

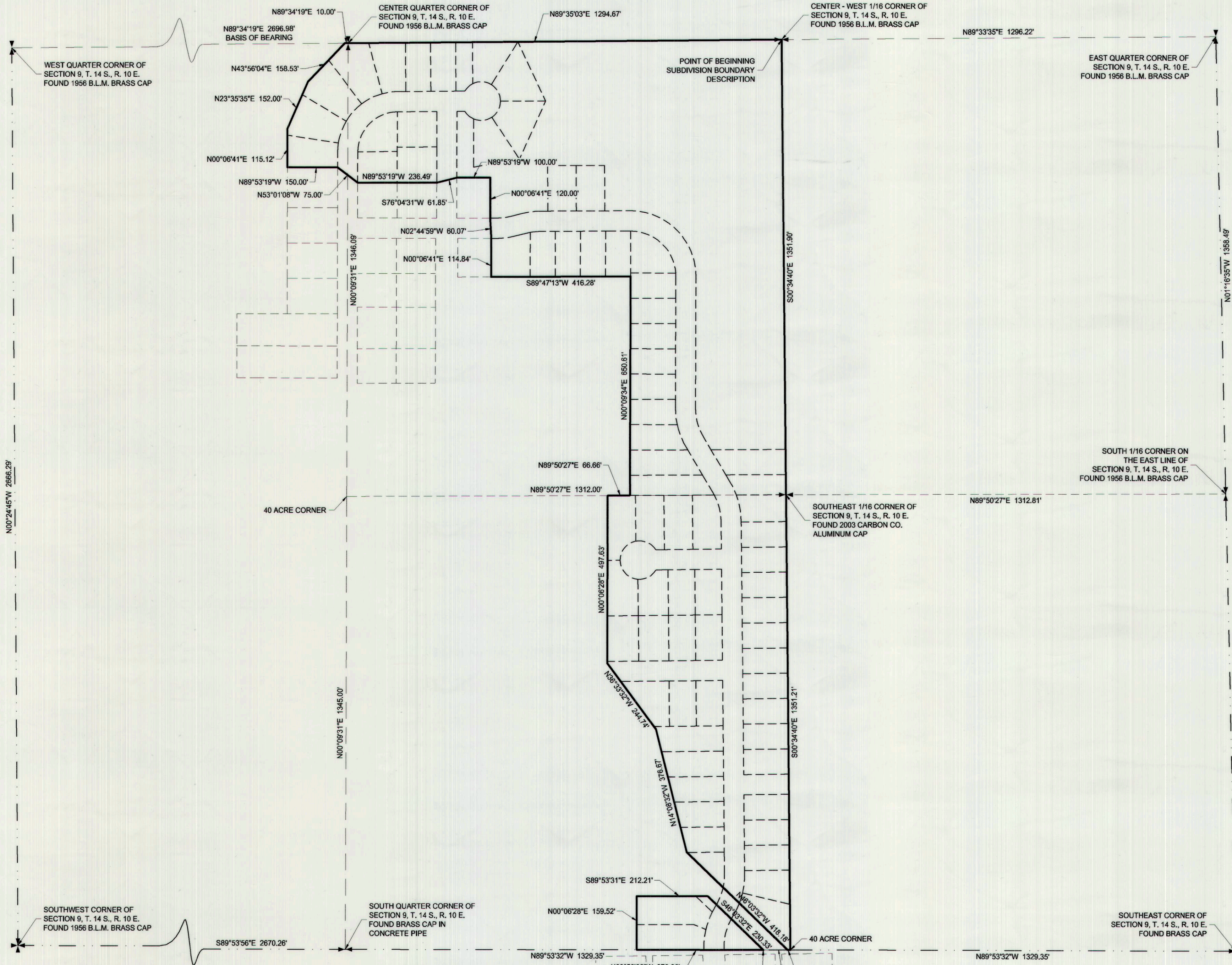
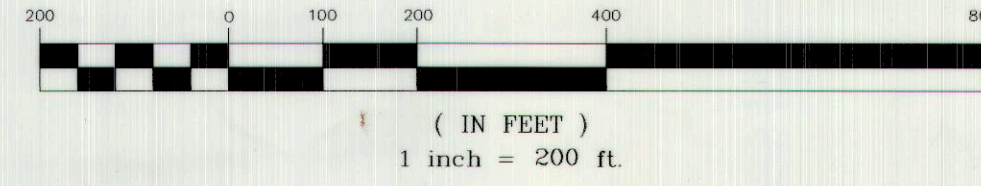
Ridgeview Subdivision

