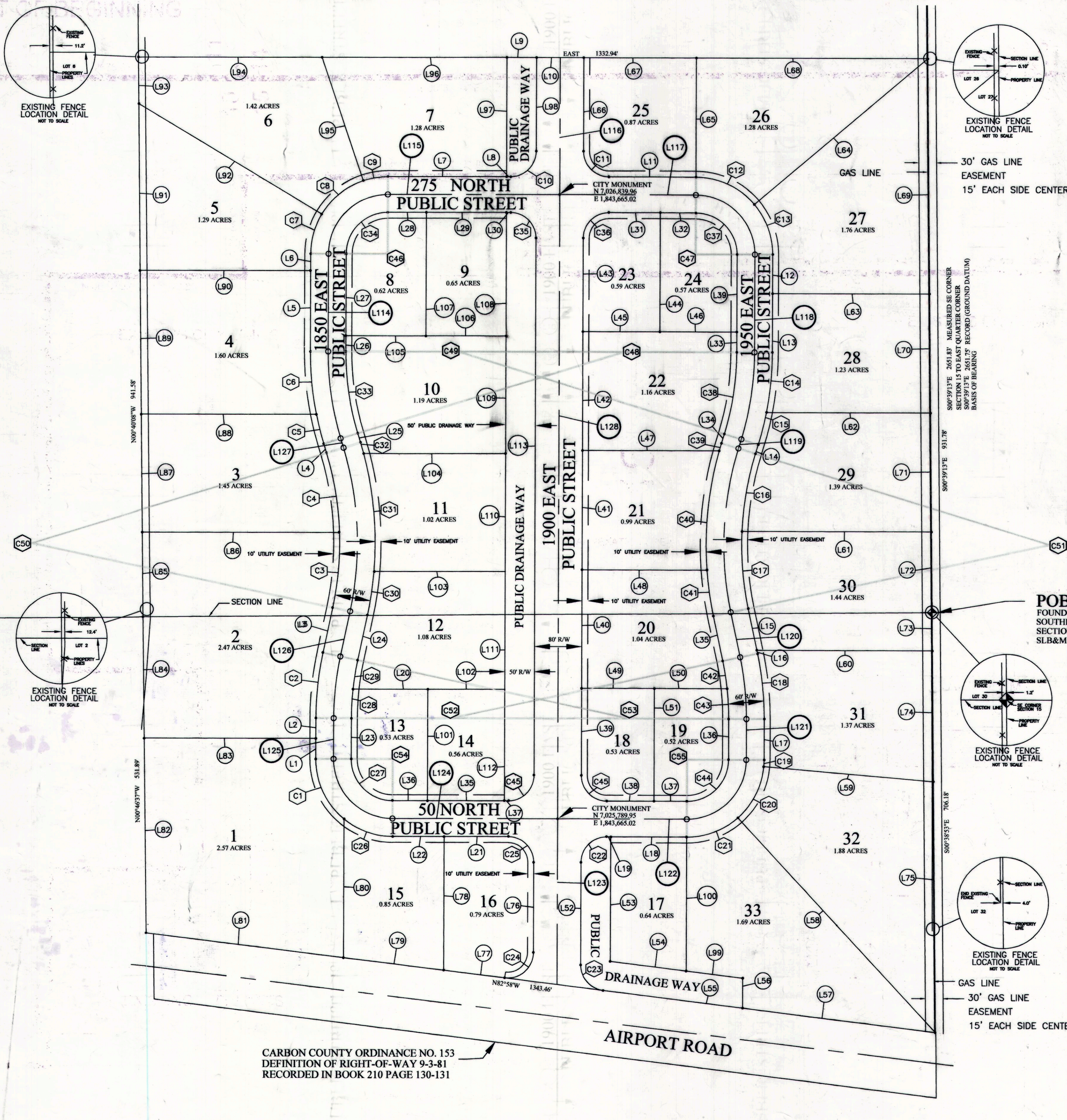


Ent 121450 Bk P5 Pg 144  
 Date: 23-JAN-2007 3:27PM  
 Fee: \$62.00 Check  
 Filed By: KR  
 VIKKI BARNETT, Recorder  
 CARBON COUNTY CORPORATION  
 For: ELLIS PIERCE

Ent 121450 Bk P5 Pg 144  
 Date: 23-JAN-2007 3:25PM  
 Fee: \$62.00 Check  
 Filed By: KR  
 VIKKI BARNETT, Recorder  
 CARBON COUNTY CORPORATION  
 For: ELLIS PIERCE

