

PRICE CITY BOUNDARY LEGAL DESCRIPTION

Preface

Price City was first established by a Townsite Survey filed in the Emery County Courthouse on April 14, 1887. On October 5, 1891 the Townsite Survey was approved by Probate Judge Jasper Robertson and recorded in the Emery County Recorder's Office on October 5, 1891. On March 6, 1911, Exhibit A, entitled Showing Boundaries of Price Townsite On Nov. 29, 1910 in Sections 16-17-20-21, Twp. 14 S, Range 10 E, S.L.M. was filed in Book 1-A-Page 2 of the Carbon County Recorder's Office expanding the Townsite boundary. Since those first boundaries were established, numerous annexations have been made to the Price City boundaries.

As was commonly practiced by many Surveyors and lay persons preparing legal descriptions in past years, it was common for "metes and bounds" surveys to state bearings and distances of Section lines and Section breakdown lines (Quarter Section lines, Quarter Quarter Section lines & etc.) as being North, South, East and West in cardinal direction, and Section lines as being exactly 5,280 feet long. Quarter Section lines being 2,640 feet long and Quarter Quarter Section lines being 1,320 feet long. In reality there are no section lines or section breakdown lines meeting these lengths (at least in my 40 years of surveying I have never seen one). The common practice was to assume that Section corner monuments as they were established in legal descriptions as meeting these cardinal directions and standard lengths were to be adjusted to the Section corner monuments as they were established by the original U.S. General Land Office surveyors on-the-ground. Case law has upheld this practice on many, many occasions. Obviously, this practice has led to much confusion by lay persons trying to interpret legal descriptions and annexation boundaries.

The legal description following has been prepared with the above explanation in mind. All available annexations to Price City have been plotted assuming that cardinal directions and standard section and section breakdown lines should follow real, on-the-ground section monuments. Extensive surveys have been made in the County since approximately 1881 to find and document Section corner and Quarter Section corner monuments. Almost all of the monuments in and near the Price City boundary have been found and documented, or re-established, therefore the City boundary is as accurate as can be determined with state of the art surveying equipment.

Where annexation legal descriptions were ambiguous as to the exact boundary line intended at the time of the annexation, I have assumed the author intended the line to follow standard Section lines and Section breakdown lines. There are some annexation boundary lines that do not follow standard section and section breakdown lines; in those cases, I have assumed that the authors meant to follow the closest property line to the legal description as it is written. In all cases, the legal descriptions as written seem to be quite close to property lines.

The bearings and distances of annexations as described in the original documents have been rotated and fitted to the existing Section corners and Quarter Section monuments based on the Utah State Plane Coordinate System, NAD 83, with a basis of bearing appropriate to that coordinate system. In comparing the original legal descriptions, where available, with the description that follows, the reader will see differences in the bearings and distances as explained above.

