

Chairman
ROBERT OLIVER

City Attorney
NICK SAMPINOS

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



Commission

JUDY BEACCO
NANCY BENTLEY
DALE EVANS
ROBERT OLIVER
RICHARD ROOT
FRANKIE SACCO
JAN YOUNG
ERROLL HOLT, ALT.
TODD THORNE, ALT.

PRICE CITY PLANNING COMMISSION

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

PLANNING AND ZONING AGENDA

01/25/2016

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES of January 11, 2016 -
4. PUBLIC COMMENT ON AGENDA ITEMS -
5. GENERAL BUSINESS
 - a. PUBLIC HEARING - Public hearing to receive input on the proposed transfer of real property commonly referred to as the 'Girls Softball Field' located at approximately 650 N Cedar Hills Drive, adjacent to the Carbon High baseball field and Price City Terrace Hills Park, from Price City to the Carbon County School District.
 - b. RESOLUTION NO. 2016-04PZ - Consideration and possible approval of a resolution recommending the transfer of the real property commonly known as the 'girls softball field' located at approximately 650 N Cedar Hills Dr., adjacent to the Carbon High School baseball field and Price City Terrace Hills Park, currently owned by Price City to the Carbon County School District.
6. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JANUARY 11, 2016**

PRESENT:

Commissioners:

Nancy Bentley	Nick Tatton, Community Director
Judy Beacco	Sherrie Gordon, City Recorder
Dale Evans	
Robert Oliver	
Robert Root	
Frankie Sacco	
Todd Thorne	
Jan Young	

EXCUSED:

OTHERS PRESENT: Traci Bishop Emery Telcom News

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF November 23, 2015 -
MOTION. Commissioner Root moved to approve the minutes of November 25, 2015 as presented. Motion seconded by Commissioner Evans and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. GENERAL BUSINESS –
 - a. RESOLUTION NO. 2016-01PZ - Consideration and possible approval of a resolution establishing the annual commission and individual conflict of interest policy and disclosure.

The Commission discussed the resolution and Nick Tatton provided background as to why the conflict of interest process is completed annually.

MOTION. Commissioner Bentley moved to approve Resolution No. 2016-01PZ and individual disclosures. Motion seconded by Commissioner Young and carried.

b. ANNUAL ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR - Nomination and election of annual commission chair and vice-chair positions.

MOTION. Commissioner Bentley moved to elect Robert Oliver as Chairperson by acclamation. Motion seconded by Commissioner Evans and carried.

MOTION. Commissioner Bentley moved to elect Frankie Sacco as Vice Chairperson by acclamation. Motion seconded by Commissioner Evans and carried.

c. PUBLIC HEARING - Public hearing to receive input on the proposed 2016 update to the Price City General Plan.

MOTION. Commissioner Evans moved to open the public hearing at 6:04 p.m. Motion seconded by Commissioner Beacco and carried.

No public comment was made by anyone in attendance. Nick Tatton provided some input on the changes to the plan based on the meetings held and directed the Commissioners to forward him any further updates/changes and they will be reviewed at the yearly retreat at the end of the year.

MOTION. Commissioner Root moved to close the public hearing at 6:06 p.m. Motion seconded by Commissioner Young and carried.

d. PUBLIC HEARING - Public hearing to receive input on the proposed 2016 updates to the Price City Land Use Management and Development Code.

MOTION. Commissioner Evans moved to open the public hearing at 6:06 p.m. Motion seconded by Commissioner Bentley and carried.

No public comment was made by anyone in attendance. Nick Tatton briefly reviewed the updates proposed for the Code and provided a summary handout of the proposed Code updates reviewed at the Planning Commission Retreat to the Commission and directed the Commissioners to forward him any further updates/changes and they will be reviewed at the yearly retreat at the end of the year.

MOTION. Commissioner Beacco moved to close the public hearing at 6:07 p.m. Motion seconded by Commissioner Root and motion carried.

e. RESOLUTION NO. 2016-02PZ - Consideration and possible approval of a resolution supporting the goals developed in the Price City General Plan update and recommending adoption of the updated Price City General Plan, 2016 Edition, by the Price City Council.

MOTION. Commissioner Bentley moved to approve Resolution No. 2016-02PZ. Motion seconded by Commissioner Evans and carried.

f. RESOLUTION NO. 2016-03PZ - Consideration and possible approval of a resolution supporting and recommending adoption of certain updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council.