LINE	BEARING	LENGTH
L1	North	34.58
L2	North	34.16
L3	N12°E	77.52
L4	N17°W	16.24
L5	North	136.36
L6	North	28.26
L7	East	200.52
L8	East	7.0
L9	East	50.0
L10	East	80.0
L11	East	204.73
L12	South	65.59
L13	South	99.02
L14	S17°W	16.24
L15	S12°E	71.51
L16	S12°E	5.81
L17	South	68.74
L18	West	128.43
L19	West	7.0
L20	East	126.18
L21	West	108.51
L22	West	87.24
L23	North	68.74
L24	N12°E	77.52
L25	N17°W	16.24
L26	North	26.62
L27	North	137.99
L28	East	65.16
L29	East	135.16
L30	East	7.0
L31	East	87.0
L32	East	60.0
L33	South	34.19
L34	S17°W	16.24
L35	S12°E	77.52
L36	South	68.74
L37	West	55.59
L38	West	68.74
L39	North	146.59
L40	North	199.37
L41	North	200.63
L42	North	200.40
L43	North	157.42
L44	North	200.42
L45	East	130.0
L46	East	178.89
L47	East	230.94
L48	East	211.04
L49	East	122.84
L50	East	122.83
L51	East	189.59
L52	North	172.52
L53	North	208.33
L54	S82°58'E	128.40
L55	S82°58'E	237.74
L56	South	50.38
L57	S82°58'E	327.88
L58	S42°53'44"E	491.50
L59	S85°05'59"W	287.43
L60	East	296.16
L61	East	319.75
L62	East	277.00
L63	East	265.01
L64	N49°51'36"E	361.50
L65	North	200.39
L66	North	157.39
L67	East	190.0
L68	East	390.48
L69	S0°39'13"E	396.01
L70	S0°39'13"E	200.01
L71	S0°39'13"E	199.99
L72	S0°39'13"E	135.74
L73	S0°38'53"E	64.29
L74	S0°38'53"E	220.09
L75	S0°38'53"E	421.82
L76	North	152.04
L77	N82°58'W	104.53
L78	North	224.98
L79	N82°58'W	170.45
L80	North	233.17
L81	N82°58'W	336.09
L82	N0°46'37"W	327.56
L83	East	289.94
L84	N0°46'37"W	204.33
L85	N0°40'08"W	142.27
L86	East	333.11
L87	N0°40'08"W	198.66
L88	East	295.75
L89	N0°40'08"W	241.99
L90	East	287.95
L91	N0°40'08"W	280.48
L92	N59°05'23"W	360.95
L93	N0°40'08"W	78.19
L94	East	310.32
L95	N18°41'50"W	218.80
L96	East	313.13
L97	North	200.39
L98	North	157.39
L99	S82°58'E	95.98
L100	North	228.17
L101	North	187.62
L102	East	130.02
L103	East	221.61
L104	East	239.69
L105	East	135.16
L106	East	135.16
L107	North	208.0
L108	North	208.0
L109	North	198.13
L110	North	198.14
L111	North	198.14
L112	North	187.62
L113	North	904.01
L114	North	164.62
L115	East	280.36
L116	North	230.36
L117	East	230.00
L118	South	164.62
L119	S17°W	16.24
L120	S12°E	77.52
L121	South	68.74
L122	West	218.43
L123	North	274.60
L124	West	278.75
L125	North	68.74
L126	N12°E	77.52
L127	N17°W	16.24
L128	North	1050.01



