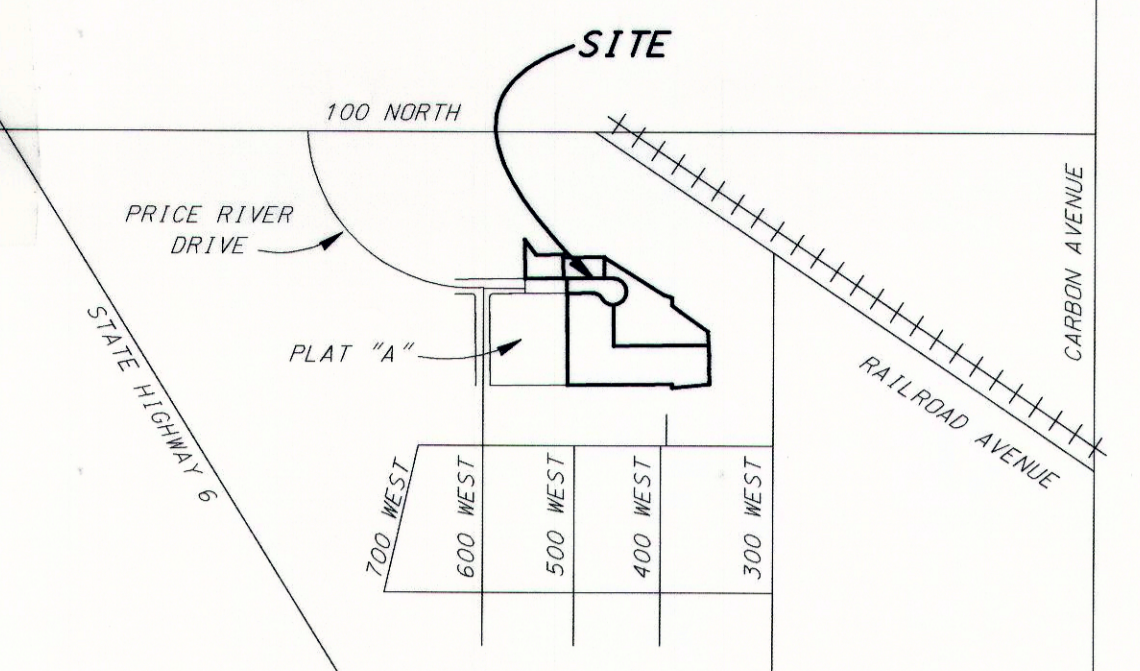
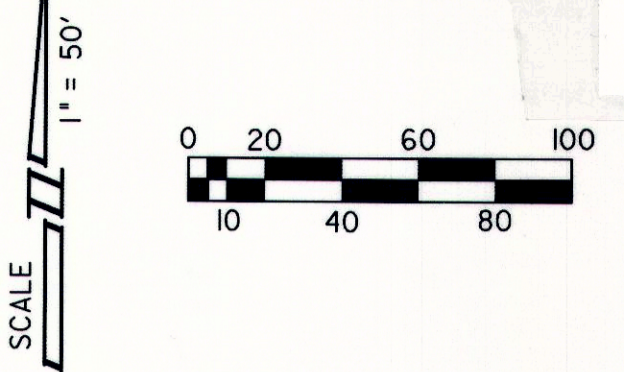


058713 B 384 P 497
 Date 12-FEB-1997 2:02pm
 Fee: 34.00 Check
 SHARON MURDOCK, Recorder
 Filed By SR
 For PRICE II LLC
 CARBON COUNTY CORPORATION

