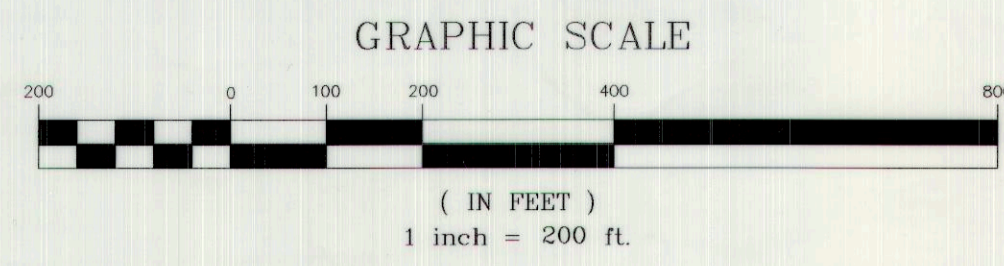


R. Fowles Record of Survey

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

Ent 859430 Bk 1019 Pt 486
Date: 09-FEB-2022 1:09:28PM
Fee: \$45.00 Credit Card Filed By: RO
KARLA HETLEY, Recorder
CARBON COUNTY CORPORATION
For: JONES & DEMILLE

- LEGEND**
- SURVEYED BOUNDARY LINE
 - - - PREVIOUS SUBDIVISION LOT LINE
 - SECTION LINE
 - - - QUARTER SECTION LINE
 - 40 ACRE LINE
 - DEED LINE
 - - - EXISTING FENCE
 - SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
 - △ FOUND SURVEY MONUMENT AS NOTED
 - ✦ FOUND SECTION CORNER AS NOTED
 - ✦ FOUND QUARTER SECTION CORNER AS NOTED



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 PLAN CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



Troy W. Gadd 2/7/22
TROY W. GADD, L.S. #5561169 DATE

SURVEY NARRATIVE AND NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO LOCATE PARCELS 01-1664-0013, 01-1664-0000, AND 01-1724-0000, TO CREATE AN OVERALL BOUNDARY DESCRIPTION AND TO STAKE CERTAIN CORNERS AS SHOWN HEREON.
2. BASIS OF BEARING IS N01°16'23"W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/16 CORNER ON THE EAST LINE OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M.
3. THE LOT LINES FOR CAVE HOLLOW I WERE TAKEN FROM THE OFFICIAL SUBDIVISION PLAT ON FILE AT THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 62463, BOOK 5 AT PAGE 25. SURVEY WAS PERFORMED BY BYRD AND ASSOCIATES, LLC IN AUGUST OF 1997.
4. THE LOT LINES FOR CAVE HOLLOW II WERE TAKEN FROM THE OFFICIAL SUBDIVISION PLAT ON FILE AT THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 111394, BOOK 5 AT PAGE 96. SURVEY WAS PERFORMED BY BYRD AND ASSOCIATES, LLC IN APRIL OF 2005.
5. 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 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.
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°18'35"E 3.77 FEET FROM THE FOUND REBAR AND CAP.
7. THE PRICE CITY - CONDEMNED PARCEL SHOWN HEREON WAS MADE TO BE EVERYTHING BETWEEN THE EASTERN BOUNDARY OF PARCEL 01-1724-0025 AND THE WESTERN BOUNDARY OF THE CENTERLINE DESCRIPTION OF THE PRICE CITY - CONDEMNED PARCEL. THE 1930 DESCRIPTION IS HARD TO READ AND HAS A CALL IN IT THAT IS CONFUSING. PRICE CITY AND RUSS FOWLES AGREED TO PLACE THE PARCEL IN THIS LOCATION TO AVOID FUTURE ISSUES. 1930 PRICE PARCEL CONTAINED - 0.815 ACRES, AS SHOWN HEREON IT CONTAINS 0.863 ACRES, AND THE CENTERLINE DESCRIPTION CONTAINS 1.119 ACRES AS SHOWN HEREON.

DEED DESCRIPTION FOR A PORTION OF PARCEL 01-1664-0000

TAKEN FROM AN DOCUMENT ON RECORD AT THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 123507, BOOK 646, PAGES 151 - 152.

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M., CITY OF PRICE, CARBON COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THENCE N00°09'32"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1347.79 FEET AND N89°47'16"E 846 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE PRICE CITY PARCEL AND RUNNING THENCE N00°09'32"E EAST 770.00 FEET, THENCE N1°11'21"W 488.01 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE N89°42'22"E ALONG SAID NORTH LINE 586 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH ALONG THE EAST LINE THEREOF 1550 FEET, MORE OR LESS TO THE SOUTHWEST CORNER THEREOF; THENCE WEST 499 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

DEED DESCRIPTION FOR PARCEL 01-1664-0013

TAKEN FROM AN DOCUMENT ON RECORD AT THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 123505, BOOK 646, PAGES 147 - 148.