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	130.0	115.56	50°55'53"	N25°27'56"W	111.79
C2	530.0	111.0	12°00'00"	N6°00'E	110.80
C3	520.0	127.18	14°00'48"	N4°59'36"E	126.86
C4	520.0	136.01	14°59'12"	N9°30'24"W	135.63
C5	530.0	50.93	5°30'22"	N14°14'49"W	50.91
C6	530.0	106.32	11°29'38"	N5°44'49"W	106.14
C7	130.0	70.13	30°54'37"	N15°27'19"E	69.29
C8	130.0	91.65	40°23'33"	N51°06'24"E	89.76
C9	130.0	42.42	18°41'50"	N80°30'00"E	42.23
C10	43.0	67.54	90°00'00"	N45°00'00"E	60.81
C11	43.0	67.54	90°00'00"	S45°00'00"E	60.81
C12	130.0	112.28	49°29'16"	S65°15'22"E	108.83
C13	130.0	91.92	40°30'44"	S20°15'08"E	90.01
C14	530.0	101.60	10°59'00"	S5°29'30"W	101.44
C15	530.0	55.63	6°01'00"	S13°59'26"W	55.61
C16	520.0	132.71	14°37'24"	S9°41'24"W	132.37
C17	520.0	130.48	14°22'35"	S4°48'40"E	130.14
C18	530.0	111.00	12°00'00"	S8°00'00"E	110.80
C19	130.0	11.12	4°54'00"	S2°27'00"W	11.11
C20	130.0	98.95	43°36'38"	S26°42'22"W	96.58
C21	130.0	94.14	41°29'22"	S69°15'19"W	92.09
C22	43.0	67.54	90°00'00"	S45°00'00"W	60.81
C23	43.0	62.27	82°58'02"	S41°29'00"E	56.97
C24	43.0	72.82	97°02'00"	S48°31'00"W	64.43
C25	43.0	67.54	90°00'00"	N45°00'00"W	60.81
C26	130.0	88.64	39°04'07"	N70°27'56"W	86.94
C27	70.0	109.96	90°00'00"	N45°00'00"W	98.99
C28	470.0	48.98	5°58'14"	N2°59'07"E	48.95
C29	470.0	49.46	6°01'46"	N8°59'07"E	49.44
C30	580.0	74.29	7°20'21"	N8°19'49"E	74.24
C31	580.0	199.96	21°39'39"	N5°12'57"W	198.97
C32	580.0	19.31	1°54'28"	N16°02'46"W	19.31
C33	470.0	139.45	17°00'00"	N8°30'00"W	138.94
C34	70.0	109.96	90°00'00"	N45°00'00"E	98.99
C35	43.0	67.54	90°00'00"	S45°00'00"E	60.81
C36	43.0	67.54	90°00'00"	N45°00'00"E	60.81
C37	70.0	109.96	90°00'00"	S45°00'00"E	98.99
C38	470.0	139.45	17°00'00"	S8°29'55"W	138.92
C39	580.0	13.40	1°19'25"	S16°20'18"W	13.40
C40	580.0	202.65	20°01'08"	S5°39'53"W	201.62
C41	580.0	77.52	7°39'26"	S8°09'55"E	77.46
C42	470.0	47.48	5°47'19"	S9°06'21"E	47.46
C43	470.0	50.95	6°12'41"	S3°05'44"E	50.93
C44	70.0	109.96	90°00'00"	S45°00'00"W	98.99
C45	43.0	67.54	90°00'00"	N45°00'00"W	60.81
C46	100.0	157.08	90°00'00"	N45°00'00"E	141.42
C47	100.0	157.08	90°00'00"	S45°00'00"E	141.42
C48	500.0	148.35	17°00'00"	N8°30'00"W	147.81
C49	500.0	148.35	17°00'00"	N8°30'00"E	147.81
C50	550.0	278.38	29°00'00"	S2°30'00"E	275.42
C51	550.0	278.38	29°00'00"	S2°30'00"W	275.42
C52	800.0	104.72	12°00'00"	S8°00'00"E	104.53
C53	500.0	104.72	12°00'00"	S8°00'00"W	104.53
C54	100.0	157.08	90°00'00"	N45°00'00"W	141.42
C55	100.0	158.08	90°00'00"	N45°00'00"E	141.42

**CERTIFICATE OF SURVEY**  
 I, BEN A. GRIMES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 167246 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 SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREFTER TO BE KNOWN AS PRICE BUSINESS & INDUSTRIAL PARK SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

**BENJAMIN A. GRIMES** 167246  
 4/11/06  
 DATE

**BOUNDARY DESCRIPTION**  
 BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE S0°38'53"E 706.18 FEET ALONG THE EAST LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN TO THE NORTH BOUNDARY OF AIRPORT ROAD; THENCE ALONG SAID ROAD N82°58'00"W 1343.48 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG SAID LINE N0°46'37"W 531.89 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN N0°40'08"W 941.58 FEET; THENCE EAST 1332.94 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE ALONG SAID SECTION LINE S0°39'13"E 931.78 FEET TO THE POINT OF BEGINNING. CONTAINS 47.58 ACRES.

