CARBON COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, TRAVIS L. HANSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4854821 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS, AND EASEMENTS, HEREFTER TO BE KNOWN AS THE PDG SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

[Signature]
TRAVIS L. HANSEN, P.L.S. #4854821 DATE: 4/10/15

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°20'32"E ALONG THE NORTH LINE OF SECTION 22, 1333.14 FEET AND SOUTH 1036.94 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING LOCATED, BY RECORD, NORTH 283.50 FEET AND WEST 20.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 55 AND AT AN EXISTING FENCE CORNER; THENCE ALONG SAID EAST RIGHT OF WAY LINE, AROUND A 1960.08 FOOT RADIUS CURVE TO THE LEFT, 203.45 FEET (CHORD BEARS N47°37'11"W 203.36 FEET) TO AN EXISTING FENCE LINE; THENCE N89°20'32"E ALONG SAID FENCE LINE 963.16 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 22; THENCE N89°20'32"E ALONG THE NORTH LINE OF SAID SECTION 22, 1082.96 FEET TO A POINT LOCATED S89°20'32"W 60.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE S00°46'40"E 501.27 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: AROUND A 2541.29 FOOT RADIUS CURVE TO THE LEFT, 1126.34 FEET (CHORD BEARS S65°02'46"W 1117.15 FEET) AND AROUND A SPIRAL CURVE TO THE LEFT, 124.38 FEET (CHORD BEARS S51°13'44"W 124.37 FEET) TO AN EXISTING FENCE CORNER; THENCE S89°37'13"W ALONG AN EXISTING FENCE LINE, 167.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.95 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PARCELS AND EASEMENTS TO BE HEREFTER KNOWN AS THE PDG SUBDIVISION, AND DO HEREBY DEDICATE THE EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS THIS 4TH DAY OF April, A.D., 2015.

[Signature] PRICE DEVELOPMENT GROUP, LLC - MANAGER DATE: 4-20-2015
[Signature] THE BEVER LEE CORISHEK FAMILY LIMITED PARTNERSHIP DATE: 4-22-15

ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington S.S.
ON THE 20TH DAY OF April, A.D., 2015, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

July 19, 2019 MY COMMISSION EXPIRES NOTARY PUBLIC
[Signature] K RANDALL SCHEAR, Notary Public, State of Utah, Comm. No. 659579, Comm. Expires Oct 19, 2018

ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Washington S.S.
ON THE 22ND DAY OF April, A.D., 2015, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Oct 19, 2016 MY COMMISSION EXPIRES NOTARY PUBLIC
[Signature]

PLANNING COMMISSION

DO HEREBY CERTIFY THAT THIS PLAT OF THE PDG SUBDIVISION HAS BEEN APPROVED BY THE PRICE CITY PLANNING COMMISSION ON THIS 28TH DAY OF April, A.D., 2015.

[Signature] CHAIR
[Signature] ATTEST

CITY ENGINEER'S CERTIFICATE

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

[Signature] PRICE CITY ENGINEER DATE: 4/20/2015
[Signature] PRICE CITY ENGINEER DATE: 4/20/2015

PRICE CITY

PRESENTED TO PRICE CITY THIS 27TH DAY OF April, A.D., 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature] MAYOR DATE: 27 April 2015
[Signature] CITY RECORDER DATE: 27 April 2015

[Signature] CITY ATTORNEY

[Signature] CITY RECORDER'S SEAL

PREPARED BY:
Jones & DeMille Engineering, Inc.
1535 South 100 West - Richfield, Utah 84701 Phone (435) 896-8266 - Fax (435) 896-8268
248 East Main - Price, Utah 84501 Phone (435) 637-8266 - Fax (435) 637-8268
www.jonesanddemille.com

PROJECT NUMBER: 1407-293 FILE NAME: H:\JD\PROJ\1407-293\DWG\1407-293 SUBDIVISION.DWG
SURVEYED BY: J&D Engineering DRAWN BY: T.L.H. LAST EDIT: 4/8/2015

PDG Subdivision

NW 1/4 SEC. 22, T14S, R10E, SLB&M
Price City, Carbon County, Utah
1" = 100'