Legal Description of Price City Boundary as it exists on February 22, 2010

Beginning at the East quarter corner of Section 10, Township 14 South, Range 10 East, Salt Lake Base & Meridian; thence along the East line of said Section 10 S00°00'18"E 2075.83 feet to the Northeast corner of Section 15, Township 14 South, Range 10 East; thence S02°37'04"E 267.60 feet to the East Quarter corner of said Section 15; thence S00°39'17"E 2651.38 feet to the Northeast corner of Section 22, Township 14 South, Range 10 East; thence S00°38'52"E 806.83 feet to the south right-of-way line of Airport Road, Carbon County Road No. 445; thence along the south side of said Airport Road N82°58'32"W 134.06 feet to the East line of the Northwest Quarter of the Southeast Quarter of said Section 22 said point also being on the East line of the Price East Annexation approved on October 14, 1981; thence along said annexation line the following eight calls, S00°42'44"E 695.65 feet to the center of the Northwest Quarter of said Section 22; thence along the East line of the Southwest Quarter of said Section 22 S00°42'44"E 1138.09 feet to the South line of said Northwest Quarter of said Section 22; thence along the South line of said Section 22 N88°50'06"W 806.36 feet more or less to the North right-of-way line of the Union Pacific Railroad, said point being on a 7339.61 foot radius curve, with a chord that bears N49°09'38"W a distance of 2524.82 feet; thence along said curve, and North right-of-way line of the Union Pacific Railroad a distance of 2537.44 feet more or less to the East line of Section 21, Township 14 South, Range 10 East; said point also being the southeast corner of the Isabella Addition Annexation approved on March 19, 1912; thence along the North right-of-way line of the Union Pacific Railroad and the south line of said Isabella Annexation N58°18'14"W 155.05 feet more or less to the East line of the Southwest Quarter of the Southeast Quarter of Section 21, Township 14 South, Range 10 East; thence along the South line of the Price City Annexation approved on November 5, 1921, also being the North right-of-way line of the Union Pacific Railroad property N58°36'21"W 398.24 feet to the centerline of said Section 21; thence along said centerline, said center line is also the South line of the Price Townsite patented December 23, 1887 S89°09'58"W 851.40 feet to the Northeast corner of the Sterling Addition Annexation, approved May 20, 1957; thence along the East side of said Sterling Addition Annexation the following three calls, S00°34'08"E 1326.05 feet; thence S89°31'52"W 6.16 feet; thence S00°34'08"E 584.00 feet; thence along the South line of said Sterling Addition Annexation S89°23'52"W 118.80 feet to the East line of the Sterling Addition Annexation, approved on July 20, 1912; said line is also the center line of said Section 21; thence along said line S00°34'52"E 526.27 feet; thence along the South line of said Section 21 S89°25'52"W 1328.30 feet to the East line of the Price City Annexation approved on November 24, 1947; said line is also the center line of the Southwest Quarter of said Section 21; thence along said annexation line S00°34'08"E 255.25 feet more or less to the East line of said Section 21; thence along the East line of the Bunnell Annexation approved on September 8, 1975 S00°30'56"E 2165.94 feet more or less, said line is also the center line of the Northwest Quarter of Section 28, Township 14 South, Range 10 East; thence along the South line of said Bunnell Annexation N87°36'46"W 608.37 feet more or less to the East line of the K&S Annexation approved on September 23, 1998; thence along the K&S Annexation line the following eight calls, S03°48'13"W 199.68 feet; thence S24°00'07"W 72.59 feet; thence S04°12'56"W 401.13 feet more or less; thence N85°00'49"W 600.75 feet; thence N06°21'44"E 298.59 feet; thence N11°15'01"E 102.37 feet; thence N08°01'49"E 65.18 feet; thence N10°50'35"E 200.00 feet; to the Southwest corner of the said Bunnell Annexation, said point is the beginning point of a 3809.61 foot radius curve to the right, with a chord that bears N15°10'07"E a distance of 647.15 feet; thence along said curve and West line of said Bunnell Annexation 647.87 feet; thence along the said Bunnell Annexation the following five calls, N70°33'09"W 107.60 feet; thence S89°19'14"W 233.09 feet more or less to the West line of Section 28, Township 14 South, Range 10 East; thence along the section line N00°32'49"W 32.14 feet to the Northwest corner of the Northwest Quarter of said Section 28; thence N02°32'49"W 1329.68 feet along said Section line to the Northwest corner of said Section 28; thence along the East line of Section 20, Township 14 South, Range 10 East N00°31'45"W 244.54 feet to the Southeast corner of the J.A.F. Annexation approved on December 16, 1979; thence along the South side of said J.A.F. Annexation S89°13'30"W 1317.15 feet to the East line of the Southeast Quarter of the Southeast Quarter of said Section 20; thence along said East line also being the West side of the J.A.F. Annexation N00°31'38"W 1207.38 feet to the center of the Southeast Quarter of said Section 20; thence along the North line of the Southeast Quarter of the Southeast Quarter of said Section 20, also being the North line of said J.A.F. Annexation N89°10'47"E 648.67 feet more or less to the South right-of-way line of Utah State Highway 50 & 6; thence along the North line of said J.A.F. Annexation N89°10'47"E 648.67 feet to the North right-of-way line of Utah State Highway 50 & 6; thence along the South line of the West Price Annexation approved August 11, 1982; thence along said annexation line and the East boundary of the Castleview Annexation the next three calls, N60°31'07"W 364.47 feet; thence N45°03'03"W 400.78 feet; thence N35°02'46"W 732.89 feet more or less to the North line of the Northwest Quarter of said Section 20; thence along the North line of said West Price Annexation N88°58'48"E 135.17 feet to the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 20, also being the Southwest corner of the Price Townsite of 1910; thence along the West line of said Price Townsite of 1910, said line also being the center line of the Northwest Quarter of said Section 20; thence N00°31'17"W 517.07 feet to the Southeast corner of the Northbank Annexation approved on September 28, 1975; thence along said annexation the following four calls, N89°26'06"W 418.50 feet to the North right-of-way line of Utah Highway 50 & 6; thence N41°56'20"W 73.33 feet; thence N14°56'20"W 73.33 feet