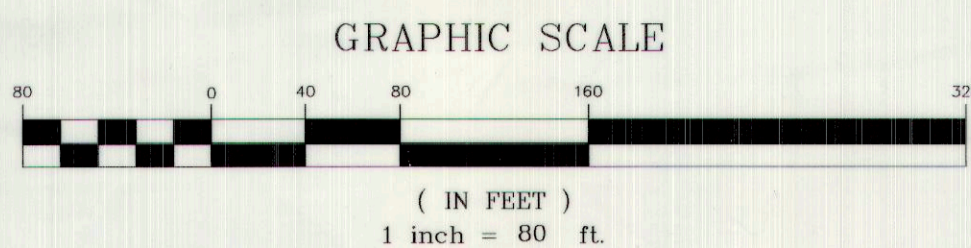


Parkdale Holdings, LLC Boundary Line Adjustment Survey

Located in Block 2 and 3, First Addition to Price City
Carbon County, Utah
2021

- LEGEND**
- SURVEYED BOUNDARY LINE
 - - - PREVIOUS SURVEYED BOUNDARY LINE
 - - - PRICE CITY BLOCK LINE
 - - - LOT LINE
 - - - DEED LINE
 - - - EDGE OF CONCRETE
 - - - EXISTING FENCE
 - SET REBAR WITH PLASTIC CAP
STAMPED JONES & DEMILLE ENG.
UNLESS OTHERWISE NOTED
 - ▲ FOUND SURVEY MONUMENT
AS NOTED



SURVEY NARRATIVE / NOTES

- THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY ALONG THE SOUTH LINE OF THE PARCEL OWNED BY PARKDALE HOLDINGS, LLC (01-1801-0001) AND THE PARCEL OWNED BY UTAH STATE UNIVERSITY (01-1801-000B) LOCATED TO THE SOUTH OF AN EXISTING FENCE LINE AND TO STAKE CERTAIN CORNERS AS SHOWN HEREON.
- BASIS OF BEARING IS S00°21'55"E ALONG THE WEST BOUNDARY LINE OF BLOCK 2, FIRST ADDITION TO PRICE CITY, CARBON COUNTY, UTAH.
- THE ATTORNEYS REPRESENTING PARKDALE HOLDINGS, LLC PROVIDED JONES AND DEMILLE ENGINEERING WITH 2 SHEETS OF A PDF COPY OF AN ALTA / NSPS LAND TITLE SURVEY. ALTA SURVEY WAS PERFORMED BY PERIGEE CONSULTING IN MARCH OF 2020 IN CONNECTION WITH COMMERCIAL DUE DILIGENCE SERVICES FROM NORMAN OKLAHOMA. THAT PLAT WAS NOT FILED AT THE START OF THIS SURVEY BUT THE SOME OF THE CORNERS SHOWN ON SAID PLAT WERE LOCATED. THESE CORNERS WERE NOT USED TO DETERMINE THE PLACEMENT OF THE BOUNDARY OF THE BLOCKS SHOWN HEREON.
- THE EXISTING REBAR AND CAP MONUMENTS SHOWN HEREON AS FOUND, WERE USED TO CONTROL THE PLACEMENT OF THE OUTER BOUNDARY OF BLOCK 2 AND BLOCK 3. THESE REBAR AND CAPS WERE SET AS PART OF THE JOHANSEN AND TUTTLE ENGINEERING SURVEY FOR THE COLLEGE OF EASTERN UTAH IN OCTOBER OF 1980. SURVEY PLAT IS ON FILE AT THE CARBON COUNTY RECORDER'S OFFICE AS FILE NUMBER 37.
- NO CHANGES WERE MADE TO PARCEL 01-1801-0003 OWNED BY PRICE CITY AS PART OF THIS SURVEY.
- THE DESCRIPTION OF THE AGREED UPON BOUNDARY LINE WAS TAKEN FROM AN DOCUMENT THAT BOTH UTAH STATE UNIVERSITY AND PARKDALE HOLDINGS, LLC AGREED TO BE THE BOUNDARY LINE BETWEEN THE PARCELS. THE INFORMATION FROM SAID DESCRIPTION WAS USED TO CREATE THE SURVEYED DESCRIPTIONS SHOWN HEREON.

