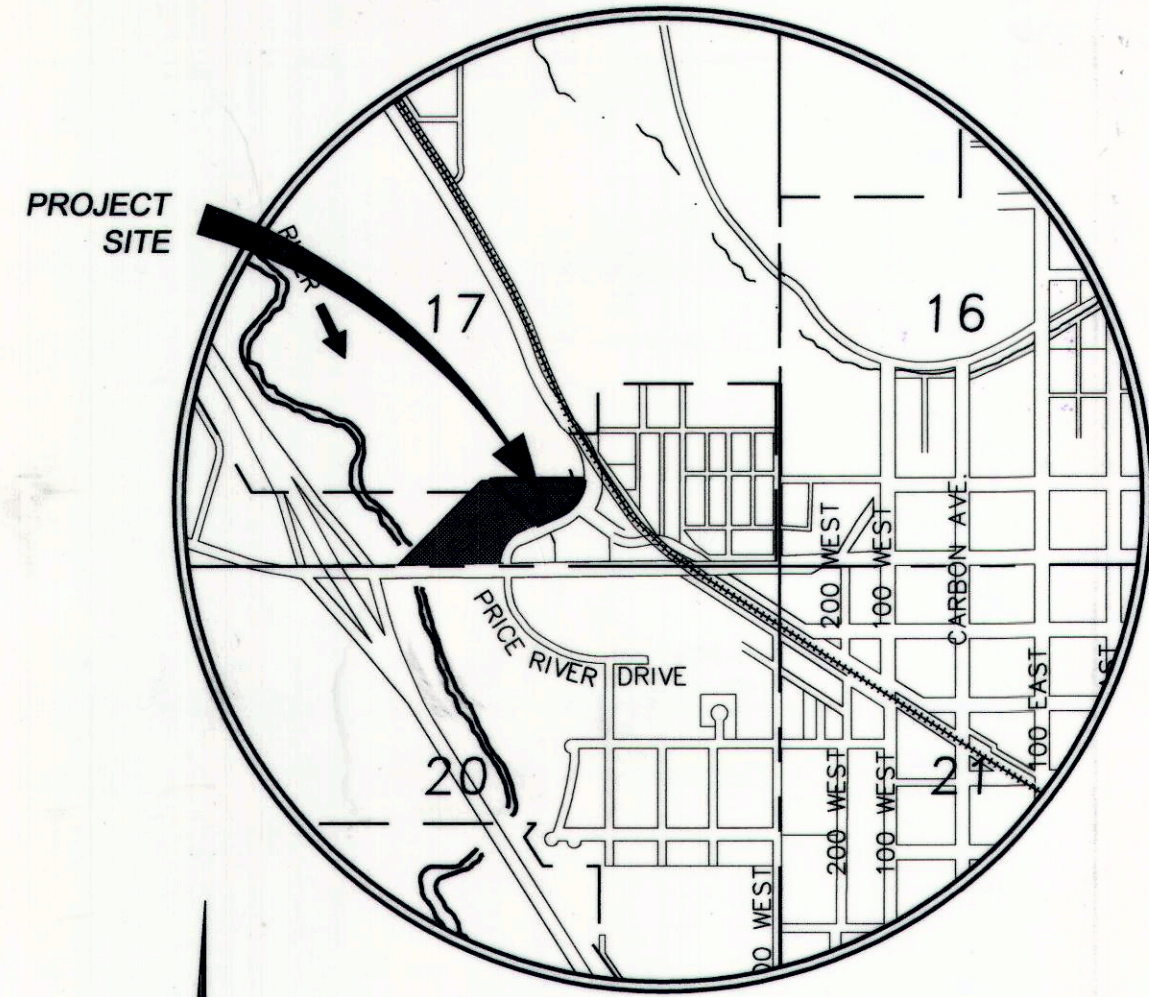


**RIVER WEST SUBDIVISION
 PHASE 1
 PRICE CITY, CARBON COUNTY, UTAH
 SE 1/4 SEC. 17, T14S R10E, SLB&M**



VICINITY MAP
NOT TO SCALE

GOPHER BLVD - 800 WEST - PUBLIC STREET:
 BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF MAIN STREET, SAID POINT BEING S88°41'19"W 1925.38 FEET ALONG THE SECTION LINE AND NORTH 290.67 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N05°25'28"E 37.59 FEET; THENCE N24°16'33"W 22.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 20.94 FEET, THROUGH A CENTRAL ANGLE OF 20°41'23"; CHORD OF SAID CURVE BEARS N34°37'14"W 20.83 FEET; THENCE N44°57'56"W 342.24 FEET; THENCE N45°02'04"E 66.00 FEET; THENCE S44°57'56"E 342.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 124.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 44.78 FEET, THROUGH A CENTRAL ANGLE OF 20°41'23"; CHORD OF SAID CURVE BEARS S34°37'14"E 44.53 FEET; THENCE S24°16'33"E 22.73 FEET; THENCE S63°20'37"E 42.21 FEET TO THE WESTERLY RIGHT OF WAY OF CARBONVILLE ROAD; THENCE S67°05'09"W 78.35 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 32.98 FEET, THROUGH A CENTRAL ANGLE OF 08°47'17"; CHORD OF SAID CURVE BEARS S62°41'28"W 32.94 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 0.667 ACRES MORE OR LESS.

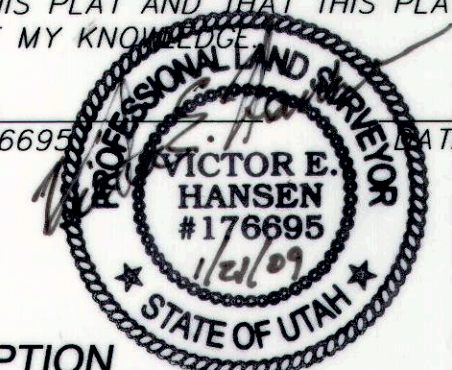
SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THIS OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

RIVER WEST SUBDIVISION, PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Victor E. Hansen
 VICTOR E. HANSEN RLS 176695 JANUARY 21, 2009



BOUNDARY DESCRIPTION

PARCELS OF LAND LOCATED IN PRICE CITY, STATE OF UTAH, WHICH IS IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARINGS FOR SAID PARCELS BEING S88°41'19"W, BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 17, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1:
 BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF 100 NORTH STREET, SAID POINT BEING S88°41'19"W 2317.29 FEET ALONG THE SECTION LINE AND NORTH 119.38 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT OF WAY S89°12'37"W 23.09 FEET; THENCE S88°30'36"E 108.52 FEET; THENCE N01°29'24"W 86.35 FEET; THENCE N25°11'59"E 164.00 FEET; THENCE N88°30'36"E 145.51 FEET; THENCE S25°11'59"W 198.52 FEET; THENCE S03°08'45"E 55.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS.

LOT 2:
 BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF MAIN STREET, SAID POINT BEING S88°41'19"W 1823.92 FEET ALONG THE SECTION LINE AND NORTH 333.98 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N63°20'37"W 42.21 FEET; THENCE N24°16'33"W 22.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 124.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 44.78 FEET, THROUGH A CENTRAL ANGLE OF 20°41'23"; CHORD OF SAID CURVE BEARS N34°37'14"W 44.53 FEET; THENCE N44°57'56"W 220.65 FEET; THENCE N45°02'04"E 55.73 FEET; THENCE S84°15'12"E 83.96 FEET; THENCE N87°40'39"E 401.14 FEET TO THE WESTERLY RIGHT OF WAY OF CARBONVILLE ROAD AND BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 246.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 279.88 FEET, THROUGH A CENTRAL ANGLE OF 65°03'37", CHORD OF SAID CURVE BEARS S34°33'22"W 265.09 FEET; THENCE S67°05'09"W 157.55 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES MORE OR LESS.

GOPHER BLVD - SEE LEGAL TO LEFT

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

RIVER WEST SUBDIVISION, PHASE 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 WE HAVE HEREUNTO SET OUR HANDS THIS 23rd DAY OF January, A.D. 2009

Dennis Kistner *Lori L. Fausett*

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Carbon } S.S.

