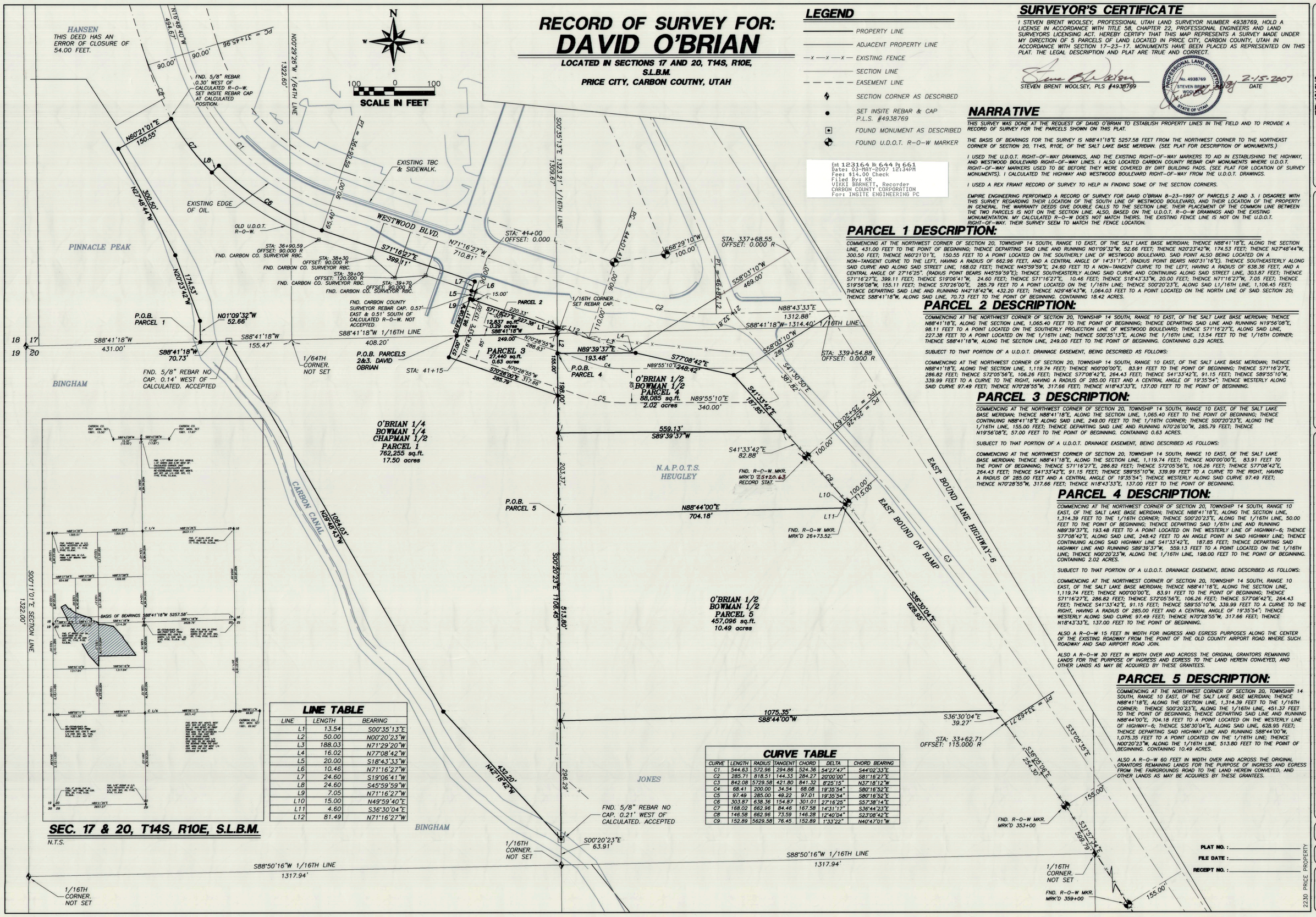
RECORD OF SURVEY FOR:
DAVID O'BRIAN

LOCATED IN SECTIONS 17 AND 20, T14S, R10E, S.L.B.M.
PRICE CITY, CARBON COUTNY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- —x—x— EXISTING FENCE
- SECTION LINE
- EASEMENT LINE
- SECTION CORNER AS DESCRIBED
- SET INSITE REBAR & CAP P.L.S. #4938769
- FOUND MONUMENT AS DESCRIBED
- FOUND U.D.O.T. R-O-W MARKER