Located in Section 9, T. 14 S., R. 10 E., S.L.B. & M.
 Price City, Carbon County, Utah
 2022

LEGEND

- SUBDIVISION BOUNDARY LINE
- - - SUBDIVISION LOT LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - 40 ACRE LINE
- ✦ FOUND SECTION CORNER AS NOTED
- ✧ FOUND QUARTER SECTION CORNER AS NOTED
- △ NOT FOUND QUARTER SECTION CORNER AS NOTED

GRAPHIC SCALE



SURVEY NARRATIVE AND NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE THE RIDGEVIEW SUBDIVISION AS SHOWN HEREON.
2. BASIS OF BEARING IS N89°34'19"E BETWEEN THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M.
3. THE OUTER BOUNDARY CORNERS WERE PREVIOUSLY STAKED / FOUND AS PART OF THE R. FOWLES RECORD OF SURVEY PERFORMED BY JONES AND DEMILLE IN EARLY 2022. PLEASE REFER TO THAT PLAT FOR NOTES ON WHAT WAS SET OR FOUND AT EACH OF THESE CORNER LOCATIONS.
4. THE LOT LINES SHOWN HEREON FOR CAVE HOLLOW III WERE TAKEN FROM THE OFFICIAL SUBDIVISION PLAT ON FILE AT THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 812756, BOOK 758 AT PAGE 41. SURVEY WAS PERFORMED BY BYRD AND ASSOCIATES, LLC IN JUNE OF 2011. SUBDIVISION WAS CREATED ON PAPER BUT NEVER IMPROVED OR BUILT BEYOND THAT. THE FOUND "BYRD" REBAR AND CAPS WERE USED TO RE-ESTABLISH THE LOT LINES SHOWN ON THE OFFICIAL PLAT. MULTIPLE OTHER CAPS WERE FOUND IN THIS AREA WHICH CORRELATE TO AN AMENDMENT TO LOTS 205, 309 AND 310. SAID AMENDED PLAT CAN BE FOUND ON FILE AT THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 854394, BOOK 989 AT PAGE 440. SURVEY WAS PERFORMED BY CODY M. WARE IN MARCH OF 2021.
5. ALL THE LOT LINES ALONG STREETS WILL HAVE A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
6. THE FOLLOWING 4 FOUND REBAR AND CAPS WERE FOUND AT VARIOUS DISTANCES AND BEARINGS FROM THE LOCATION WE CALCULATED FOR THESE CORNERS. REBAR AND CAPS WERE SET AS PART OF A SURVEY PERFORMED BY ART F. BARKER IN MARCH OF 2007. SAID SURVEY CAN BE FOUND IN THE CARBON COUNTY RECORDERS OFFICE AS FILE NO. 448.
 - 1- THE CALCULATED SOUTHWEST CORNER OF PARCEL #2 OF THIS SURVEY IS LOCATED N03°46'28"W 2.81 FEET FROM THE FOUND REBAR AND CAP.
 - 2- THE CALCULATED CORNER OF THE PRICE CITY PARCEL IS LOCATED N20°07'06"E 2.98 FEET FROM THE FOUND REBAR AND CAP.
 - 3- THE CALCULATED CORNER OF THE PRICE CITY PARCEL IS LOCATED N22°37'17"E 3.23 FEET FROM THE FOUND REBAR AND CAP.
 - 4- THE CALCULATED NORTHEAST CORNER OF PARCEL 01-1724-0025 AS SHOWN ON THIS SURVEY IS LOCATED N42°18'53"E 3.77 FEET FROM THE FOUND REBAR AND CAP.
7. THE TEMPORARY TURN AROUND ON COVECREST STREET IS SHOWN ON SHEET #4 IN BETTER DETAIL. SEE NOTES THAT APPLY TO THIS AREA ON SAID SHEET #4.
8. THE TEMPORARY TURN AROUND SHOWN ON THE LEFT SIDE OF SHEET #4 IS TO BE BUILT TO THE STANDARD OF PRICE CITY. THIS EASEMENT WILL REMAIN IN PLACE UNTIL THE ROAD IS FINISHED TO THE WEST, AT WHICH TIME THE TEMPORARY EASEMENT WILL EXPIRE.
9. THE OPEN SPACE AREAS 1 THRU 11 ARE TO BE PART OF THE RIDGEVIEW SUBDIVISION HOME OWNERS ASSOCIATION. THESE AREAS ACREAGE TOTALS 15.438.
10. THE OPEN SPACE AREAS 5 AND 6 ARE ALSO AN EXISTING QUESTAR GAS COMPANY EASEMENT THAT CAN BE FOUND IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 798997 IN BOOK 454 ON PAGE 442.
11. THE LOT CORNERS OF THE SUBDIVISION HAVE NOT BEEN SET AT THIS TIME OF SKIVING / RECORDING. WHEN THEY ARE SET IT IS PLANNED THAT THE BACK LOT CORNERS WILL BE SET WITH A 5" REBAR AND CAP AND THE FRONT LOT CORNERS WILL BE EITHER THE ACTUAL CORNER OR A NAIL IN THE CURB AT AN OFFSET INTO THE ROAD FROM THE ACTUAL LOT CORNER.

