

THE SQUIRE AMENDMENT B

Ent 815460 B 772 5 754
 Date: 07-10-2012 09:45:34PM
 Fee: \$32.00 Check
 Filed By: PK
 Vicki Barnett, Recorder
 CARBON COUNTY CORPORATION
 For: PRICE CITY

SURVEYOR'S CERTIFICATE

I MORGAN R. MOON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 161293 AS PRESCRIBED UNDER 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 PARCEL 1&2 AND DESCRIBED BELOW, AND THAT THE DESCRIPTIONS CORRECTLY DESCRIBE THE LAND SURFACE UPON WHICH HAS BEEN CONSTRUCTED "THE SQUIRE" A UTAH CONDOMINIUM IN ACCORDANCE WITH UTAH CONDOMINIUM OWNERSHIP ACT.

REVISED PROPERTY DESCRIPTION PLAT A

BEGINNING AT A POINT WHICH IS N 89°54'45" E ALONG THE SECTION LINE, 1520.64 FEET AND S 21°05'45" W, 93.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE MERIDIAN, UTAH; THENCE N 63°11'09" W, 116.17 FEET; THENCE N 20°38'58" W, 247.00 FEET TO A POINT ON THE EASTERLY LINE OF A DEDICATED RIGHT-OF-WAY; THENCE SOUTHERLY 395.51 FEET ALONG A CONCAVE CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 618.68 FEET (CHORD BEARS S 61°13'25" W, 388.81 FEET); THENCE S 64°00'00" E, 532.48 FEET; THENCE N 21°05'45" E, 146.85 FEET TO THE POINT OF BEGINNING. CONTAINING 2.190 ACRES MORE OR LESS.

REVISED PROPERTY DESCRIPTION PLAT B

BEGINNING AT A POINT WHICH IS N 89°54'45" E ALONG THE SECTION LINE, 1520.64 FEET AND N 21°05'45" W, 52.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE MERIDIAN, UTAH; THENCE NORTH 21°05'45" EAST, 157.50 FEET; THENCE N 64°00'00" W, 244.97 FEET TO A POINT ON THE EASTERLY LINE OF A DEDICATED RIGHT-OF-WAY; THENCE SOUTHERLY 114.74 FEET ALONG A CONCAVE CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 618.68 FEET AND AN ARC LENGTH 114.74 FEET (CHORD BEARS S 35°52'34" W, 114.58 FEET); THENCE S 55°00'00" E, 281.55 FEET TO THE POINT OF BEGINNING. CONTAINING 0.807 ACRES MORE OR LESS.

PROPERTY DESCRIPTION PARCEL 1

BEGINNING AT A POINT WHICH LIES N89°54'45" E, 1520.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE MERIDIAN, UTAH THENCE N 21°05'45" E, 2.12 FEET; THENCE NORTH 21°05'45" EAST, 50.10 FEET; THENCE NORTH 55°00'00" WEST, 281.55 FEET TO A POINT ON THE EASTERLY LINE OF A DEDICATED RIGHT-OF-WAY THENCE SOUTHERLY 18.58 FEET ALONG A CONCAVE CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 618.68 FEET AND AN ARC OF 18.58 FEET (CHORD BEARS SOUTH 42°02'58" WEST, 18.57 FEET); THENCE S 20°38'58" E, 247.00 FEET; THENCE S 63°11'09" E, 116.17 FEET; THENCE N 21°05'45" E, 93.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.750 ACRES MORE OR LESS.

BASIS OF BEARING: N89°54'45" E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 15, T14S, R10E, SLM.

6/20/2012
 DATE

MORGAN R. MOON



OWNERS DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE TRACT OF LAND DESCRIBED HEREON AS THE "THE SQUIRE AMENDMENT B" PLAT A & B WITH PLAT A BEING A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THE PROPERTY FOR PLAT A TO THE UTAH CONDOMINIUM OWNERSHIP ACT. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26TH DAY OF JUNE A.D. 2012.

ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF CARBON
 ON THE 27TH DAY OF July A.D. 2012, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF CARBON IN THE STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREON MENTIONED.

NICK TATTON
 NOTARY PUBLIC - STATE OF UTAH
 MY COMMISSION EXPIRES 7-6-14 RESIDING IN Price City, Carbon County

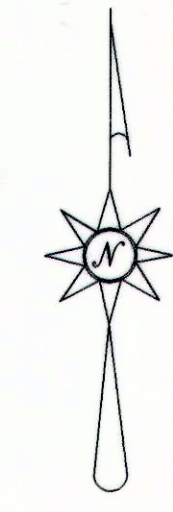
ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF PRICE, CARBON COUNTY, UTAH APPROVES PLAT A AND HEREBY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES AS SPECIFICALLY SHOWN AND/OR DESCRIBED HEREON FOR THE PERPETUAL USE OF THE PUBLIC THIS 27TH DAY OF July A.D. 2012.

CITY RECORDER
 MAYOR PRICE CITY

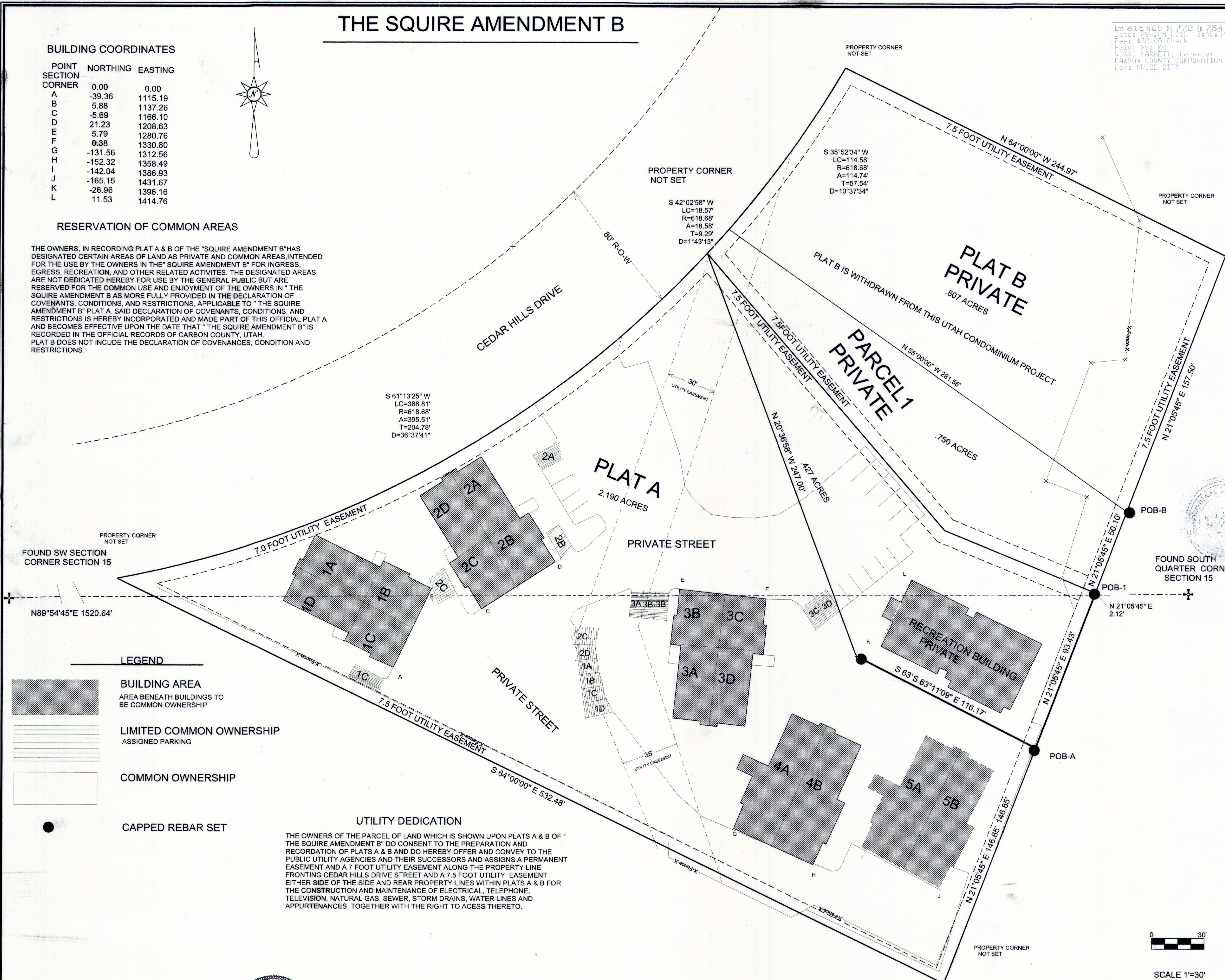
BUILDING COORDINATES

POINT SECTION CORNER	NORTHING	EASTING
A	-39.36	1115.19
B	5.88	1137.26
C	-5.69	1166.10
D	21.23	1208.63
E	5.79	1280.76
F	0.38	1330.80
G	-131.56	1312.56
H	-152.32	1358.49
I	-142.04	1386.93
J	-165.15	1431.67
K	-26.96	1396.16
L	11.53	1414.76



RESERVATION OF COMMON AREAS

THE OWNERS, IN RECORDING PLAT A & B OF THE "SQUIRE AMENDMENT B" HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE AND COMMON AREAS, INTENDED FOR THE USE BY THE OWNERS IN THE "SQUIRE AMENDMENT B" FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE "SQUIRE AMENDMENT B" AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, APPLICABLE TO THE "SQUIRE AMENDMENT B" PLAT A. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS OFFICIAL PLAT A AND BECOMES EFFECTIVE UPON THE DATE THAT THE "SQUIRE AMENDMENT B" IS RECORDED IN THE OFFICIAL RECORDS OF CARBON COUNTY, UTAH. PLAT B DOES NOT INCLUDE THE DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS.