MOTION. Commissioner Evans moved to approve Resolution No. 2016-03PZ. Motion seconded by Commissioner Young and carried.

6. UNFINISHED BUSINESS – Nick Tatton thanked everyone for their service in 2015 and looks forward to 2016.

Meeting adjourned at 6:10 p.m. pursuant to a motion by Commissioner Beacco. Motion seconded by Commissioner Root and carried.

APPROVED: _____
Chairman, Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon

PUBLIC HEARING

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO RECEIVE INPUT ON THE POTENTIAL SURPLUS AND TRANSFER OF REAL PROPERTY, COMMONLY REFERRED TO AS THE 'GIRLS SOFTBALL FIELD', LOCATED AT APPROXIMATELY 650 N CEDAR HILLS DRIVE, FROM PRICE CITY TO THE CARBON COUNTY SCHOOL DISTRICT. THE PUBLIC HEARING WILL BE HELD AT 6:00PM ON MONDAY, JANUARY 25, 2015 AND HELD IN THE PRICE CITY COUNCIL CHAMBERS LOCATED AT 185 E MAIN STREET. COMMENTS MAY BE MADE IN ADVANCE BY CONTACTING NICK TATTON AT 636-3184. ALL COMMENTS WILL BE PROVIDED TO THE PLANNING COMMISSION.

THE PRICE CITY COUNCIL WILL HOLD A PUBLIC HEARING TO RECEIVE INPUT ON THE POTENTIAL SURPLUS AND TRANSFER OF REAL PROPERTY, COMMONLY REFERRED TO AS THE 'GIRLS SOFTBALL FIELD', LOCATED AT APPROXIMATELY 650 N CEDAR HILLS DRIVE, FROM PRICE CITY TO THE CARBON COUNTY SCHOOL DISTRICT. THE PUBLIC HEARING WILL BE HELD AT 6:00PM ON WEDNESDAY, JANUARY 27, 2015 AND HELD IN THE PRICE CITY COUNCIL CHAMBERS LOCATED AT 185 E MAIN STREET. COMMENTS MAY BE MADE IN ADVANCE BY CONTACTING NICK TATTON AT 636-3184. ALL COMMENTS WILL BE PROVIDED TO THE PLANNING COMMISSION.

PUBLISHED IN THE SUN ADVOCATE JANUARY 14, 19, 2016

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
MILES NELSON



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905
www.pricacityutah.com

**Planning & Zoning
Commissioners**

ROBERT OLIVER, CHAIR
FRANKIE SACCO, VICE CHAIR
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLT
ALTERNATE: TODD THORNE

Price City Planning & Zoning Commission

DATE: JANUARY 4, 2016
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON
PRICE CITY 
RE: PROPERTY TRANSFER

Please find attached a plat map indicating the area around the girls softball field. The location is approximately 650 N Cedar Hills Drive, adjacent to the High School Baseball Field and Price City Terrace Hills Park. The property is currently owned by Price City and the ball field is the responsibility (maintenance) of the Carbon County School District (CCSD). Approximately 12 years ago Price City partnered with the CCSD to locate and build the field: Price City provided the property and some project management and the CCSD funded the project and agreed to provide some elements of field maintenance.

To accommodate upgrades to the area in general currently under consideration and moving forward by the CCSD it is necessary to transfer the ownership of the property to the CCSDS from Price City. The process to complete that transaction, as identified in the Price City Real Property Management Policy, is as follows: (1) planning and zoning review and public hearing (and potential approval recommendation to the Price City Council); (2) Price City Council review and consideration and public hearing; (3) actual transfer of the property. In this case, upon potential approval, the property would transfer via a quit claim deed with Price City retaining all necessary utility and access easements. The transfer is contemplated to take place at zero dollars as the CCSD is a local governmental entity and funded the project initially. No property tax impacts will be realized or forgone.

The overall project should be discussed in a sufficient level of detail with CCSD representatives at the meeting to ensure full Planning Commission understanding of the need for the transfer and the improvement project taking place.

