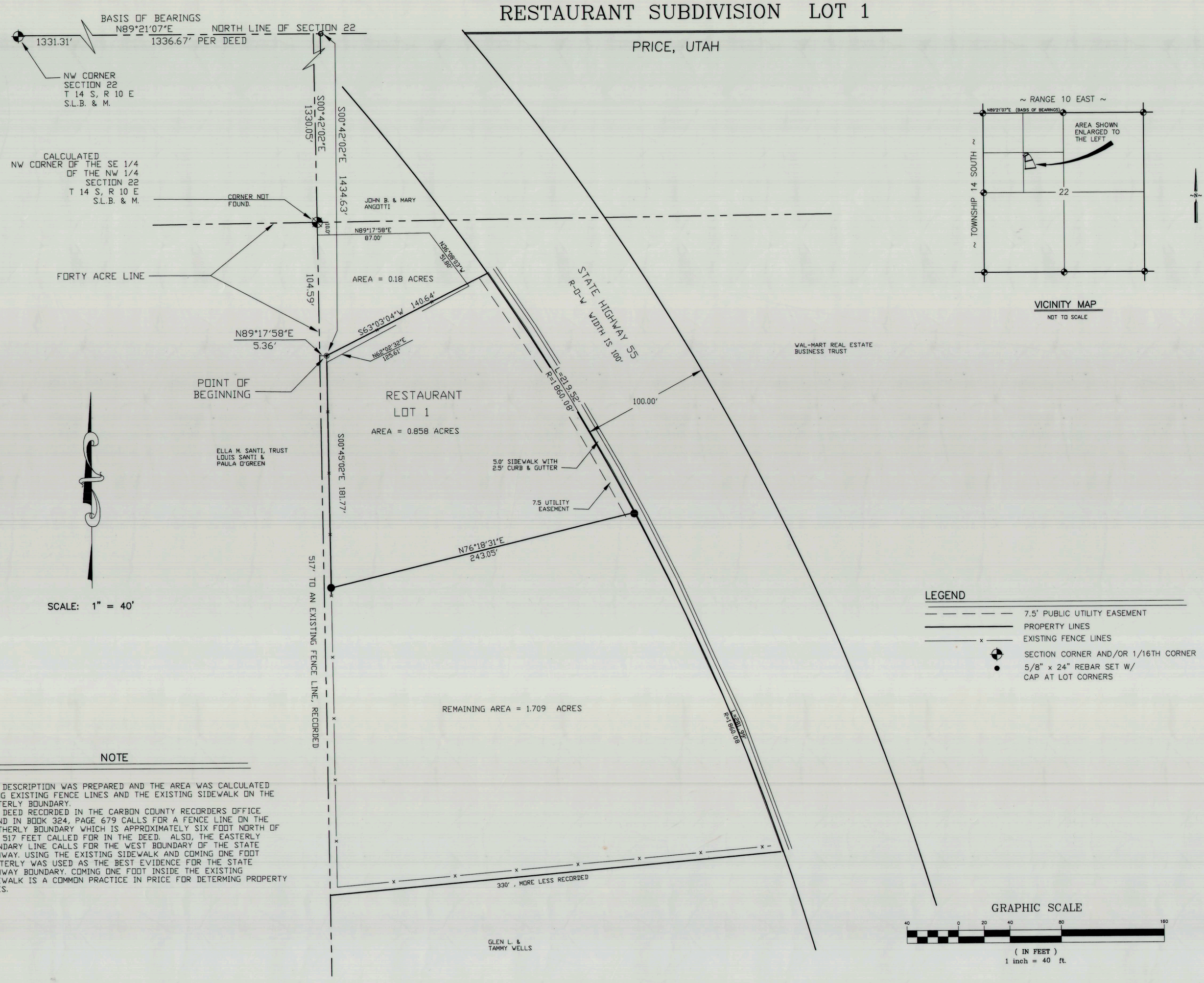
Ent: 435656
Date: 29-DEC-2014 12:39:22PM
Fee: $30.00 Check
Filed By: CM
Recorder
CARBON COUNTY CORPORATION
For: ROLAND OLIVER

RESTAURANT SUBDIVISION LOT 1

PRICE, UTAH



VICINITY MAP

NOT TO SCALE

LEGEND

- 7.5' PUBLIC UTILITY EASEMENT
- PROPERTY LINES
- EXISTING FENCE LINES
- SECTION CORNER AND/OR 1/16TH CORNER
- 5/8" x 24" REBAR SET W/ CAP AT LOT CORNERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE

THE DESCRIPTION WAS PREPARED AND THE AREA WAS CALCULATED USING EXISTING FENCE LINES AND THE EXISTING SIDEWALK ON THE EASTERLY BOUNDARY.
THE DEED RECORDED IN THE CARBON COUNTY RECORDERS OFFICE FOUND IN BOOK 324, PAGE 679 CALLS FOR A FENCE LINE ON THE SOUTHERLY BOUNDARY WHICH IS APPROXIMATELY SIX FOOT NORTH OF THE 517 FEET CALLED FOR IN THE DEED. ALSO, THE EASTERLY BOUNDARY LINE CALLS FOR THE WEST BOUNDARY OF THE STATE HIGHWAY. USING THE EXISTING SIDEWALK AND COMING ONE FOOT WESTERLY WAS USED AS THE BEST EVIDENCE FOR THE STATE HIGHWAY BOUNDARY. COMING ONE FOOT INSIDE THE EXISTING SIDEWALK IS A COMMON PRACTICE IN PRICE FOR DETERMING PROPERTY LINES.

SURVEYOR'S CERTIFICATE

I, EVAN E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145656, AS PRESCRIBED UNDER 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 SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

RESTAURANT SUBDIVISION LOT 1

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PRICE, STATE OF UTAH WHICH IS IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS, WITH A BEARING OF NORTH 89°21'07" EAST, BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 22 USED AS THE BASIS OF BEARINGS.

BEGINNING AT A POINT WHICH IS LOCATED 104.59 FEET, SOUTH 0°42'02" EAST ALONG THE CALCULATED FORTY ACRE LINE AND 5.36 FEET, NORTH 89°17'58" EAST FROM THE CALCULATED NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT IS ALSO LOCATED NORTH 89°21'07" EAST, 1336.67 FEET ALONG THE NORTH LINE OF SAID SECTION 22 AND SOUTH 0°42'02" EAST, 1434.63 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE SOUTH 0°45'02" EAST, 181.77 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 76°18'31" EAST, 243.05 FEET TO A POINT WHICH IS LOCATED 1.00 FOOT WESTERLY OF AN EXISTING SIDEWALK; THENCE NORTHWESTERLY 219.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE HAVING A RADIUS OF 1860.08 FEET WHICH SAID ARC IS 1.00 FOOT WESTERLY OF AN EXISTING CONCRETE SIDEWALK; BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 6°45'42"; HAVING A CHORD OF 219.39 FEET WHICH BEARS NORTH 31°02'50" WEST; THENCE SOUTH 63°03'04" WEST ALONG AN EXISTING FENCE LINE ON THE NORTHERLY SIDE OF THE EXISTING PIZZA HUT BUILDING 140.64 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.858 ACRES, MORE OR LESS.

DEC 16, 2014 — DATE
Evan E. Hansen — EVAN E. HANSEN

PROFESSIONAL ENGINEER & LAND SURVEYOR NO. 145656 EVAN E. HANSEN STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS THE

RESTAURANT SUBDIVISION LOT 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS 22ND DAY OF DECEMBER A.D. 20 14

Roland C. Oliver — 12-22-14

Marianna Oliver — 12-22-14

ACKNOWLEDGMENT

STATE OF ~~UTAH~~ IDAHO
County of Bonneville S.S.
ON THE 22ND DAY OF December A.D. 20 14, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Bonneville IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Roland & Marianna Oliver SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11.4.2019
NOTARY PUBLIC
RESIDING IN Shelley CITY

NOTARY PUBLIC STATE OF IDAHO

NW1/4 SEC. 15, T 14 S, R 10 E, S.L.B. & M.

PREPARED BY	ZONING ADMINISTRATOR	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CITY COUNCIL	RECORDED #
EMPIRE ENGINEERING 1665 E. SAGEWOOD RD. PRICE, UT. 84501 DATE OF SURVEY NOV. 10, 2014	APPROVED THIS 10TH DAY OF December A.D. 20 14 BY THE CITY PLANNING COMMISSION. ATTEST: NICK TATTON, ADMINISTRATOR	I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 12/11/14 DATE — CITY ENGINEER RUSSELL L. SAMPINOS	APPROVED THIS 15TH DAY OF December A.D. 20 14 CITY ATTORNEY	PRESENTED TO THE CITY COUNCIL THIS 10TH DAY OF December A.D. 20 14, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: CITY RECORDER — MAYOR CORPORATE SEAL	STATE OF UTAH, CITY OF PRICE, CARBON COUNTY RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE $ — CARBON COUNTY RECORDER

EAD FILE COMP. IRVINE, CA. EPH 83
RESTAURANT SUB.

C:\EMPIRE\2014\15 PIZZA HUT.DWG 2:27