Ent 123164 Bk 644 Pg 661
Date: 03-MAY-2007 12:34PM
Fee: $14.00 Check
Filed By: KR
VIKKI BARNETT, Recorder
CARBON COUNTY CORPORATION
For: INSITE ENGINEERING PC

SURVEYOR'S CERTIFICATE

I STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF 5 PARCELS OF LAND LOCATED IN PRICE CITY, CARBON COUNTY, UTAH IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS HAVE BEEN PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

STEVEN BRENT WOOLSEY, PLS #4938769

PROFESSIONAL LAND SURVEYOR No. 4938769 STEVEN BRENT WOOLSEY STATE OF UTAH

2-15-2007
DATE

NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF DAVID O'BRIAN TO ESTABLISH PROPERTY LINES IN THE FIELD AND TO PROVIDE A RECORD OF SURVEY FOR THE PARCELS SHOWN ON THIS PLAT.

THE BASIS OF BEARINGS FOR THE SURVEY IS N88°41'18"E 5257.58 FEET FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER OF SECTION 20, T14S, R10E, OF THE SALT LAKE BASE MERIDIAN. (SEE PLAT FOR DESCRIPTION OF MONUMENTS.)

I USED THE U.D.O.T. RIGHT-OF-WAY DRAWINGS, AND THE EXISTING RIGHT-OF-WAY MARKERS TO AID IN ESTABLISHING THE HIGHWAY, AND WESTWOOD BOULEVARD RIGHT-OF-WAY LINES. I ALSO LOCATED CARBON COUNTY REBAR CAP MONUMENTS WHERE U.D.O.T. RIGHT-OF-WAY MARKERS USED TO BE BEFORE THEY WERE COVERED BY DIRT BUILDING PADS. (SEE PLAT FOR LOCATION OF SURVEY MONUMENTS). I CALCULATED THE HIGHWAY AND WESTWOOD BOULEVARD RIGHT-OF-WAY FROM THE U.D.O.T. DRAWINGS.

I USED A REX FRIANT RECORD OF SURVEY TO HELP IN FINDING SOME OF THE SECTION CORNERS.

EMPIRE ENGINEERING PERFORMED A RECORD OF SURVEY FOR DAVID O'BRIAN 8-23-1997 OF PARCELS 2 AND 3. I DISAGREE WITH THIS SURVEY REGARDING THEIR LOCATION OF THE SOUTH LINE OF WESTWOOD BOULEVARD, AND THEIR LOCATION OF THE PROPERTY IN GENERAL. THE WARRANTY DEEDS GIVE DOUBLE CALLS TO THE SECTION LINE. THEIR PLACEMENT OF THE COMMON LINE BETWEEN THE TWO PARCELS IS NOT ON THE SECTION LINE. ALSO, BASED ON THE U.D.O.T. R-O-W DRAWINGS AND THE EXISTING MONUMENTATION. MY CALCULATED R-O-W DOES NOT MATCH THEIRS. THE EXISTING FENCE LINE IS NOT ON THE U.D.O.T. RIGHT-OF-WAY. THEIR SURVEY SEEM TO MATCH THE FENCE LOCATION.

PARCEL 1 DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 431.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING N01°09'32"W, 52.66 FEET; THENCE N20°23'42"W, 174.53 FEET; THENCE N27°48'44"W, 300.50 FEET; THENCE N60°21'01"E, 150.55 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF WESTWOOD BOULEVARD. SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 662.96 FEET, AND A CENTRAL ANGLE OF 14°31'17". (RADIUS POINT BEARS N60°31'16"E). THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID STREET LINE, 168.02 FEET; THENCE N45°59'59"E, 24.60 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 638.36 FEET, AND A CENTRAL ANGLE OF 27°16'25". (RADIUS POINT BEARS N45°59'59"E); THENCE SOUTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID STREET LINE, 303.87 FEET; THENCE S71°16'27"E, 399.11 FEET; THENCE S19°06'41"W, 24.60 FEET; THENCE S71°16'27"E, 10.46 FEET; THENCE S18°43'33"W, 20.00 FEET; THENCE N71°16'27"W, 7.05 FEET; THENCE S19°56'08"W, 155.11 FEET; THENCE S70°26'00"E, 285.79 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE S00°20'23"E, ALONG SAID L1/16TH LINE, 1,106.45 FEET; THENCE DEPARTING SAID LINE AND RUNNING N42°18'42"W, 432.20 FEET; THENCE N29°48'43"W, 1,064.03 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SECTION 20; THENCE S88°41'18"W, ALONG SAID LINE, 70.73 FEET TO THE POINT OF BEGINNING. CONTAINING 18.42 ACRES.