RECOMMENDED MOTION(S):

1. Move to approve Resolution No. _____ A RESOLUTION OF THE PRICE CITY PLANNING AND ZONING COMMISSION RECOMMENDING TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS THE 'GIRLS SOFTBALL FIELD' LOCATED AT APPROXIMATELY 650 N CEDAR HILLS DRIVE, ADJACENT TO THE CARBON HIGH SCHOOL BASEBALL FIELD AND PRICE CITY TERRACE HILLS PARK CURRENTLY OWNED BY PRICE CITY TO THE CARBON COUNTY SCHOOL DISTRICT.

2. Based upon information received regarding the proposed transaction and information received during the public hearing, move to recommend the Price City Council provide final approval for the transfer of the real property known as the 'Girls Softball Field' located at approximately 650 N Cedar Hills Drive, adjacent to the Carbon County School District baseball field and Price City Terrace Hills Park, from Price City to the Carbon County School District, subject to the following conditions of approval:
 - a. Price City to retain all necessary utility and access easements necessary to conduct Price City services and businesses in perpetuity.
 - b. Real property not to be used for any purpose other than education (school) or recreation (athletic field, park) and real property not to be sold or otherwise transferred to the private sector.
 - i. Property to revert back to Price City ownership should any land use other than education or recreation be placed on the property.
3. Move to acknowledge that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

RESOLUTION NO. 2016-_____

**A RESOLUTION OF THE PRICE CITY PLANNING AND ZONING COMMISSION
RECOMMENDING TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS THE
'GIRLS SOFTBALL FIELD' LOCATED AT APPROXIMATELY 650 N CEDAR HILLS DRIVE,
ADJACENT TO THE CARBON HIGH SCHOOL BASEBALL FIELD AND PRICE CITY TERRACE
HILLS PARK CURRENTLY OWNED BY PRICE CITY TO THE CARBON COUNTY SCHOOL
DISTRICT**

WHEREAS, the Price City Planning & Zoning Commission has determined that there is good cause to transfer the real property commonly known as the 'Girls Softball Field' located at approximately 650 N Cedar Hills Drive, adjacent to the Carbon High School Baseball Field and Price City Terrace Hills Park, from Price City to the Carbon County School District; and

WHEREAS, the Price City Planning & Zoning Commission has also determined that it is in the best interest of Price City to retain all necessary utility and access easements in perpetuity as they relate to the said parcel; and

WHEREAS, the transfer of the said parcel will not be detrimental to the public interest or operation of Price Municipal Corporation,

NOW, THEREFORE, be it hereby resolved by the Price City Planning and Zoning Commission as follows:

SECTION 1. That the said parcel consisting of Price City property, as identified in the map and legal description attached hereto as Exhibit A, and which by this reference is made a part hereof, is recommended to be transferred to the Carbon County School District by the Price City Council.

SECTION 2. That it is recommended that Price City shall cause to be prepared and delivered a sufficient Quit-Claim Deed, as may be necessary, to relinquish Price City's right, title and interest in the transferred parcel to the Carbon County School District.

SECTION 3. That the parcel identified must remain in public ownership and the land use perpetually remain education (school) or recreation (athletic field or park) or ownership of said parcel shall immediately revert back to Price City.

SECTION 4. That all easements for utility and access necessary to conduct the business of Price Municipal Corporation be retained and recorded as such to the benefit of Price Municipal Corporation.

PASSED AND ADOPTED by the Price City Planning and Zoning Commission this _____ day of _____, 20____.