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE HEREFTER KNOWN AS THE PRICE BUSINESS & INDUSTRIAL PARK SUBDIVISION, AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF PRICE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADWAY, AND PUBLIC DRAINAGE WAY, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF PRICE AND TO EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES, NON-EXCLUSIVE EASEMENTS OVER, ON, UNDER, AND ACROSS THE UTILITY EASEMENTS AS SHOWN OR REFERENCED ON THIS PLAT.

IN WITNESS WHEREOF WE HERETO SET OUR HANDS THIS DAY OF September, 2006.  
*Benjamin A. Grimes*  
*James R. Baker, Trustee*

**ACKNOWLEDGEMENT**  
 STATE OF UTAH } S.S. ON THE 07 DAY OF September, 2006  
 COUNTY OF CARBON } PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*Samuel A. Taylor*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 9/1/08

IN WITNESS WHEREOF WE HERETO SET OUR HANDS THIS 07th DAY OF September, 2006.  
*Samuel A. Taylor*  
*James R. Baker, Trustee*

**ACKNOWLEDGEMENT**  
 STATE OF UTAH } S.S. ON THE 07th DAY OF September, 2006  
 COUNTY OF CARBON } PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*Samuel A. Taylor*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 9/1/08

- NOTES:**
- PUBLIC UTILITIES PROVIDING UTILITY SERVICE MAY USE, UPON APPROVAL OF THE CITY THE PUBLIC ROADWAY AND/OR DRAINAGEWAY.
  - COORDINATES BASED ON CARBON COUNTY COORDINATE SYSTEM, NAD 83, UTAH STATE PLANE, CENTRAL ZONE. COORDINATES MODIFIED TO PROJECT ELEVATION (COMBINED FACTOR 1.00027656).
  - THE GAS LINE EASEMENT ON THE EAST PROPERTY LINE IS THOUGHT TO BE 30 FEET WIDE ADJOINING THE EAST LINE OF SECTIONS 15 & 22. QUESTAR GAS COMPANY HAS NOT VERIFIED THE WIDTH.
  - STORM DRAINAGE DETENTION OF THE FOLLOWING STORM IS REQUIRED OF EACH INDIVIDUAL LOT UPON DEVELOPMENT:
    - STORM DURATION = 60 MINUTES
    - TOTAL PRECIPITATION = 1.55 INCHES
    - SCS TYPE II PRECIPITATION DISTRIBUTION
    - THE MAXIMUM ALLOWABLE DISCHARGE = 0.64 CFS/ACRE
  - ADJACENT PROPERTIES MAY ACCESS PUBLIC UTILITY EASEMENT TO ESTABLISH WATER SERVICE AND FIRE FLOW SUPPLY.
  - ADJACENT PROPERTIES MAY ACCESS PUBLIC UTILITY EASEMENTS TO ESTABLISH SEWER SERVICE.
  - MINIMUM FLOOR ELEVATIONS FOR SELECTED LOTS:
    - LOT 12 = 5614.5
    - LOT 14 = 5614.0
    - LOT 16 = 5613.0
    - LOT 17 = 5612.0
    - LOT 18 = 5614.0
    - LOT 33 = 5612.0
  - A LOT-SPECIFIC GEOTECHNICAL REPORT IS REQUIRED FOR EACH INDIVIDUAL LOT UPON DEVELOPMENT.

**PRICE BUSINESS & INDUSTRIAL PARK SUBDIVISION PLAT**

LOCATED IN SECTIONS 15 & 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN

<b>PLANNING COMMISSION</b> APPROVED THE _____ DAY OF _____ 2006. BY THE CITY PLANNING COMMISSION <i>Samuel A. Taylor</i> ATTEST: CITY PLANNING COMMISSION SECRETARY	<b>CITY COUNCIL</b> PRESENTED TO THE CITY COUNCIL THIS _____ DAY OF _____ 2006 AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED ATTEST: CITY RECORDER <i>Samuel A. Taylor</i> MAYOR	<b>APPROVAL AS TO FORM</b> APPROVED THIS _____ DAY OF _____ 2006 ATTEST: CITY ATTORNEY <i>Samuel A. Taylor</i>	<b>ENGINEER'S CERTIFICATE</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ <i>Samuel A. Taylor</i> COUNTY ENGINEER	<b>RECORDED # 121450</b> STATE OF UTAH COUNTY OF CARBON RECORDED AND FILED AT THE REQUEST OF ELLIS PIERCE DATE 1-23-07 TIME 3:27 BOOK 637 PAGE 685-688 DATE 1-23-07 <i>Ellis Pierce</i> COUNTY RECORDER
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