

Price Affordable Housing 2024 Subdivision

Located in Section 22, T.14 S., R. 10 E., S.L.B. & M.
Price City, Carbon County, Utah
2024

Sub # 2403-045 Book 1075 Page 315
Date: 05 JUN 2024 2:52:40PM
Fee: \$59.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: HOUSING AUTH CARBON

NOTES

- THE FOLLOWING SURVEYS, RECORDED IN THE OFFICIAL RECORD OF CARBON COUNTY, UTAH, WERE USED FOR CONTROL FOR THIS SURVEY:
 - SURVEY FILE NO. 457
 - SURVEY FILE NO. 791
 - SURVEY FILE NO. 283
 - SURVEY FILE NO. 295
- THE LOCATION FOR THE EAST, WEST, AND SOUTH QUARTER CORNERS AND THE SOUTHEAST CORNER SHOWN HEREON AS NOT FOUND, WERE RE-ESTABLISHED BASED ON INFORMATION FROM CARBON COUNTY SECTION INFORMATION SURVEYED BY BEN GRIMES. SAID CORNER LOCATIONS WERE ALSO VERIFIED USING A RECORDED SURVEY PERFORMED BY WARE SURVEYING AND ENGINEERING ON FILE WITH CARBON COUNTY AS FILE NO. 457. THIS SURVEY RELATIVELY MATCHED WITH THE BEARING AND DISTANCE FROM THE CARBON COUNTY INFORMATION.

DEED DESCRIPTION

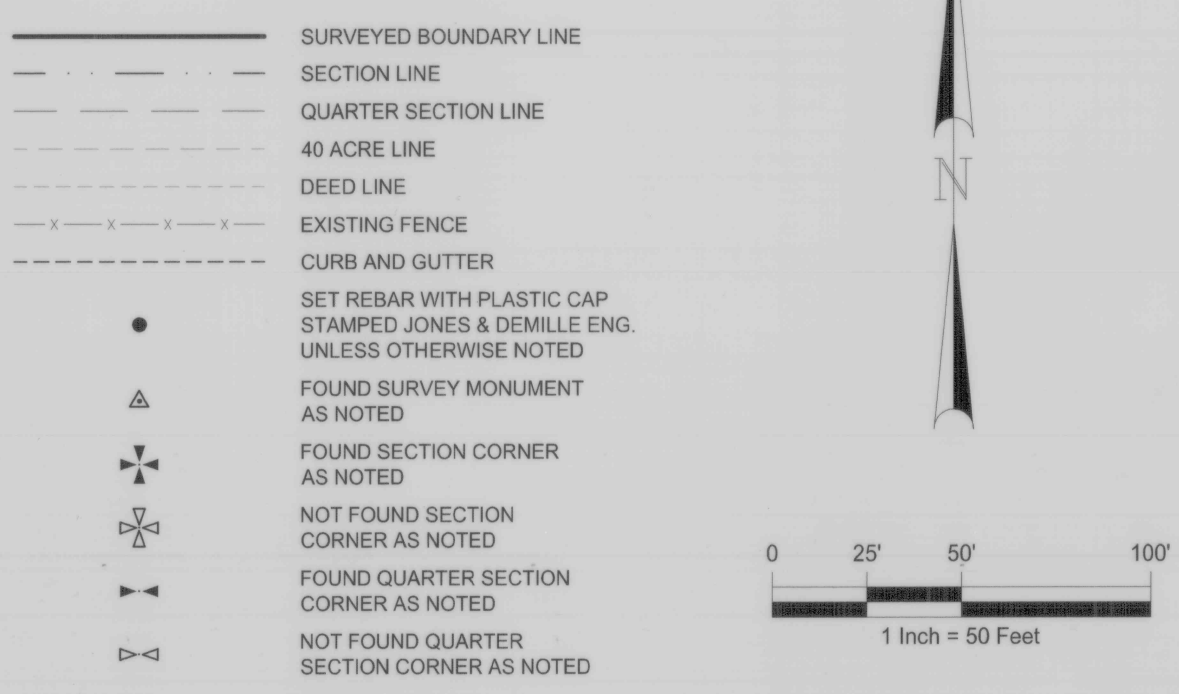
PARCEL # 01-2528 (ENTRY #086492, BOOK 480, PAGE 17, OFFICE OF THE CARBON COUNTY RECORDER)
BEGINNING AT A POINT WHICH LIES SOUTH 00 DEG 47' 11" EAST 11.00 FEET ALONG THE FORTY ACRE LINE FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, OF THE S.L.B. & M. AND RUNNING THENCE SOUTH 00 DEG 47' 11" EAST 750.04 FEET ALONG SAID 40 ACRE LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AN EXISTING CITY STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING (3) THREE CALLS: THENCE NORTH 76 DEG 54' 38" EAST 163.13 FEET TO A POINT ON A 333.00 FOOT RADIUS CURVE (CONCAVE TO THE NORTH, CHORD BEARS NORTH 81 DEG 33' 23" EAST 53.94 FEET) A DISTANCE OF 54.00 FEET; THENCE ALONG THE ARC OF A 15.48 FOOT RADIUS CURVE TO THE LEFT, (CURVE BEING CONCAVE TO THE SOUTH WITH RIGHT-OF-WAY OF A CITY STREET); THENCE ALONG SAID LINE NORTH 00 DEG 47' 11" EAST 299.71 FEET; THENCE NORTH 89 DEG 30' 56" EAST 361.01 FEET; THENCE SOUTH 00 DEG 25' 09" EAST 299.36 FEET; THENCE NORTH 89 DEG 30' 56" EAST 361.01 FEET; THENCE SOUTH 00 DEG 25' 09" EAST 299.36 FEET; THENCE SOUTH 89 DEG 30' 56" WEST 515.94 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION

PARCEL 1
BEGINNING AT A POINT WHICH IS SOUTH 00°46'37" EAST 1342.67 FEET ALONG THE MID-SECTION LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND NORTH 89°31'29" EAST 104.31 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, ALSO BEING SOUTH 00°46'37" EAST 11.00 FEET ALONG SAID MID-SECTION LINE AND NORTH 89°31'29" EAST 104.31 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°31'29" EAST 411.63 FEET; THENCE SOUTH 28°16'29" EAST 863.72 FEET; THENCE SOUTH 89°31'19" WEST 234.75 FEET; THENCE NORTH 00°46'50" WEST 33.00 FEET; THENCE SOUTH 89°31'19" WEST 93.37 FEET; THENCE NORTH 00°46'35" WEST 299.36 FEET; THENCE SOUTH 89°31'29" WEST 361.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1600 EAST STREET; THENCE SOUTH 00°46'32" EAST 1.64 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°57'26" EAST 114.70 FEET ALONG AN EXISTING FENCE LINE AND ITS PROJECTION TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE LINE AND ITS PROJECTION NORTH 01°54'20" WEST 432.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.92 ACRES, MORE OR LESS.

PARCEL 2
BEGINNING AT A POINT WHICH IS SOUTH 00°46'37" EAST 1342.67 FEET ALONG THE MID-SECTION LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, ALSO BEING SOUTH 00°46'37" EAST 11.00 FEET ALONG SAID MID-SECTION LINE, FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°31'29" EAST 104.31 FEET TO THE PROJECTION OF A NORTH-SOUTH FENCE LINE; THENCE SOUTH 01°54'20" EAST 432.62 FEET ALONG SAID FENCE LINE AND ITS PROJECTION TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE LINE AND ITS PROJECTION NORTH 89°57'26" EAST 114.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1600 EAST STREET; THENCE SOUTH 00°46'32" EAST 253.05 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT, 23.50 FEET WITH A RADIUS OF 15.48 FEET AND A LONG CHORD OF SOUTH 42°42'45" WEST FOR 21.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 300 SOUTH STREET; THENCE ALONG A NON TANGENT CURVE TO THE LEFT 54.00 FEET WITH A RADIUS OF 333.00 FEET AND A LONG CHORD OF SOUTH 81°33'27" WEST FOR 53.94 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 76°55'13" WEST 163.13 FEET TO THE MID-SECTION LINE OF SAID SECTION 22; THENCE NORTH 00°46'37" WEST 745.02 FEET ALONG SAID MID-SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 2.58 ACRES, MORE OR LESS.