PRICE CITY PLANNING AND ZONING COMMISSION

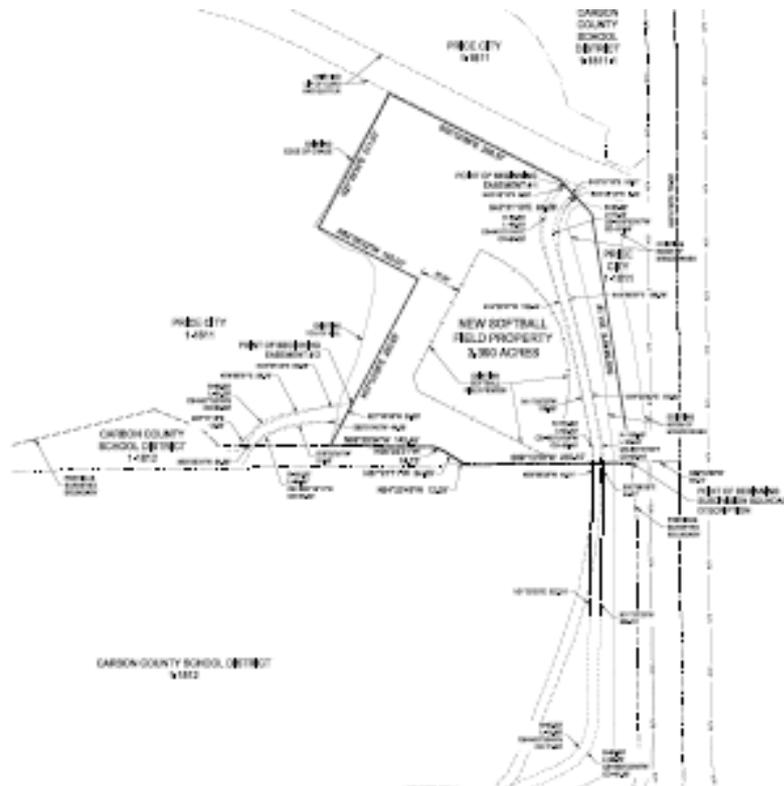
By _____
Robert Oliver, Chairperson

ATTEST:

Sherrie Gordon, City Recorder

EXHIBIT "A"

MAP AND LEGAL DESCRIPTION OF PARCEL
TO BE TRANSFERRED



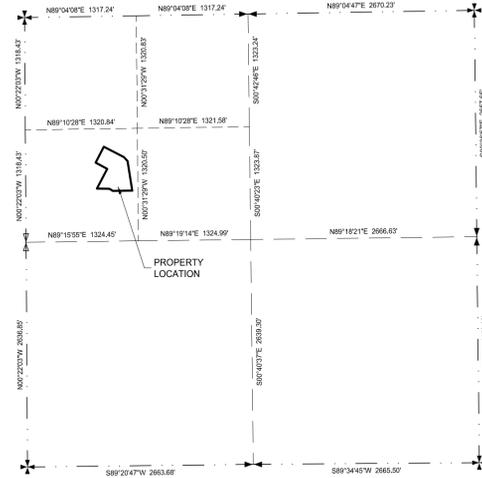
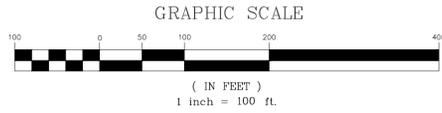
BEGINNING AT A POINT LOCATED S00°31'29"E ALONG THE 40 ACRE LINE, 730.28 FEET AND S89°12'50"W ALONG THE SOUTH LINE OF TAX PARCEL 1-1811, 66.72 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, T,14 S., R,10 E., S,L,B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE CENTER LINE OF MEADS WASH; THENCE ALONG THE SOUTH LINE OF SAID TAX PARCEL 1-1811 THE FOLLOWING COURSES: S89°12'50"W 230.10 FEET, N54°23'49"W 12.05 FEET, N57°27'11"W 24.03 FEET, N68°36'21"W 14.73 FEET AND N89°35'34"W 142.46 FEET; THENCE N27°33'38"E 262.83 FEET; THENCE N62°26'22"W 155.00 FEET; THENCE N27°33'38"E 211.03 FEET TO THE EXISTING BACK OF CURB; THENCE S62°52'55"E ALONG THE EXISTING BACK OF CURB, 266.37 FEET; THENCE S42°31'10"E 63.28 FEET TO THE CENTER LINE OF MEADS WASH; THENCE S08°56'46"E ALONG THE CENTER LINE OF MEADS WASH, 351.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.390 ACRES.