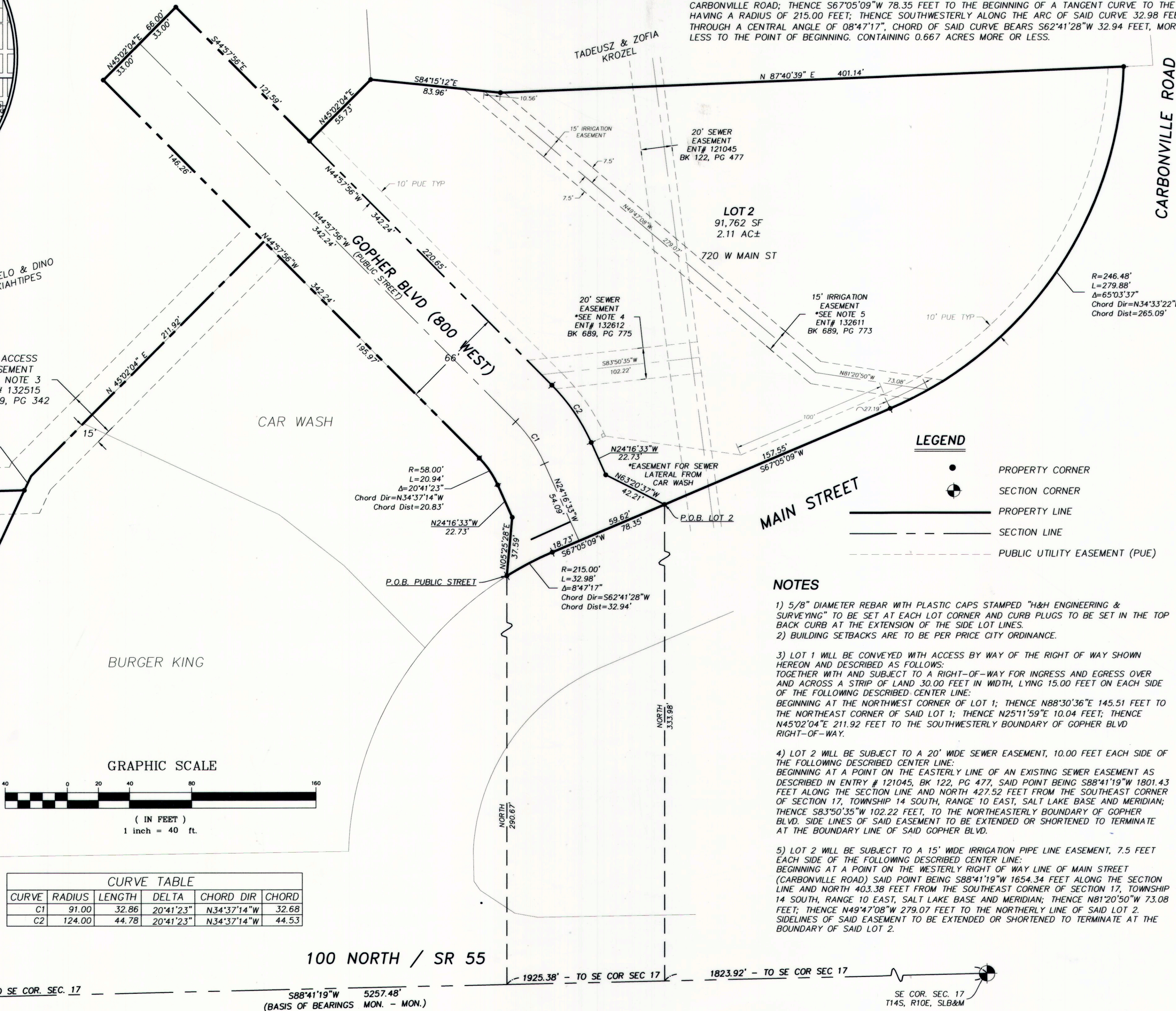
ON THE 23rd DAY OF January, A.D. 2009, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

Lori L. Fausett
 NOTARY PUBLIC - (SEE SEAL BELOW)