LEGEND



NARRATIVE

- THIS SURVEY WAS REQUESTED AT THE BEHEST OF MARCUS LONARDO.
- THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARY OF PARCEL # 01-2528-0000 AND SUBDIVIDE A PORTION OF IT AS SHOWN HEREON. A FIELD SURVEY WAS PERFORMED AND EXISTING EVIDENCE WAS GATHERED. THE FINDINGS OF WHICH ARE SHOWN HEREON. ANY ADDITIONAL INFORMATION OR EVIDENCE PERTAINING TO THIS SURVEY SHOULD BE BROUGHT BEFORE ME FOR FURTHER CONSIDERATION.
- THE OVERLAPS AND UNDERLAPS WITH THE ADJOINING PROPERTIES HAVE BEEN SHOWN HEREON.
- THE ORIGINAL DEED DESCRIPTION FOR PARCEL NO. 01-2528-0000 (ENTRY NO. 086492 BOOK 480, PAGE 17) DOES NOT CLOSE BY 7.12 FEET. I ADJUSTED THE PARCEL TO MATCH THE WESTERLY RIGHT-OF-WAY OF 1600 EAST STREET, THIS MADE THE DEED DISTANCES MATCH CLOSER TO THE OCCUPATION LINES.
- BASIS OF BEARING IS N89°34'07E BETWEEN A FOUND 1980 CARBON COUNTY ALUMINUM CAP AT THE NORTH QUARTER CORNER AND A FOUND 1980 CARBON COUNTY ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 22, T. 14 S., R. 10 E., S.L.B. & M. ALL DEEDS HAVE BEEN ROTATED TO MATCH THE BASIS OF BEARINGS.

ACKNOWLEDGEMENT & DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT AFFORDABLE HOUSING SPECIALISTS, THE OWNERS OF THE PROPERTIES DESCRIBED IN THIS DOCUMENT HAVING CAUSED THE SAME TO BE DIVIDED INTO PARCELS 1 THROUGH 2 HEREAFTER TO BE KNOWN AS THE:

PRICE AFFORDABLE HOUSING 2024 SUBDIVISION

DO HEREBY APPROVE THIS PLAN.
IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 7th DAY OF June 2024

Gayla Prescott
MARCUS LONARDO
Gayla Prescott

STATE OF UTAH }
COUNTY OF CARBON } S.S.
ON THE 7th DAY OF June, A.D. 2024, PERSONALLY APPEARED BEFORE ME, AS SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Feb. 25, 2025
MY COMMISSION EXPIRES
Soleil Melo
NOTARY PUBLIC

SOLEIL MELO
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 716763
COMM. EXP. 02-25-2025