Carbon County School District Softball Subdivision

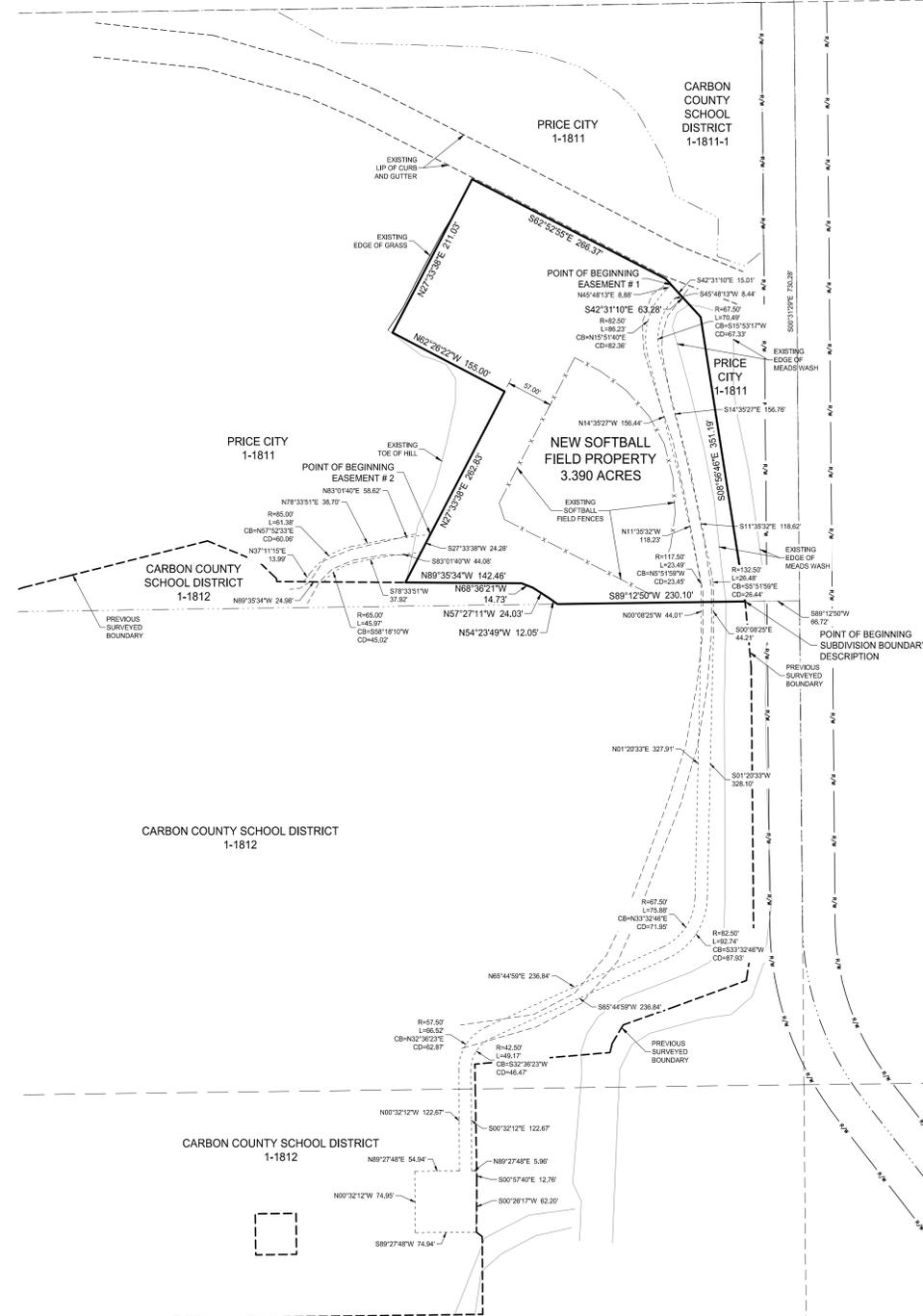
Located in the Section 15, T.14 S., R.10 E., S.L.B. & M.
Price City, Carbon County, Utah
2015

LEGEND

---	SURVEYED BOUNDARY LINE
- - -	SECTION LINE
- - - -	QUARTER SECTION LINE
- - - - -	40 ACRE LINE
-----	DEED LINE
-----	EASEMENT BOUNDARY LINE
-----	PREVIOUS SURVEY BOUNDARY LINE
- - - - -	LIP OF CURB AND GUTTER
- - - - -	EXISTING FENCE
•	SET REAR WITH PLASTIC CAP STAMPED LS 343639 UNLESS OTHERWISE NOTED