LEGEND

- BUILDING AREA
- AREA BENEATH BUILDINGS TO BE COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP ASSIGNED PARKING
- COMMON OWNERSHIP
- CAPPED REBAR SET

UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON PLATS A & B OF "THE SQUIRE AMENDMENT B" DO CONSENT TO THE PREPARATION AND RECORDATION OF PLATS A & B AND DO HEREBY OFFER AND CONVEY TO THE PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND A 7 FOOT UTILITY EASEMENT ALONG THE PROPERTY LINE FRONTING CEDAR HILLS DRIVE STREET AND A 7.5 FOOT UTILITY EASEMENT EITHER SIDE OF THE SIDE AND REAR PROPERTY LINES WITHIN PLATS A & B FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, TELEVISION, NATURAL GAS, SEWER, STORM DRAINS, WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT TO ACCESS THERETO.

FILE NAME	PRICE MINE SERVICE.TRV
SCALE	30 Ft/in
DATE	6-19-2012
JOB	REVISION
1202	1/1
DRAWN BY	MORGAN MOON
SHEET	1/1

ENGINEERS CERTIFICATE

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

DATE: 6/25/12
 CITY ENGINEER

APPROVED AS TO FORM

APPROVED AS TO FORM THIS 27TH DAY OF June A.D. 2012

PLANNING DEPARTMENT APPROVAL

THIS PLAT IS APPROVED AND COMPLIES WITH CITY ZONING ORDINANCES.

DATE: 6-25-12
 PLANNING ADMINISTRATOR

RECORDED

STATE OF UTAH, COUNTY OF CARBON
 RECORDED AND FILED AT THE REQUEST OF Price City
 DATE: 6-29-12 TIME: BOOK 174 PAGE 154

THE SQUIRE AMENDMENT B

PLAT A (UTAH CONDOMINIUM PROJECT) AND PLAT B
 PRICE CITY, CARBON COUNTY, UTAH