BEING A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF PRICE, CARBON COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N00°09'32"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1887.41 FEET; THENCE DEPARTING SAID WEST LINE N89°50'28"W 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 105 OF CAVE HOLLOW I ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE CONTINUING N00°09'32"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 150.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE, N00°09'32"E 550.00 FEET; THENCE N23°38'26"E 152.00 FEET; THENCE N43°59'51"E 158.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N89°34'22"E ALONG THE NORTH LINE, 10.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N89°34'22"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 750.00 FEET; THENCE DEPARTING SAID NORTH LINE, 10.00 FEET; THENCE S00°09'32"W 220.00 FEET TO THE NORTHEAST CORNER OF PRICE CITY PARK; THENCE S89°47'16"W ALONG THE NORTHERLY LINE OF SAID PARK 550 FEET TO THE NORTHWEST CORNER OF PRICE CITY PARK; THENCE S00°09'32"W ALONG THE WESTERLY LINE OF SAID PARK, 109.83 FEET, MORE OR LESS TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 205 OF CAVE HOLLOW 2, ACCORDING TO THE PLAT THEREOF; THENCE N89°50'28"W ALONG SAID EASTERLY PROLONGATION AND THE NORTHERLY LINE OF SAID LOT 205, 149.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 205; THENCE N00°09'32"E ALONG THE EASTERLY LINE OF LOT 106 OF CAVE HOLLOW 1 AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF, 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 106; THENCE N89°50'28"W ALONG THE NORTHERLY LINE OF SAID LOT 106 AND THE NORTHERLY LINE OF SAID CAVE HOLLOW 1 AMENDED, 146.75 FEET; THENCE S00°09'32"W 20.00 FEET; THENCE N89°50'28"W 30.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN AND TO SAID LANDS.

DEED DESCRIPTION FOR PARCEL 01-1724-0000

TAKEN FROM AN DOCUMENT ON RECORD AT THE CARBON COUNTY RECORDERS OFFICE AS ENTRY NUMBER 125345, BOOK 654, PAGE 327.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M., WHICH POINT IS LOCATED S89°26'00"E 1329.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M.; SAID POINT OF BEGINNING IS ALSO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; AND RUNNING THENCE N89°50'28"W 458.87 FEET; THENCE N00°09'32"E 551.52 FEET; THENCE N89°50'28"W 151.01 FEET; THENCE N00°34'00"E 576.22 FEET; THENCE S89°42'00"E 532.72 FEET; THENCE S00°07'00"E 1351.61 FEET TO THE POINT OF BEGINNING.

LESS THE PRICE CITY RIGHT OF WAY.

TOGETHER WITH AN ACCESS EASEMENT AGREEMENT FOR TIFFANY ESTATES RECORDED APRIL 3, 2009 IN BOOK 696 AT PAGE 270 AS ENTRY NO. 800276.

A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M., CARBON COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF PARK CREST COVE NO. 2, SAID POINT LIES 459.00 FEET SOUTH 89°59'55" EAST ALONG SECTION LINE, AND 861.16 FEET NORTH 03°35'56" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9, AND RUNNING THENCE NORTH 03°35'56" WEST 82.33 FEET ALONG SAID EAST LINE OF PARK CREST COVE NO. 2; THENCE SOUTH 76°54'13" EAST 208.16 FEET; THENCE NORTH 13°05'47" EAST 5.00 FEET; THENCE SOUTH 13°05'47" WEST 30.00 FEET; THENCE SOUTH 13°05'47" WEST 5.00 FEET; THENCE SOUTH 76°54'13" EAST 100.64 FEET TO THE WEST BOUNDARY OF PARCEL 01-1724-0000; THENCE SOUTH 00°00'01" WEST 82.13 FEET ALONG SAID WEST BOUNDARY; THENCE NORTH 76°54'13" WEST 87.19 FEET; THENCE SOUTH 13°05'47" WEST 5.00 FEET; THENCE NORTH 76°54'13" WEST 30.00 FEET; THENCE NORTH 13°05'47" EAST 5.00 FEET; THENCE NORTH 76°54'13" WEST 221.78 FEET TO THE POINT OF BEGINNING.

PRICE CITY RIGHT OF WAY - CONDEMNED PARCEL DESCRIPTION

TAKEN FROM AN DOCUMENT ON RECORD AT THE CARBON COUNTY RECORDERS OFFICE, RECORDED 15, 1930 IN BOOK 3-0 AT PAGE 3.