00058713 Bk00005 Pg00019-00019

ANN B. O'BRIEN-COUNTY OF CARBON
 1997 FEB 12 14:02 PM FEE \$34.00 BY
 REQUEST: PRICE II LLC

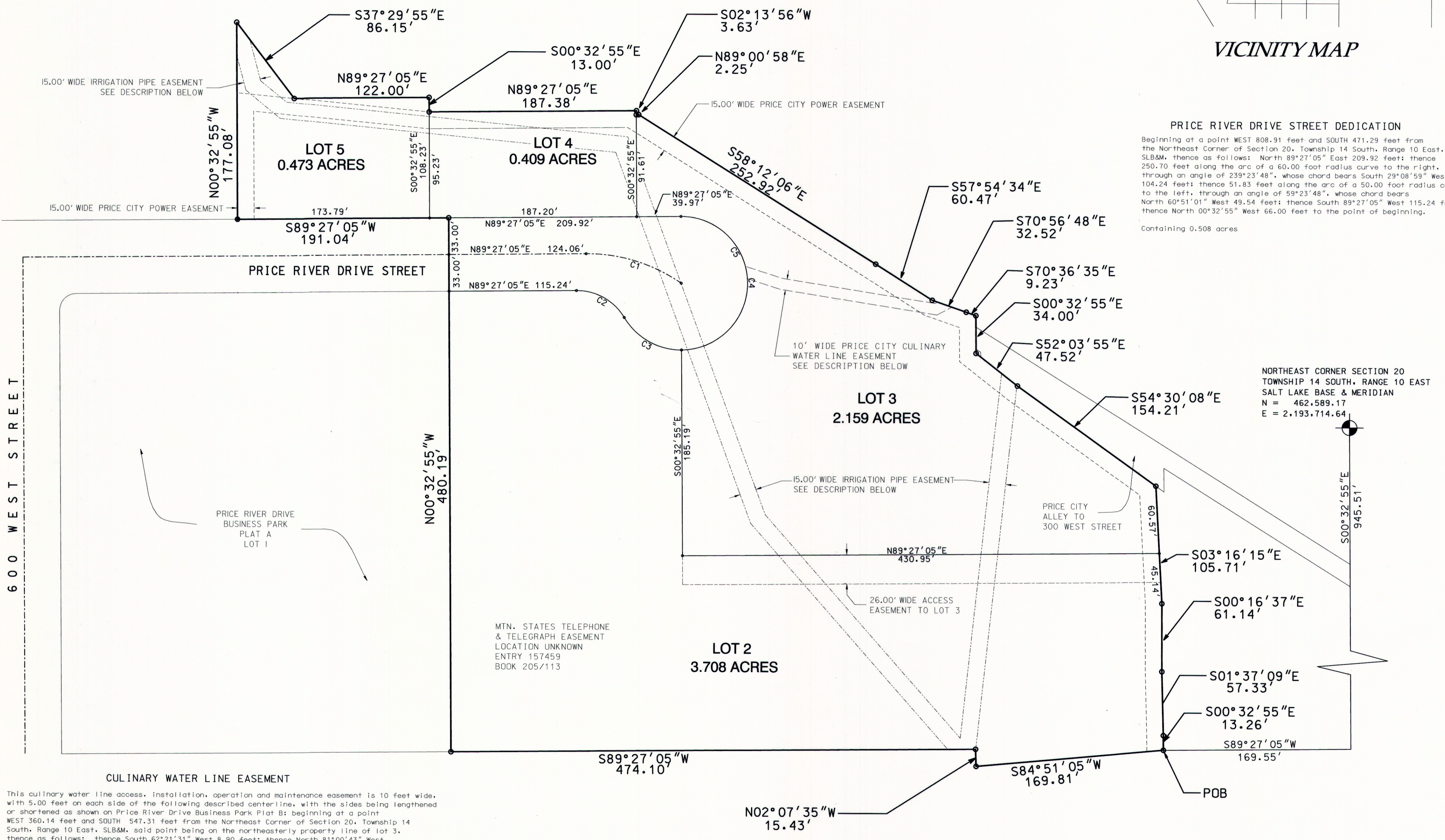
CURVE DATA CHART					
CURVE	LENGTH ft	DELTA	RADIUS ft	CHORD BEARING	CHORD ft
C1	91.41	34°54'55"	150.00	N73°05'28"W	90.00
C2	51.83	59°23'48"	50.00	S60°51'01"E	49.54
C3	62.20	59°23'48"	60.00	S60°51'01"E	59.45
C4	188.50	180°00'00"	60.00	N00°32'55"W	120.00
C5	250.70	239°23'48"	60.00	S29°08'59"W	104.24



VICINITY MAP

PRICE RIVER DRIVE STREET DEDICATION

Beginning at a point WEST 808.91 feet and SOUTH 471.29 feet from the Northeast Corner of Section 20, Township 14 South, Range 10 East, SLBAM, thence as follows: North 89°27'05" East 209.92 feet; thence 250.70 feet along the arc of a 60.00 foot radius curve to the right, through an angle of 239°23'48", whose chord bears South 29°08'59" West 104.24 feet; thence 51.83 feet along the arc of a 50.00 foot radius curve to the left, through an angle of 59°23'48", whose chord bears North 60°51'01" West 49.54 feet; thence South 89°27'05" West 115.24 feet; thence North 00°32'55" West 66.00 feet to the point of beginning.
 Containing 0.508 acres



CULINARY WATER LINE EASEMENT
 This culinary water line access, installation, operation and maintenance easement is 10 feet wide, with 5.00 feet on each side of the following described centerline, with the sides being lengthened or shortened as shown on Price River Drive Business Park Plat B; beginning at a point WEST 360.14 feet and SOUTH 541.31 feet from the Northeast Corner of Section 20, Township 14 South, Range 10 East, SLBAM, solid point being on the northeasterly property line of lot 3, thence as follows: thence South 62°21'31" West 8.90 feet; thence North 81°00'43" West 141.98 feet; thence North 72°19'56" West 32.52 feet to a point on the right-of-way line of Price River Drive Street.