SUBDIVISION BOUNDARY DESCRIPTION

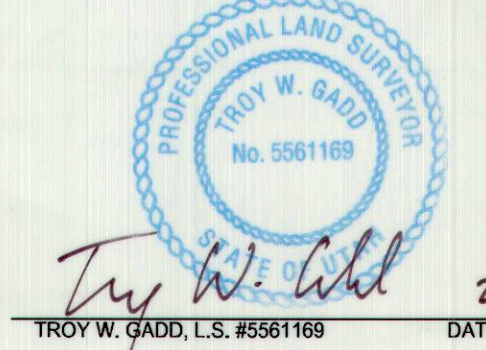
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M.; THENCE S00°34'00"E ALONG THE 40 ACRE LINE, 1351.90 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE S00°34'00"E ALONG THE 40 ACRE LINE, 1351.21 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N89°53'32"W ALONG THE SOUTH LINE OF SAID SECTION 9, 8.30 FEET TO THE NORTHERLY LINE OF THE PRICE CITY PARCEL; THENCE ALONG THE NORTHERLY LINE OF SAID PRICE CITY PARCEL THE FOLLOWING COURSES: N46°03'27"W 418.18 FEET, N14°08'22"W 378.87 FEET, AND N05°33'29"W 244.74 FEET TO THE EAST LINE OF PARCEL 01-1724-0025; THENCE N00°06'28"E ALONG THE EAST LINE OF SAID PARCEL 01-1724-0025, 497.63 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 01-1724-0025 AND THE 40 ACRE LINE; THENCE N89°50'27"E ALONG THE 40 ACRE LINE, 66.66 FEET TO THE SOUTHEAST CORNER OF PARCEL 01-1684-0006; THENCE N00°09'04"E 650.61 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 01-1684-0006; THENCE S89°47'13"W ALONG THE NORTH LINE OF SAID PARCEL 01-1684-0006, 418.28 FEET TO THE SOUTHEAST CORNER OF LOT 308 CAVE HOLLOW III SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE CAVE HOLLOW III SUBDIVISION THE FOLLOWING COURSES: N00°08'41"E 114.84 FEET, N02°44'59"W 60.07 FEET, N00°06'41"E 114.84 FEET, N89°53'19"W 150.00 FEET, N43°56'04"E 158.53 FEET TO THE QUARTER SECTION LINE; THENCE N89°34'19"E ALONG SAID QUARTER SECTION LINE, 10.00 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9; THENCE N89°30'03"E ALONG THE QUARTER SECTION LINE, 1294.67 FEET TO THE POINT OF BEGINNING, CONTAINING 38.276 ACRES, MORE OR LESS.