PARCEL 2 DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 1,065.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING N19°56'08"E, 98.11 FEET TO A POINT LOCATED ON THE SOUTHERLY PROJECTION LINE OF WESTWOOD BOULEVARD; THENCE S71°16'27"E, ALONG SAID LINE, 227.38 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE S00°35'13"E, ALONG THE 1/16TH LINE, 13.54 FEET TO THE 1/16TH CORNER; THENCE S88°41'18"W, ALONG THE SECTION LINE, 249.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRES.

SUBJECT TO THAT PORTION OF A U.D.O.T. DRAINAGE EASEMENT, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 1,119.74 FEET; THENCE N00°00'00"E, 83.91 FEET TO THE POINT OF BEGINNING; THENCE S71°16'27"E, 286.82 FEET; THENCE S72°05'56"E, 106.26 FEET; THENCE S77°08'42"E, 264.43 FEET; THENCE S41°33'42"E, 91.15 FEET; THENCE S89°55'10"W, 339.99 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 19°35'54", THENCE WESTERLY ALONG SAID CURVE 97.49 FEET; THENCE N70°28'55"W, 317.66 FEET; THENCE N18°43'33"E, 137.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3 DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 1,065.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°41'18"E ALONG SAID LINE, 249.00 FEET TO THE 1/16TH CORNER; THENCE S00°20'23"E, ALONG THE 1/16TH LINE, 155.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N70°26'00"W, 285.79 FEET; THENCE N19°56'08"E, 57.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.63 ACRES.

SUBJECT TO THAT PORTION OF A U.D.O.T. DRAINAGE EASEMENT, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 1,119.74 FEET; THENCE N00°00'00"E, 83.91 FEET TO THE POINT OF BEGINNING; THENCE S71°16'27"E, 286.82 FEET; THENCE S72°05'56"E, 106.26 FEET; THENCE S77°08'42"E, 264.43 FEET; THENCE S41°33'42"E, 91.15 FEET; THENCE S89°55'10"W, 339.99 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 19°35'54", THENCE WESTERLY ALONG SAID CURVE 97.49 FEET; THENCE N70°28'55"W, 317.66 FEET; THENCE N18°43'33"E, 137.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4 DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 1,314.39 FEET TO THE 1/16TH CORNER; THENCE S00°20'23"E, ALONG THE 1/16TH LINE, 50.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID 1/16TH LINE AND RUNNING N89°39'37"E, 193.48 FEET TO A POINT LOCATED ON THE WESTERLY LINE OF HIGHWAY-6; THENCE S77°08'42"E, ALONG SAID LINE, 248.42 FEET TO AN ANGLE POINT IN SAID HIGHWAY LINE; THENCE CONTINUING ALONG SAID HIGHWAY LINE S41°33'42"E, 187.85 FEET; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING S89°39'37"W, 559.13 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N00°20'23"W, ALONG THE 1/16TH LINE, 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.02 ACRES.

SUBJECT TO THAT PORTION OF A U.D.O.T. DRAINAGE EASEMENT, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 1,119.74 FEET; THENCE N00°00'00"E, 83.91 FEET TO THE POINT OF BEGINNING; THENCE S71°16'27"E, 286.82 FEET; THENCE S72°05'56"E, 106.26 FEET; THENCE S77°08'42"E, 264.43 FEET; THENCE S41°33'42"E, 91.15 FEET; THENCE S89°55'10"W, 339.99 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 19°35'54"; THENCE WESTERLY ALONG SAID CURVE 97.49 FEET; THENCE N70°28'55"W, 317.66 FEET; THENCE N18°43'33"E, 137.00 FEET TO THE POINT OF BEGINNING.