MY COMMISSION EXPIRES: 2-5-2009



**RIVER WEST SUBDIVISION
 PHASE 1
 PRICE CITY, CARBON COUNTY, UTAH
 SE 1/4 SEC. 17, T14S R10E, SLB&M
 JANUARY 2009**



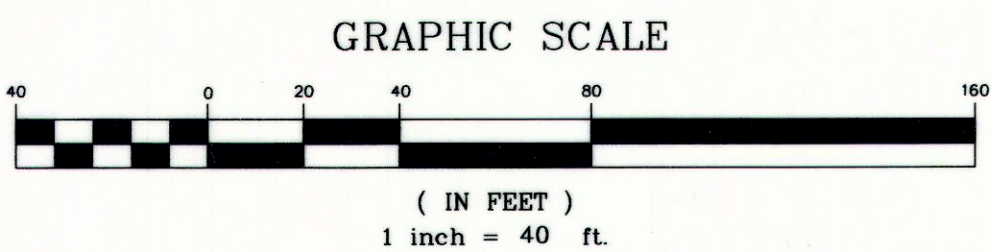
LEGEND

- PROPERTY CORNER
- SECTION CORNER
- PROPERTY LINE
- - - SECTION LINE
- - - PUBLIC UTILITY EASEMENT (PUE)

NOTES

- 1) 5/8" DIAMETER REBAR WITH PLASTIC CAPS STAMPED "H&H ENGINEERING & SURVEYING" TO BE SET AT EACH LOT CORNER AND CURB PLUGS TO BE SET IN THE TOP BACK CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- 2) BUILDING SETBACKS ARE TO BE PER PRICE CITY ORDINANCE.
- 3) LOT 1 WILL BE CONVEYED WITH ACCESS BY WAY OF THE RIGHT OF WAY SHOWN HEREON AND DESCRIBED AS FOLLOWS:
 TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 30.00 FEET IN WIDTH, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 1; THENCE N88°30'36"E 145.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N25°11'59"E 10.04 FEET; THENCE N45°02'04"E 211.92 FEET TO THE SOUTHWESTERLY BOUNDARY OF GOPHER BLVD RIGHT-OF-WAY.
- 4) LOT 2 WILL BE SUBJECT TO A 20' WIDE SEWER EASEMENT, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:
 BEGINNING AT A POINT ON THE EASTERLY LINE OF AN EXISTING SEWER EASEMENT AS DESCRIBED IN ENTRY # 121045, BK 122, PG 477; SAID POINT BEING S88°41'19"W 1801.43 FEET ALONG THE SECTION LINE AND NORTH 427.52 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S83°50'35"W 102.22 FEET, TO THE NORTHEASTERLY BOUNDARY OF GOPHER BLVD. SIDE LINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE BOUNDARY LINE OF SAID GOPHER BLVD.
- 5) LOT 2 WILL BE SUBJECT TO A 15' WIDE IRRIGATION PIPE LINE EASEMENT, 7.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:
 BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET (CARBONVILLE ROAD) SAID POINT BEING S88°41'19"W 1654.34 FEET ALONG THE SECTION LINE AND NORTH 403.38 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N81°20'50"W 73.08 FEET; THENCE N49°47'08"W 279.07 FEET TO THE NORTHERLY LINE OF SAID LOT 2. SIDELINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE BOUNDARY OF SAID LOT 2.

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD
C1	91.00	32.86	20°41'23"	N34°37'14"W	32.68
C2	124.00	44.78	20°41'23"	N34°37'14"W	44.53



H&H ENGINEERING AND SURVEYING, INC.
 796 E PACIFIC DR STE A, AMERICAN FORK, UT 84003
 TEL: (801) 756-2498 FAX: (801) 756-3499

PLANNING COMMISSION
 APPROVED THIS 24th DAY OF November, A.D. 2008, BY THE PRICE CITY PLANNING COMMISSION.
Janet A. Evans CHAIRPERSON
Russell L. Seeley SECRETARY

CITY ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS OFFICIAL EXAMINED THIS PLAT AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
Russell L. Seeley
 PRICE CITY ENGINEER
 DATE 1-26-09

APPROVAL AS TO FORM
 APPROVED THIS 28th DAY OF January, A.D. 2009.
Neil S. Simpson
 CITY ATTORNEY

PRICE CITY COUNCIL
 PRESENTED TO THE PRICE CITY COUNCIL THIS 25th DAY OF November, A.D. 2008, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Lori L. Fausett
 ATTEST: CITY RECORDER

RECORDED #
 STATE OF UTAH, COUNTY OF CARBON, CITY OF PRICE
 RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FEE \$ _____
 CARBON COUNTY RECORDER