SECTION INFORMATION
NOT TO SCALE



EASEMENT DESCRIPTIONS

EASEMENT # 1
BEGINNING AT A POINT LOCATED 500°31'29"E ALONG THE 40 ACRE LINE, 344.99 FEET AND WEST 153.80 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, T.14 S., R.10 E., S.L.B. & M. SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE NORTH BOUNDARY OF THE NEW CARBON COUNTY SCHOOL DISTRICT PROPERTY; THENCE S42°31'10"E ALONG SAID NORTH BOUNDARY, 15.01 FEET; THENCE S45°48'13"W 8.44 FEET; THENCE AROUND A 67.50 FOOT RADIUS CURVE TO THE LEFT, 70.49 FEET (CHORD BEARS S16°53'17"W 67.33 FEET); THENCE S14°35'27"E 156.76 FEET; THENCE S11°35'32"E 118.62 FEET; THENCE AROUND A 132.50 FOOT RADIUS CURVE TO THE RIGHT, 26.48 FEET (CHORD BEARS S05°51'59"E 26.44 FEET); THENCE S00°08'25"E 44.21 FEET; THENCE S01°20'33"W 328.10 FEET; THENCE AROUND A 82.50 FOOT RADIUS CURVE TO THE RIGHT, 92.74 FEET (CHORD BEARS S33°32'48"W 87.93 FEET); THENCE S05°44'59"W 236.84 FEET; THENCE AROUND A 42.50 FOOT RADIUS CURVE TO THE LEFT, 49.17 FEET (CHORD BEARS S32°36'23"W 46.47 FEET); THENCE S00°32'12"E 122.67 FEET; THENCE N89°27'48"E 5.96 FEET TO THE EAST BOUNDARY OF TAX PARCEL 1-1812; THENCE ALONG THE EAST BOUNDARY OF TAX PARCEL 1-1812 THE FOLLOWING COURSES: S00°57'40"E 12.76 FEET AND S00°29'17"W 62.20 FEET; THENCE S89°27'48"W 74.94 FEET; THENCE N00°32'12"W 74.95 FEET; THENCE N89°27'48"E 54.94 FEET; THENCE N00°32'12"W 122.67 FEET; THENCE AROUND A 57.50 FOOT RADIUS CURVE TO THE RIGHT, 66.52 FEET (CHORD BEARS N32°36'23"E 62.87 FEET); THENCE N65°44'59"E 236.84 FEET; THENCE AROUND A 67.50 FOOT RADIUS CURVE TO THE LEFT, 75.88 FEET (CHORD BEARS N33°32'46"E 74.95 FEET); THENCE N01°20'33"E 327.51 FEET; THENCE N00°08'25"E 44.01 FEET; THENCE AROUND A 117.50 FOOT RADIUS CURVE TO THE LEFT, 23.49 FEET (CHORD BEARS N05°51'59"W 23.45 FEET); THENCE N11°35'32"W 118.23 FEET; THENCE N14°35'27"W 156.44 FEET; THENCE AROUND A 82.50 FOOT RADIUS CURVE TO THE RIGHT, 86.23 FEET (CHORD BEARS N15°51'40"E 82.36 FEET); THENCE N45°48'13"E 8.88 FEET TO THE POINT OF BEGINNING. CONTAINING 0.564 ACRE.

EASEMENT # 2
BEGINNING AT A POINT LOCATED 500°31'29"E ALONG THE 40 ACRE LINE, 649.26 FEET AND WEST 451.61 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, T.14 S., R.10 E., S.L.B. & M. SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE WEST BOUNDARY OF THE NEW CARBON COUNTY SCHOOL DISTRICT PROPERTY; THENCE S27°33'38"W ALONG SAID WEST BOUNDARY, 24.28 FEET; THENCE S83°01'40"W 44.06 FEET; THENCE S78°33'51"W 37.92 FEET; THENCE AROUND A 65.00 FOOT RADIUS CURVE TO THE LEFT, 45.97 FEET (CHORD BEARS S58°18'10"W 45.02 FEET) TO THE NORTH LINE OF TAX PARCEL 1-1812; THENCE N89°35'34"W ALONG THE NORTH LINE OF SAID TAX PARCEL 1-1812, 24.98 FEET; THENCE N37°11'15"E 13.99 FEET; THENCE AROUND A 85.00 FOOT RADIUS CURVE TO THE RIGHT, 61.38 FEET (CHORD BEARS N57°52'33"E 60.06 FEET); THENCE N78°33'51"E 38.70 FEET; THENCE N83°01'40"E 58.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.069 ACRE.