ALSO A R-O-W 15 FEET IN WIDTH FOR INGRESS AND EGRESS PURPOSES ALONG THE CENTER OF THE EXISTING ROADWAY FROM THE POINT OF THE OLD COUNTY AIRPORT ROAD WHERE SUCH ROADWAY AND SAID AIRPORT ROAD JOIN.

ALSO A R-O-W 30 FEET IN WIDTH OVER AND ACROSS THE ORIGINAL GRANTORS REMAINING LANDS FOR THE PURPOSE OF INGRESS AND EGRESS TO THE LAND HEREIN CONVEYED, AND OTHER LANDS AS MAY BE ACQUIRED BY THESE GRANTEES.

PARCEL 5 DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE SALT LAKE BASE MERIDIAN; THENCE N88°41'18"E, ALONG THE SECTION LINE, 1,314.39 FEET TO THE 1/16TH CORNER; THENCE S00°20'23"E, ALONG THE 1/16TH LINE, 451.37 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING N88°44'00"E, 704.18 FEET TO A POINT LOCATED ON THE WESTERLY LINE OF HIGHWAY-6; THENCE S36°30'04"E, ALONG SAID LINE, 628.95 FEET; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING S88°44'00"W, 1,075.35 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N00°20'23"W, ALONG THE 1/16TH LINE, 513.80 FEET TO THE POINT OF BEGINNING. CONTAINING 10.49 ACRES.

ALSO A R-O-W 60 FEET IN WIDTH OVER AND ACROSS THE ORIGINAL GRANTORS REMAINING LANDS FOR THE PURPOSE OF INGRESS AND EGRESS FROM THE FAIRGROUNDS ROAD TO THE LAND HEREIN CONVEYED, AND OTHER LANDS AS MAY BE ACQUIRES BY THESE GRANTEES.

LINE TABLE

LINE	LENGTH	BEARING
L1	13.54	S00°35'13"E
L2	50.00	N00°20'23"W
L3	188.03	N71°29'20"W
L4	16.02	N77°08'42"W
L5	20.00	S18°43'33"W
L6	10.46	N71°16'27"W
L7	24.60	S19°06'41"W
L8	24.60	S45°59'59"W
L9	7.05	N71°16'27"W
L10	15.00	N49°59'40"E
L11	4.60	S36°30'04"E
L12	81.49	N71°16'27"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	CHORD BEARING
C1	544.63	572.96	294.86	524.36	54°27'47"	S44°02'33"E
C2	285.71	818.51	144.33	284.27	20°00'00"	S81°16'27"E
C3	842.08	5729.58	421.80	841.32	8°25'15"	N37°18'12"W
C4	68.41	200.00	34.54	68.08	19°35'54"	S80°16'52"E
C5	97.49	285.00	49.22	97.01	19°35'54"	S80°16'52"E
C6	303.87	638.36	154.87	301.01	27°16'25"	S57°38'14"E
C7	168.02	662.96	84.46	167.58	14°31'17"	S36°44'23"E
C8	146.58	662.96	73.59	146.28	12°40'04"	S23°08'42"E
C9	152.89	5629.58	76.45	152.89	1°33'22"	N40°47'01"W

SEC. 17 & 20, T14S, R10E, S.L.B.M.

N.T.S.

REVISIONS			
NO	DESCRIPTION	DATE	BY

InSite Engineering, P.C.
Civil Engineers - Land Surveyors - Land Planners
1883 W. Royal Hunte Dr., Suite 200
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RECORD OF SURVEY FOR:
DAVID O'BRIAN
PRICE CITY, CARBON COUNTY, UTAH
LOCATED IN SECTIONS 17 AND 20, T14S, R10E, S.L.B.M., CARBON COUNTY, UTAH

DATE: 1-25-2007
SCALE: 1" = 100'

JOB NO. 2230

SHEET NO: 1 OF 1

2230 PRICE PROPERTY

PLAT NO. :
FILE DATE :
RECEPT NO. :

#458
09-44-11
CAD FILE CORP. IRVINE, CA
BK 22