DESCRIPTION OF THE AGREED UPON BOUNDARY LINE

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BLOCK 3, FIRST ADDITION TO PRICE CITY ON FILE IN THE CARBON COUNTY RECORDER'S OFFICE RECORDED IN BOOK 'A' OF PLATS AT PAGE 49 AND AN EXTENSION OF AN EXISTING FENCE LINE, SAID POINT LIES SOUTH 304.815 FEET (BASIS OF BEARING SOUTH 00°00'00" WEST - BEING THE EAST LINE OF BLOCK 3, FIRST ADDITION TO PRICE CITY ON FILE IN THE CARBON COUNTY RECORDER'S OFFICE) ALONG SAID EAST LINE AND RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING (2) COURSES: 1) SOUTH 89°54'02" WEST 238.264 FEET; 2) NORTH 00°07'55" WEST 4.521 FEET TO THE SOUTHERLY LINE OF THE PARKDALE HOLDINGS, LLC PROPERTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°59'27" WEST 110.863 FEET TO THE POINT OF TERMINUS.

PARCEL 01-1801-0001 DESCRIPTION

AS FOUND ON A SPECIAL WARRANTY DEED IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 843029, BOOK 914 PAGES 124 - 126.

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 3, FIRST ADDITION TO PRICE CITY, CARBON COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 'A' OF PLATS AT PAGE 49, RECORDS OF THE CARBON COUNTY RECORDER, AND RUNNING THENCE SOUTH ALONG THE EASTERLY LINE OF SAID BLOCK 3 A DISTANCE OF 18.10 FEET TO THE TRUE POINT OF BEGINNING; AND FROM SAID TRUE POINT OF BEGINNING CONTINUING SOUTH ALONG THE EASTERLY LINE OF SAID BLOCK 3 A DISTANCE OF 282.57 FEET; THENCE SOUTH 89°59'27" WEST 348.14 FEET TO THE CENTERLINE OF VACATED 200 EAST STREET; THENCE NORTH 00°03'01" WEST ALONG THE CENTERLINE OF SAID VACATED 200 EAST STREET, 282.40 FEET; THENCE NORTH 89°57'50" EAST 349.40 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 01-1801-000B DESCRIPTION

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 853700, BOOK 985 PAGES 578 - 580.

LOCATED IN BLOCKS 2 AND 3 OF THE FIRST ADDITION TO PRICE CITY, CARBON COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 'A' OF PLATS AT PAGE 49, RECORDS OF THE CARBON COUNTY RECORDER, COMMENCING AT THE NORTHEAST CORNER OF BLOCK 3 AND RUNNING THENCE SOUTH ALONG THE EASTERLY LINE OF SAID BLOCK 3 A DISTANCE OF 300.67 FEET TO THE POINT OF BEGINNING WHICH IS LOCATED AT THE SOUTHWEST CORNER OF PARCEL 01-1801-0001; THENCE ALONG THE SOUTH BOUNDARY LINE OF PARCEL 01-1801-0001, SOUTH 89°59'27" WEST 348.14 FEET TO THE CENTERLINE OF VACATED 200 EAST STREET; THENCE NORTH 00°03'01" WEST ALONG THE CENTERLINE OF SAID VACATED 200 EAST STREET, 282.40 FEET; THENCE WEST 33.00 FEET TO A POINT THAT IS 18.10 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2; THENCE WEST 305.00 FEET TO A POINT THAT IS 10.00 FEET EAST AND 10.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 2; THENCE SOUTH 86.28 FEET, MORE OR LESS TO A POINT THAT IS 10.00 FEET EAST AND 14.62 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 2; THENCE EAST 305.00 FEET TO A POINT THAT IS 14.62 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 2; THENCE EAST 98 FEET TO A POINT THAT IS 14.62 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 3; THENCE EAST 315.00 FEET TO A POINT THAT IS NORTH 14.62 FEET OF THE SOUTHWEST CORNER OF BLOCK 3; THENCE NORTH ALONG THE EAST LINE OF BLOCK 3, 214.43 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK 3; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 3, 64.51 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 6.59 ACRES.