IRRIGATION PIPE EASEMENT
 This irrigation pipe access, installation, operation and maintenance easement is 15 feet wide, with 7.50 feet on each side of the following described centerline, with the sides being lengthened or shortened as shown on Price River Drive Business Park Plat B; beginning at a point WEST 301.51 feet and SOUTH 614.53 feet from the Northeast Corner of Section 20, Township 14 South, Range 10 East, SLBAM, thence as follows: South 06°11'45" West 65.71 feet; thence South 06°10'21" West 268.69 feet to an ending point on the plat boundary; and beginning at a point on said plat boundary being South 89°27'05" West 7.68 feet from said ending point; thence North 41°34'06" West 273.91 feet; thence North 20°22'00" West 358.64 feet; thence North 84°26'00" West 307.62 feet; thence North 50°46'52" West 35.32 feet; thence North 15°05'32" West 58.66 feet to the northwesterly corner of lot 5.

SURVEYOR'S CERTIFICATE

I, DONALD L. LYSTER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 187023, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER(S) A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND SHOWN HEREON AND DESCRIBED BELOW, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND EXISTS ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING 50°32'55"E 945.51 FEET AND 89°27'05"W 169.55 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 84°51'05" W	169.81'	
N 02°07'35" W	15.43'	
S 89°27'05" W	474.10'	
N 00°32'55" W	66.00'	
S 89°27'05" W	191.04'	
N 00°32'55" W	177.08'	
S 31°29'55" E	86.15'	
N 89°27'05" E	122.00'	
S 00°32'55" E	13.00'	
N 89°27'05" E	187.38'	
S 02°13'56" W	3.63'	
N 89°00'58" E	2.25'	
S 58°12'06" E	252.92'	
S 57°54'34" E	60.47'	
S 70°56'48" E	32.52'	
S 70°36'35" E	9.23'	
S 00°32'55" W	34.00'	
S 52°03'55" E	47.52'	
S 54°30'08" E	154.21'	
S 03°16'15" E	105.71'	
S 00°16'37" E	61.14'	
S 01°37'09" E	57.33'	
S 00°32'55" E	13.26'	
S 00°32'55" E	13.26'	to the point of beginning.

CONTAINS 4 LOTS AND 7.258 ACRES

BASIS OF BEARING: THE LINE BETWEEN THE NORTHEAST CORNER & THE EAST QUARTER CORNER BEARS S. 0°32'55" E

Donald L. Lyster
 SURVEYOR (Seal Below) DATE 2-5-97

OWNERS' DEDICATION

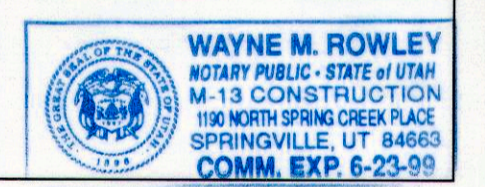
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PARCELS OF LAND AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 4 DAY OF FEB, A.D. 1997

Wayne M. Rowley
 NOTARY PUBLIC (Seal Below)

ACKNOWLEDGEMENT (L.L.C.)

STATE OF UTAH, COUNTY OF CARBON, s.s. ON the 4 DAY OF February, 1997, I, DONALD L. LYSTER, SURVEYOR, PERSONALLY APPEARED BEFORE ME, WAYNE M. ROWLEY, NOTARY PUBLIC, WHO BEING DULY SWORN DID SAY THAT HE IS THE MANAGER OF PRICE II L.L.C., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C.

Wayne M. Rowley
 NOTARY PUBLIC (Seal Below)
 MY COMMISSION EXPIRES: 6-23-99



ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF PRICE CITY, COUNTY OF CARBON, HEREBY APPROVES THIS SUBDIVISION SUBJECT TO CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC USE AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC THIS 23 DAY OF JANUARY, A.D. 1997.

Mayor: John Cassin
 Attest: Jeanne Lessor
 PRICE CITY, UTAH CORPORATE SEAL

PLANNING COMMISSION APPROVAL

APPROVED THIS 23 DAY OF January, A.D. 1997, BY THE PLANNING COMMISSION OF PRICE CITY.
 Attest: Secretary: [Signature] Chairperson: [Signature]

PLAT "B" AMENDED
 PRICE RIVER DRIVE
 BUSINESS PARK
 SUBDIVISION

SCALE: 1" = 50 FEET PRICE CITY, CARBON COUNTY, UTAH

PREPARED BY
J-U-B ENGINEERS, INC.
 PROJECT # 9066
 FEBRUARY 1997

CITY ATTORNEY'S CERTIFICATE
 THIS PLAT HAS BEEN APPROVED AS TO FORM BY THE PRICE CITY ATTORNEY ON THIS 17 DAY OF February, 1997.
 [Signature]
 PRICE CITY ATTORNEY

CITY ENGINEER'S CERTIFICATE
 I, DONALD L. LYSTER, AS PRICE CITY ENGINEER HAVE INSPECTED THE FOREGOING PLAT AND BOUNDARY DESCRIPTION AND FIND THEM TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, AND DO HEREBY GIVE MY CERTIFICATE OF APPROVAL ON THIS 17 DAY OF FEBRUARY, A.D. 1997.
 [Signature]
 PRICE CITY ENGINEER