to a 558.39 foot radius curve to the left, with a chord bearing N37°19'07"E a distance of 83.76 feet; thence along said curve 83.83 feet; thence along the Price Annexation approved on January 12, 1983 the following four calls, S88°41'29"W 1698.71 feet; thence N42°18'31"W 1230.00 feet; thence N29°48'31"W 1070.00 feet more or less to the North line of said Section 20; thence along said section line S88°41'29"W 388.81 feet more or less to the Southwest corner of the phinacid Annexation approved on March 23, 1983; thence along the boundary of said Phinacid Annexation the following three calls, N01°18'22"W 1252.00 feet more or less to a 110.19 foot radius curve to the right, with a chord bearing S54°57'38"E a distance of 132.18 feet; thence along said curve 141.76 feet; thence N71°53'49"E 58.30 feet to the West line of the Castleview Annexation approved on December 29, 1983; thence along said Castleview Annexation the following ten calls, thence N17°11'16"W 55.71 feet to a 475.19 foot radius curve to the left, with a chord bearing N26°25'59"W a distance of 217.27 feet; thence along said curve 218.22 feet; thence S89°00'05"W 97.99 feet more or less to the West side of Fairgrounds Road; thence along the West side of Fairgrounds Road and 5100 West Street N01°14'19"W 721.97 feet to the North side of Hospital Drive N89°38'08"E 290.75 feet; thence N02°26'26"W 484.62 feet more or less to the South right-of-way line of Utah Highway 50 & 6; thence along said right-of-way and the East boundary of the Castleview Annexation the next three calls, S31°44'50"E 636.74 feet; thence N85°17'57"E 11.34 feet; thence S29°42'19"E 789.04 feet; thence N60°16'41"E 3.05 feet; thence S29°18'31"E 913.80 feet along the South right-of-way line of Utah Highway 50 & 6 and the East boundary of said Castleview Annexation; thence along the North line of said Castleview Annexation N88°00'35"E 2335.26 feet more or less to the West line of the Price City Annexation approved on November 20, 1951; said point being the centerline of Carbonville Road on the date of the Price Annexation of November 20, 1951; thence along the West and North lines of the said Price Annexation of November 20, 1951 the following two calls, N08°10'38"W 248.07 feet; thence N89°19'22"E 1395.00 feet more or less to the West line of the Price Townsite of 1910, which is also the West line of the Southeast Quarter of Section 17, Township 14 South, Range 10 East; thence along the West and North lines of said Price Townsite the following two calls, N00°41'11"W 471.87 feet more or less to the center of the Southeast Quarter of said Section 17; thence N88°38'10"E 1316.47 feet more or less along the North line of the Southeast Quarter of the Southeast Quarter of said Section 17; thence along the West line of the Price City Annexation approved on December 11, 1920, which is also the West line of the Northwest Quarter of the Southwest Quarter of Section 16, Township 14 South, Range 10 East N00°35'47"W 1327.03 feet to the West Quarter corner of said Section 16; thence along the center line of said Section 16, which is also the North line of said Price City Annexation of December 11, 1920 N89°43'55"E 1333.80 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 16; thence along the West line of said Price Annexation of December 11, 1920, which is also the West line of said Southwest Quarter of the Northwest Quarter of said Section 16, and the West line of the Parkdale Annexation, Ordinance Number 1064 approved on October 8, 1945 N00°28'49"W 832.57 feet more or less to the Southeast corner of the Wood Hill Annexation approved on December 13, 1976; thence along the South, West and North boundaries of said Wood Hill Annexation the following four calls, N89°53'59"W 334.72 feet; thence N00°29'59"W 500.44 feet more or less to the North line of the Northwest Quarter of the Northwest Quarter of said Section 16; thence N00°09'24"W 1337.30 feet to the North line of the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 South, Range 10 East; thence along said North line of the Southwest Quarter of the Southwest Quarter of said Section 9 N89°50'04"E 335.22 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter, said point also being the Northwest corner of the Price Annexation approved on June 25, 1974; thence along the North line of said annexation, said line also being the North line of the Southeast Quarter of the Southwest Quarter of said Section 9 N89°50'04"E 1005.44 feet to the Southwest corner of the Smith Annexation approved on July 9, 1997; thence along the boundary of said annexation the following two calls, N00°04'56"E 1343.94 feet more or less to the center line of said Section 9; thence N88°34'19"E 336.93 feet along the center line of said Section 9 to the Northwest corner of the Smith Annexation approved on March 25, 1992; thence along the North line of said Smith Annexation, said line also being the North line of the Northwest Quarter of the Southeast Quarter of said Section 9 N89°34'10"E 1296.22 feet to the Northwest corner of the Price Northeast 2005 Annexation approved on November 13, 2005; thence along the North line of said annexation, said line also being the center line of said Section 9 N89°34'18"E 1296.22 feet to the West Quarter corner of Section 10, Township 14 South, Range 10 East; thence along the North line of said Price Northeast 2005 Annexation the following two calls, said line also being the centerline of said Section 10, N89°30'16"E 2706.40 feet to the center of said Section 10; thence N89°30'16"E 2657.95 feet more or less to the East Quarter corner of said Section 10, the beginning point.

Basis of bearing is Utah State Plane Coordinates NAD 83 - Grid North.

Contains 3,219 acres.

SURVEYORS CERTIFICATE

I, BENJAMIN A. GRIMES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING LICENSE NUMBER 167246 IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEER AND PROFESSIONAL SURVEYOR LICENSING ACT, AND THAT THIS PLAN HAS BEEN PREPARED BY ME ON BEHALF OF PRICE CITY, AND THAT THIS PLAN REPRESENTS TO THE BEST OF MY KNOWLEDGE THE EXISTING PRICE CITY BOUNDARY AS IT EXISTS ON THIS DATE ACCORDING TO THE EXPLANATION GIVEN ABOVE.

Benjamin A. Grimes
BENJAMIN A. GRIMES 167246
STATE OF UTAH
LAND SURVEYOR

2/24/10
DATE

Nick Sampinos
NICK SAMPINOS
STATE OF UTAH
LAND SURVEYOR

2/24/10
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Joe Piccolo
JOE PICCOLLO
STATE OF UTAH
LAND SURVEYOR

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Laurie Tryon
LAURIE TRYON
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