PARCEL 01-1801-0001 SURVEYED DESCRIPTION

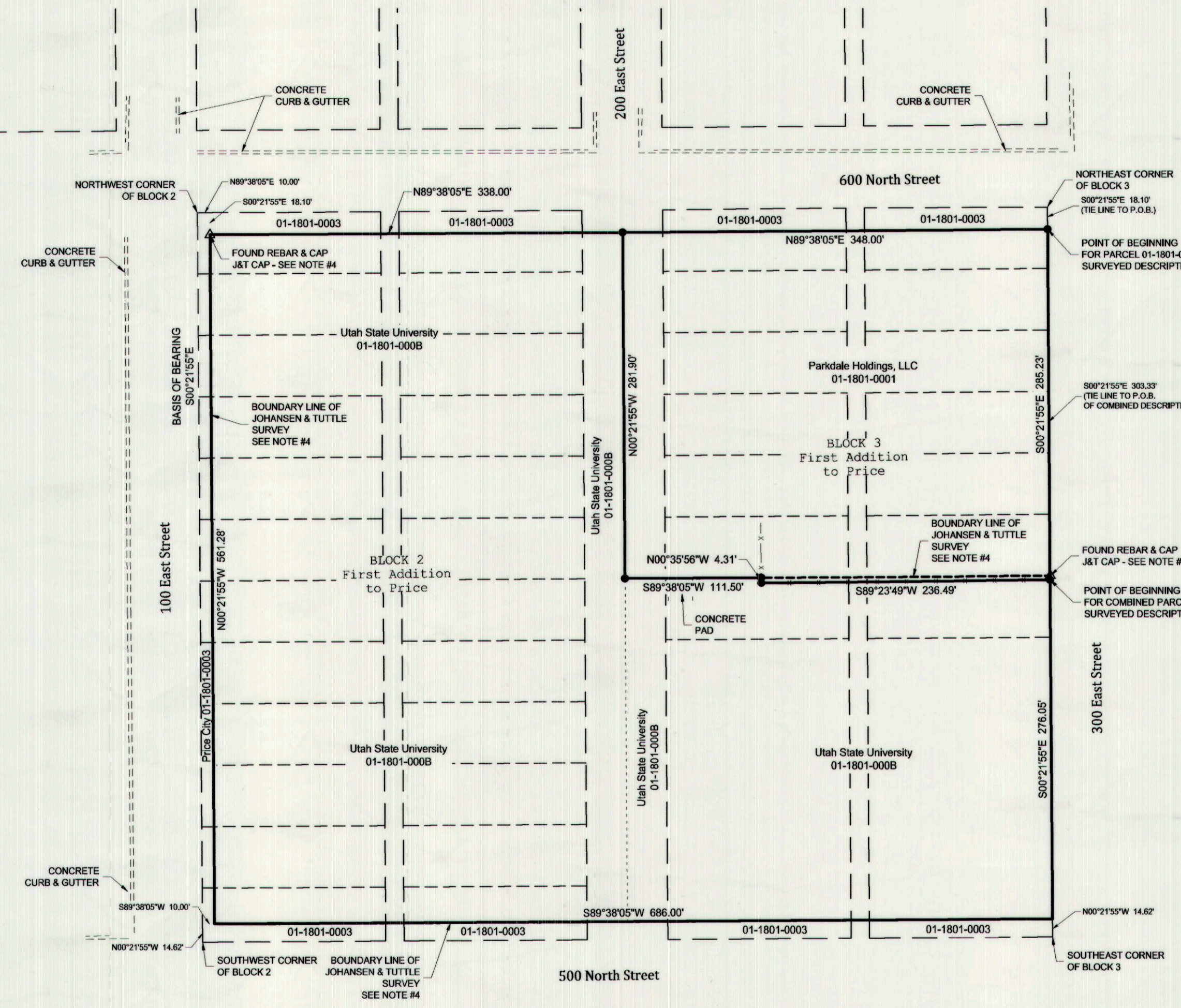
BEGINNING AT A POINT LOCATED S00°21'55"E 18.10 FEET FROM THE NORTHEAST CORNER OF BLOCK 3, FIRST ADDITION TO PRICE CITY; THENCE S00°21'55"E ALONG THE EAST LINE OF SAID BLOCK 3, 282.23 FEET TO AN EXISTING FENCE LINE; THENCE S89°23'49"W ALONG SAID FENCE LINE, 236.49 FEET TO AN EXISTING FENCE CORNER; THENCE N00°35'56"W ALONG AN EXISTING FENCE LINE, 4.31 FEET TO THE NORTH LINE OF TAX PARCEL 01-1801-000B; THENCE S89°38'05"E ALONG THE NORTH LINE OF PARCEL 01-1801-000B, 111.50 FEET TO THE CENTERLINE OF THE VACATED 200 EAST STREET; THENCE N00°21'55"W ALONG SAID CENTERLINE, 281.90 FEET; THENCE N89°38'05"E 348.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.273 ACRES, MORE OR LESS.

BASIS OF BEARING IS S00°21'55"E ALONG THE WEST BOUNDARY LINE OF BLOCK 2, FIRST ADDITION TO PRICE CITY.