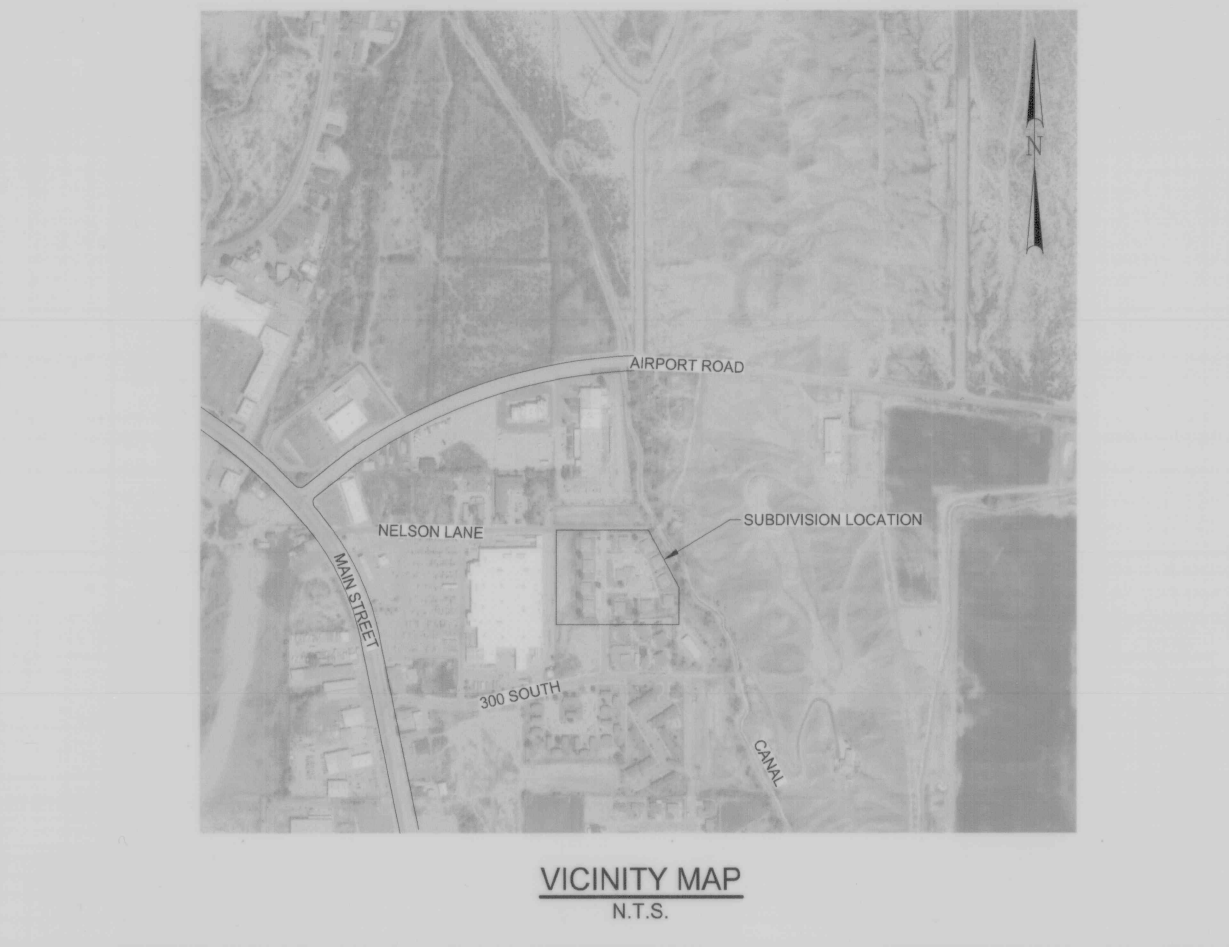
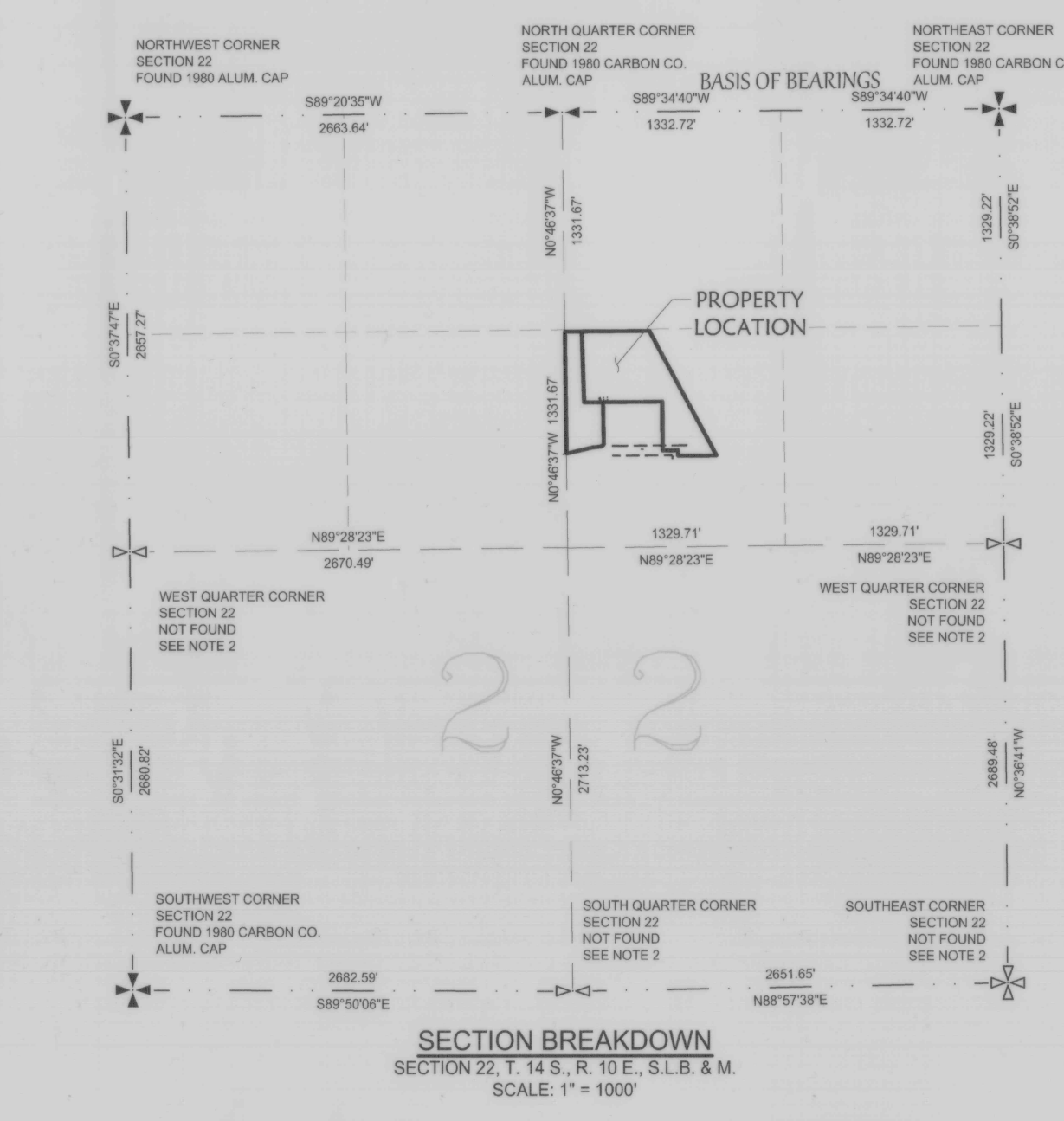
SURVEYOR'S CERTIFICATE

I, MARTIN G. PIERCE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561193, 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 TO THE BEST OF MY KNOWLEDGE.
MARTIN G. PIERCE, L.S. #5561193 DATE

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

PROJECT NUMBER: 2403-045 FILE NAME: h:\d\proj\2403-045\dwg\2403-045 survey.dwg
SURVEYED BY: MP DRAWN BY: MP/BS UPDATED: 5/9/2024 PLOTTED: 5/9/2024

Price Affordable Housing 2024 Subdivision
Carbon County, Utah
Scale: 1" = 50'



PRICE CITY PLANNING DEPARTMENT <i>Nick Tatton</i> NICK TATTON PRICE CITY PUBLIC WORKS DIRECTOR <i>Miles Nelson</i> MILES NELSON	PRICE CITY ATTORNEY <i>Eric Johnson</i> ERIC JOHNSON PRICE CITY COUNCIL <i>Mike Kourianos</i> MAYOR MIKE KOURIANOS	CARBON COUNTY RECORDER STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF: HOUSING AUTHORITY OF CARBON COUNTY DATE <u>6/16/24</u> TIME <u>2:52</u> BOOK <u>1075</u> PAGE <u>315</u> <i>Karla Medley</i> KARLA MEDLEY
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