ALSO,
 BEGINNING AT A POINT LOCATED N89°53'32"W ALONG THE SOUTH LINE OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M., 80.50 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT OF BEGINNING BEING ON THE SOUTHERLY LINE OF A PRICE CITY PARCEL; THENCE N89°53'32"W ALONG THE SOUTH LINE OF SAID SECTION 9, 378.38 FEET TO THE SOUTHEAST CORNER OF PARCEL 01-1724-0025; THENCE N00°06'28"E ALONG THE EAST LINE OF SAID PARCEL 01-1724-0025, 159.52 FEET TO THE SOUTHWEST CORNER OF THE PRICE CITY PARCEL; THENCE S89°53'31"E ALONG THE SOUTH LINE OF THE PRICE CITY PARCEL, 212.21 FEET TO THE SOUTHERLY LINE OF A PRICE CITY PARCEL; THENCE S46°03'32"E ALONG SAID SOUTHERLY LINE, 230.33 FEET TO THE POINT OF BEGINNING, CONTAINING 1.081 ACRES, MORE OR LESS.

BASIS OF BEARING IS N89°34'19"E BETWEEN THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION 9.

SURVEYOR'S CERTIFICATE (APPLIES TO ALL SHEETS)

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.
 I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNERS, WARRANT OWNERSHIP OF THE LAND DESCRIBED AND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

[Signature]
 RUSS FOWLES

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF } S.S.

ON THE 25th DAY OF February, A.D. 2022, I, PERSONALLY APPEARED BEFORE ME, RUSS FOWLES, OWNER OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

[Signature]
 MY COMMISSION EXPIRES _____

[Notary Seal]
 Notary Public - State of Utah
 Jennifer Mae Brewer
 Comm. #7034465
 My Commission Expires June 9, 2023

CITY PLANNING COMMISSION

APPROVED ON THE 21st DAY OF March, A.D. 2022, BY THE PRICE CITY PLANNING COMMISSION.

[Signature]
 JAN YOUNG
 CHAIRPERSON

CITY PUBLIC WORKS CERTIFICATE

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

[Signature]
 MILES NELSON
 PUBLIC WORKS DIRECTOR

DATE: 3-22-22

APPROVAL AS TO FORM

APPROVED ON THE 4th DAY OF April, A.D. 2022.

[Signature]
 ERIC JOHNSON
 PRICE CITY ATTORNEY

CITY COUNCIL CERTIFICATE

PRESENTED TO THE CITY COUNCIL ON THE 22nd DAY OF March, A.D. 2022, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
 SHERRIE GORDON
 CITY RECORDER

[Signature]
 MICHAEL KOURIANOS
 PRICE CITY MAYOR

CARBON COUNTY RECORDER

PREPARED BY:
Jones & DeMille Engineering, Inc.
 CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
 - infrastructure professionals -
 1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2107-001	FILE NAME: h:\proj\2107-001\dwg\2107-001 subd survey.dwg
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G.
	UPDATED: 2/21/2022 PLOTTED: 2/25/2022

Ridgeview Subdivision

Price City, Carbon County, Utah
 Scale: 1" = 200'