PARCEL 01-1801-000B SURVEYED DESCRIPTION

BEGINNING AT A POINT LOCATED S00°21'55"E ALONG THE EAST LINE OF BLOCK 3, FIRST ADDITION TO PRICE CITY, 303.33 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 3, SAID POINT ALSO BEING LOCATED ON AN EXISTING FENCE LINE; THENCE S00°21'55"E ALONG THE EAST LINE OF SAID BLOCK 3, 276.05 FEET TO A POINT LOCATED N00°21'55"W 14.62 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE S89°38'05"E 686.00 FEET TO A POINT LOCATED N00°21'55"W 14.62 FEET AND N89°38'05"E 10.00 FEET FROM THE SOUTHWEST CORNER OF BLOCK 2, FIRST ADDITION TO PRICE CITY; THENCE N00°21'55"W 561.28 FEET TO A POINT LOCATED N89°38'05"E 10.00 FEET AND S00°21'55"E 18.10 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE N89°38'05"E 338.00 FEET TO THE CENTERLINE OF THE VACATED 200 EAST STREET; THENCE S00°21'55"E ALONG SAID CENTERLINE, 281.90 FEET TO THE SOUTHWEST CORNER OF PARCEL 01-1801-0001; THENCE N89°38'05"E ALONG THE SOUTH LINE OF PARCEL 01-1801-0001, 111.50 FEET TO AN EXISTING FENCE LINE; THENCE S00°35'56"E ALONG SAID FENCE LINE, 4.31 FEET TO AN EXISTING FENCE CORNER; THENCE N89°23'49"E ALONG SAID FENCE LINE, 236.49 FEET TO THE POINT OF BEGINNING, CONTAINING 6.566 ACRES, MORE OR LESS.

BASIS OF BEARING IS S00°21'55"E ALONG THE WEST BOUNDARY LINE OF BLOCK 2, FIRST ADDITION TO PRICE CITY.



SURVEYOR'S CERTIFICATE

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.

Troy W. Gadd
TROY W. GADD, L.S. #5561169
DATE 6/18/21

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF CARBON } S.S.
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2021, AT _____ O'CLOCK _____ AND IS DULY RECORDED.

COUNTY RECORDER _____ ENTRY NUMBER / BOOK / PAGE _____

OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED LOT LINES OF PARCELS 01-1801-0001, 01-1801-0000, 01-1801-0004, AND 01-1801-0005 TO BE ADJUSTED AS SHOWN HEREON.

Darin Miller, Manager
PARKDALE HOLDINGS, LLC
UTAH STATE UNIVERSITY
PARKDALE HOLDINGS, LLC
UTAH STATE UNIVERSITY

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF CARBON } S.S.
ON THE 21ST DAY OF JUNE, A.D. 2021, PERSONALLY APPEARED BEFORE ME, *Darin McEadden*, OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

9-16-2024
MY COMMISSION EXPIRES
Belenda M. Espiritu
NOTARY PUBLIC
BELENDA M ESPIRITU
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 714051
COMM. EXP. 09-10-2024

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF CARBON } S.S.
ON THE 23 DAY OF JUNE, A.D. 2021, PERSONALLY APPEARED BEFORE ME, *David T. Gaudin*, OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

PLANNING DEPARTMENT
APPROVED ON THE 24th DAY OF JUNE, A.D. 2021, BY THE CITY PLANNING DEPARTMENT.
Shirley Jordan
SECRETARY
NICK TATTON
COMMUNITY DIRECTOR

PUBLIC WORKS DEPARTMENT CERTIFICATE
I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Miles Nelson
PUBLIC WORKS DIRECTOR
6/25/21
DATE

APPROVAL AS TO FORM
APPROVED ON THE 24th DAY OF JUNE, A.D. 2021.
[Signature]
CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE CITY COUNCIL ON THE 25th DAY OF JUNE, A.D. 2021, AT WHICH TIME THIS LOT LINE ADJUSTMENT WAS APPROVED AND ACCEPTED.
Shirley Jordan
CITY RECORDER
Michael Berman
MAYOR

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

PROJECT NUMBER: 2104-044 FILE NAME: h:\proj\2104-044\dwg\2104-044 survey.dwg
SURVEYED BY: G.B.N. DRAWN BY: T.W.G. UPDATED: 6/16/2021 PLOTTED: 6/17/2021

Parkdale Holdings, LLC
Boundary Line Adjustment Survey
Price City, Carbon County, Utah
Scale: 1" = 80'