A STRIP OF LAND 50 FEET IN WIDE AND BEING 25 FEET WIDE ON THE NORTHERLY SIDE AND 25 FEET WIDE ON THE SOUTHERLY SIDE OF THE FOLLOWING DESCRIBED LINE, TO-WIT: BEGINNING AT A POINT 44.4 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M.; THENCE NORTH 46°10'00" WEST 208.16 FEET; THENCE SOUTH 03°00'00" WEST 25 FEET; THENCE NORTH 14°15'00" WEST 419 FEET; THENCE NORTH 36°40'00" WEST 236 FEET; THENCE NORTH 77°18'00" WEST 1225 FEET; THENCE NORTH 48°05'00" WEST 236 FEET.

ALSO THE FOLLOWING DESCRIBED PIECE AND PARCEL OF LAND, TO-WIT: BEGINNING AT A POINT WHICH IS 80 FEET AND NORTH 46°10'00" WEST 215.5 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T. 14 S., R. 10 E., S.L.B. & M.; THENCE WEST 225 FEET; THENCE NORTH 485 FEET; THENCE SOUTH 14°15'00" EAST 412 FEET; THENCE NORTH 75°40'00" EAST 25 FEET; THENCE SOUTH 46°10'00" WEST 135.7 FEET TO PLACE OF BEGINNING.

SURVEYED BOUNDARY DESCRIPTION FOR PARCEL #1

BEING TAX PARCELS 01-1664-0013, 01-1664-0014, 01-1664-0015, 01-1664-0016, 01-1664-0017, 01-1664-0018, 01-1664-0019, 01-1664-0020, 01-1664-0021, 01-1664-0022, 01-1664-0023, 01-1664-0024, 01-1664-0025, 01-1664-0000, AND PART OF 01-1724-0000.

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°34'40"E ALONG THE 40 ACRE LINE, 1351.21 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE S00°34'40"E ALONG THE 40 ACRE LINE, 1351.21 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N89°53'22"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°03'32"W 418.18 FEET, N14°08'32"W 378.87 FEET, AND N38°33'32"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, 497.83 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 01-1724-0025 AND THE 40 ACRE LINE; THENCE N89°50'28"E ALONG THE 40 ACRE LINE, 66.66 FEET TO THE SOUTHWEST CORNER OF PARCEL 01-1664-0000; THENCE N00°09'32"E 650.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 01-1664-0000; THENCE S89°47'16"W ALONG THE NORTH LINE OF SAID PARCEL 01-1664-0000, 416.28 FEET TO THE SOUTHWEST CORNER OF LOT 308 CAVE HOLLOW III SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE CAVE HOLLOW III SUBDIVISION THE FOLLOWING COURSES: N00°06'41"E 114.84 FEET, N02°44'59"W 60.07 FEET, N00°06'41"E 120.00 FEET, N89°53'19"W 100.00 FEET, S76°04'31"W 61.85 FEET, N89°53'19"W 236.49 FEET, N33°01'08"W 75.00 FEET, AND N89°53'19"W 150.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE N23°35'35"E 152.00 FEET; THENCE N43°59'51"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°53'03"E ALONG THE QUARTER SECTION LINE, 1294.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.276 ACRES, MORE OR LESS.

SURVEYED BOUNDARY DESCRIPTION FOR PARCEL #2

PARCEL #2 - BEING PART OF PARCEL 01-1724-0000

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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER 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, 378.36 FEET TO THE SOUTHWEST CORNER OF PARCEL 01-1724-0025; THENCE N00°06'28"E ALONG THE SOUTH LINE OF SAID PARCEL 01-1724-0025, 192.37 FEET; THENCE N14°08'32"W 378.87 FEET; THENCE N38°33'32"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, 497.83 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 01-1724-0025 AND THE 40 ACRE LINE; THENCE N89°50'28"E ALONG THE 40 ACRE LINE, 66.66 FEET TO THE SOUTHWEST CORNER OF PARCEL 01-1664-0000; THENCE N00°09'32"E 650.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 01-1664-0000; THENCE S89°47'16"W ALONG THE NORTH LINE OF SAID PARCEL 01-1664-0000, 416.28 FEET TO THE SOUTHWEST CORNER OF LOT 308 CAVE HOLLOW III SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE CAVE HOLLOW III SUBDIVISION THE FOLLOWING COURSES: N00°06'41"E 114.84 FEET, N02°44'59"W 60.07 FEET, N00°06'41"E 120.00 FEET, N89°53'19"W 100.00 FEET, S76°04'31"W 61.85 FEET, N89°53'19"W 236.49 FEET, N33°01'08"W 75.00 FEET, AND N89°53'19"W 150.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE N23°35'35"E 152.00 FEET; THENCE N43°59'51"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°53'03"E ALONG THE QUARTER SECTION LINE, 1294.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.081 ACRES, MORE OR LESS.

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

PROJECT NUMBER: 2107-001	FILE NAME: h:\j\proj\2107-001\dwg\2107-001_survey.dwg
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G. UPDATED: 1/25/2022 PLOTTED: 2/7/2022

R. Fowles
Record of Survey

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

#854