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A NEW DESCRIPTION FOR PROPERTY TO BE USED FOR THE CARBON HIGH SCHOOL SOFTBALL AND BASEBALL FIELDS AND TO CREATE EASEMENTS FOR ACCESS AS SHOWN HEREON.
2. THE BASIS OF BEARING USED WAS N00°22'03"W BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 15, T.14 S., R.10 E., S.L.B. & M.
3. THE SECTION INFORMATION WAS TAKEN FROM A RECORDING SURVEY FOR CARBON COUNTY SCHOOL DISTRICT PERFORMED BY JONES AND DEMILLE ENGINEERING INCORPORATED IN THE CARBON COUNTY RECORDER'S OFFICE AS FILE NUMBER 543.

CARBON COUNTY RECORDER

STATE OF UTAH, CARBON COUNTY, RECORDED AND FILED AT THE REQUEST OF _____

ENTRY NUMBER: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ CARBON COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE CARBON COUNTY SCHOOL DISTRICT SOFTBALL SUBDIVISION.

TREVOR R. GADD P.L.S. #343639 DATE _____

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 500°31'29"E ALONG THE 40 ACRE LINE, 730.28 FEET AND S89°12'50"W ALONG THE SOUTH LINE OF TAX PARCEL 1-1811, 66.72 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, T.14 S., R.10 E., S.L.B. & M. SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE CENTER LINE OF MEADS WASH; THENCE ALONG THE SOUTH LINE OF SAID TAX PARCEL 1-1811 THE FOLLOWING COURSES: S89°12'50"W 230.10 FEET, N54°23'49"W 12.05 FEET, N57°27'11"W 24.03 FEET, N68°36'21"W 14.73 FEET AND N89°35'34"W 142.46 FEET; THENCE N27°33'38"E 262.83 FEET; THENCE N62°28'22"W 155.00 FEET; THENCE N27°33'38"E 211.03 FEET TO THE EXISTING BACK OF CURB; THENCE S82°52'55"E ALONG THE EXISTING BACK OF CURB, 268.37 FEET; THENCE S42°31'10"E 63.28 FEET TO THE CENTER LINE OF MEADS WASH; THENCE S00°56'46"E ALONG THE CENTER LINE OF MEADS WASH, 351.19 FEET TO THE POINT OF BEGINNING. CONTAINING 3.390 ACRES.

OWNER'S CERTIFICATE AND DEDICATION

REPRESENTING CARBON COUNTY SCHOOL DISTRICT HEREBY CERTIFIES THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO A LOT AS SHOWN BY THE PLAT OF THE HEREON DESCRIBED CARBON COUNTY SCHOOL DISTRICT SOFTBALL SUBDIVISION LOCATED IN PRICE CITY, CARBON COUNTY, STATE OF UTAH.

IT IS FURTHER CERTIFIED THAT ACCESS AND UTILITIES SHALL BE MAINTAINED IN PERPETUITY AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS.

SIGNATURE _____ DATE _____ TITLE _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

PLANNING COMMISSION

DO HEREBY CERTIFY THAT THIS PLAT OF THE CARBON COUNTY SCHOOL DISTRICT SOFTBALL SUBDIVISION HAS BEEN APPROVED BY THE PRICE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20____.

ATTEST: CHAIRPERSON _____ SECRETARY _____

CITY ENGINEER'S CERTIFICATE

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

PRICE CITY ENGINEER _____ DATE _____

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 20____.

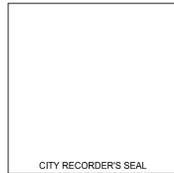
CITY ATTORNEY _____

PRICE CITY

PRESENTED TO PRICE CITY THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ DATE _____

ATTEST: CITY RECORDER _____ DATE _____



PREPARED BY:

Jones & DeMille Engineering, Inc.
1535 South 100 West - Richfield, Utah 84701 Phone (435) 896-8266 - Fax (435) 896-8268
248 East Main - Price, Utah 84501 Phone (435) 637-8266 - Fax (435) 637-8268
www.jonesanddemille.com

PROJECT NUMBER: 1509-230 FILE NAME: H:\JD\PROJ\1509-230\DWG\1509-230 SURVEY.DWG
SURVEYED BY: G.B.N. DRAWN BY: T.R.G. LAST EDIT: 12/18/2015

Carbon County School District Softball Subdivision

Price City, Carbon County, Utah
1" = 100'

QUIT-CLAIM DEED

PRICE CITY, a Municipal Corporation, of the State of Utah, 185 East Main Street, Price, Utah 84501, hereafter Grantor, hereby QUIT-CLAIMS to **CARBON COUNTY SCHOOL DISTRICT**, of 251 West 400 North, Price, Utah 84501, hereafter Grantee, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the following described tract of land located in Price City, Carbon County, Utah.

BEGINNING AT A POINT LOCATED S00°31'29"E ALONG THE 40 ACRE LINE, 730.28 FEET AND S89°12'50"W ALONG THE SOUTH LINE OF TAX PARCEL 1-1811, 66.72 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, T,14 S., R,10 E., S,L,B, & M., SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE CENTER LINE OF MEADS WASH; THENCE ALONG THE SOUTH LINE OF SAID TAX PARCEL 1-1811 THE FOLLOWING COURSES: S89°12'50"W 230.10 FEET, N54°23'49"W 12.05 FEET, N57°27'11"W 24.03 FEET, N68°36'21"W 14.73 FEET AND N89°35'34"W 142.46 FEET; THENCE N27°33'38"E 262.83 FEET; THENCE N62°26'22"W 155.00 FEET; THENCE N27°33'38"E 211.03 FEET TO THE EXISTING BACK OF CURB; THENCE S62°52'55"E ALONG THE EXISTING BACK OF CURB, 286.37 FEET; THENCE S42°31'10"E 63.28 FEET TO THE CENTER LINE OF MEADS WASH; THENCE S08°56'46"E ALONG THE CENTER LINE OF MEADS WASH, 351.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.390 ACRES.

WITNESS the hand of said Grantor this _____ day of _____, 20__.

Price City, A Municipal Corporation

Joe L. Piccolo, Mayor

ATTEST:

Sherrie Gordon, City Recorder

STATE OF Utah)

: SS

COUNTY OF Carbon)

On the _____ day of _____, 20____, personally appeared before me, Joe L. Piccolo, Mayor of Price City and Sherrie Gordon, City Recorder of Price City, the signers of the above instrument, who duly acknowledged to me that they executed the same on behalf of Price City by the authority of the Price City Council pursuant to a resolution thereof on January 27th, 2016.

Notary Public

PUBLIC HEARING

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO RECEIVE INPUT ON THE POTENTIAL SURPLUS AND TRANSFER OF REAL PROPERTY, COMMONLY REFERRED TO AS THE 'GIRLS SOFTBALL FIELD', LOCATED AT APPROXIMATELY 650 N CEDAR HILLS DRIVE, FROM PRICE CITY TO THE CARBON COUNTY SCHOOL DISTRICT. THE PUBLIC HEARING WILL BE HELD AT 6:00PM ON MONDAY, JANUARY 25, 2015 AND HELD IN THE PRICE CITY COUNCIL CHAMBERS LOCATED AT 185 E MAIN STREET. COMMENTS MAY BE MADE IN ADVANCE BY CONTACTING NICK TATTON AT 636-3184. ALL COMMENTS WILL BE PROVIDED TO THE PLANNING COMMISSION.

THE PRICE CITY COUNCIL WILL HOLD A PUBLIC HEARING TO RECEIVE INPUT ON THE POTENTIAL SURPLUS AND TRANSFER OF REAL PROPERTY, COMMONLY REFERRED TO AS THE 'GIRLS SOFTBALL FIELD', LOCATED AT APPROXIMATELY 650 N CEDAR HILLS DRIVE, FROM PRICE CITY TO THE CARBON COUNTY SCHOOL DISTRICT. THE PUBLIC HEARING WILL BE HELD AT 6:00PM ON WEDNESDAY, JANUARY 27, 2015 AND HELD IN THE PRICE CITY COUNCIL CHAMBERS LOCATED AT 185 E MAIN STREET. COMMENTS MAY BE MADE IN ADVANCE BY CONTACTING NICK TATTON AT 636-3184. ALL COMMENTS WILL BE PROVIDED TO THE PLANNING COMMISSION.

PUBLISHED IN THE SUN ADVOCATE JANUARY 14, 19, 2016