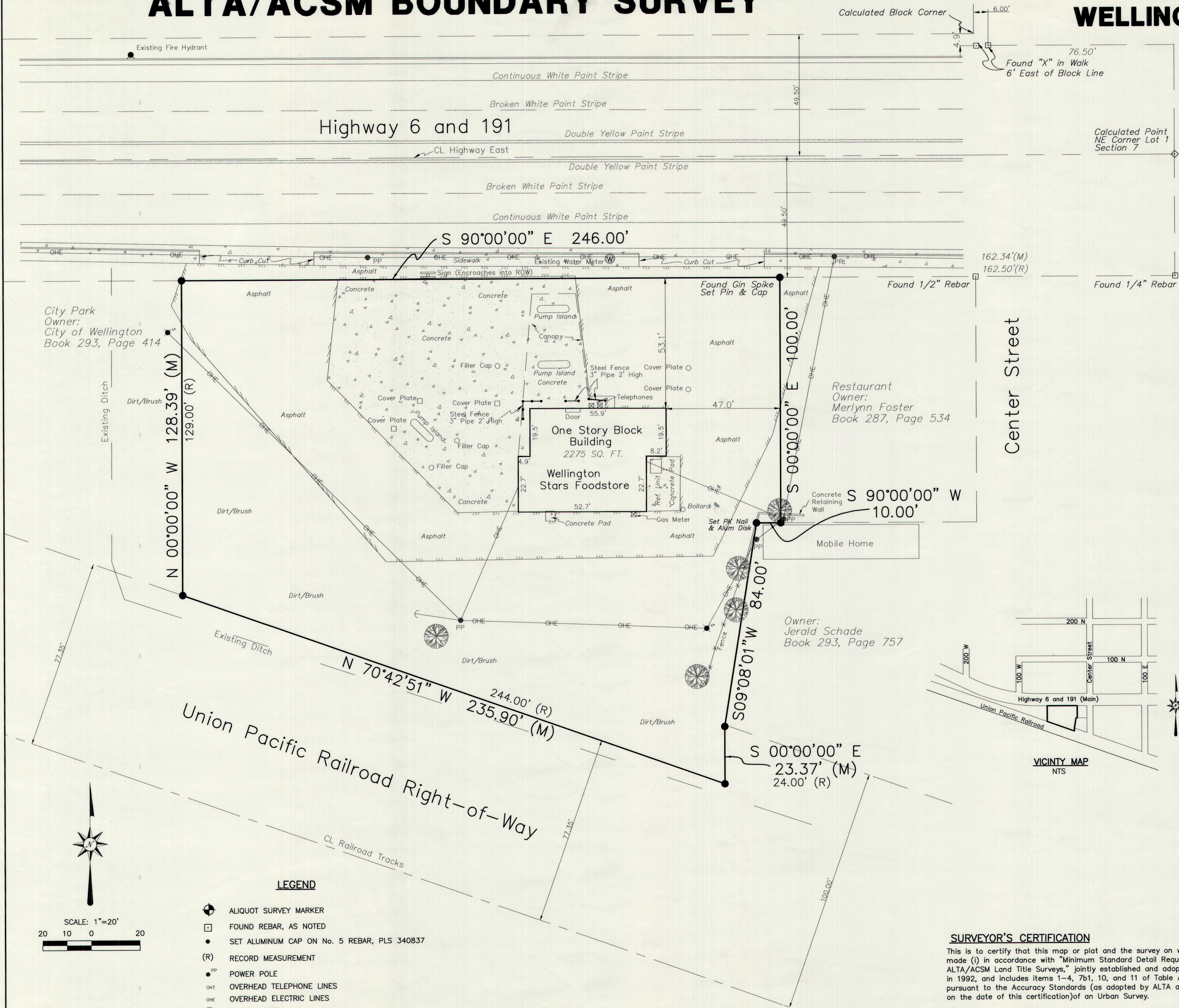


# ALTA/ACSM BOUNDARY SURVEY

# WELLINGTON STAR FOODSTORE WELLINGTON, CARBON COUNTY, UTAH



### BOUNDARY DESCRIPTION

A parcel of land in the Northwest 1/4 of Section 7, Township 15 South, Range 11 East of the Salt Lake Base and Meridian, City of Wellington, State of Utah, more particularly described as follows:

Beginning at a point 162.5 feet West and 49.5 feet South of the Northeast corner of Lot 1, Section 7, Township 15 South, Range 11 East, SLB&M; and running thence South 100 feet; thence West 10 feet; thence South 9' 08" West, 84 feet; thence South 24 feet more or less to the UNION PACIFIC RR Co. right-of-way; thence Northwesterly along said right-of-way 244 feet more or less to a point which is 408.5 feet West and 178.5 feet South of the Northeast Corner of said Lot 1; thence North 129 feet; thence East 246 feet to the place of beginning.

The above described parcel contains 0.922 acres, as surveyed.

### SURVEYOR'S NARRATIVE

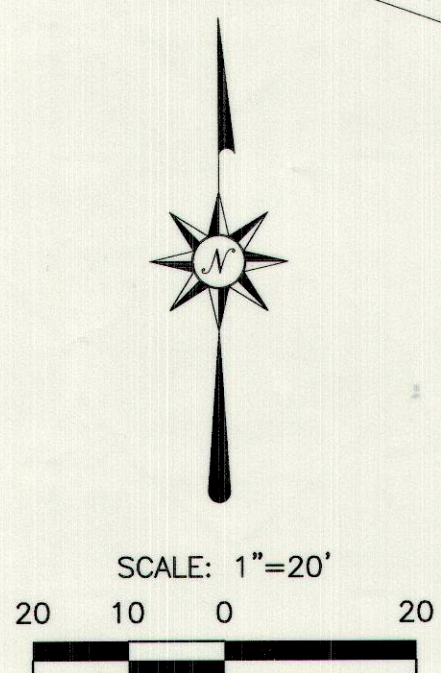
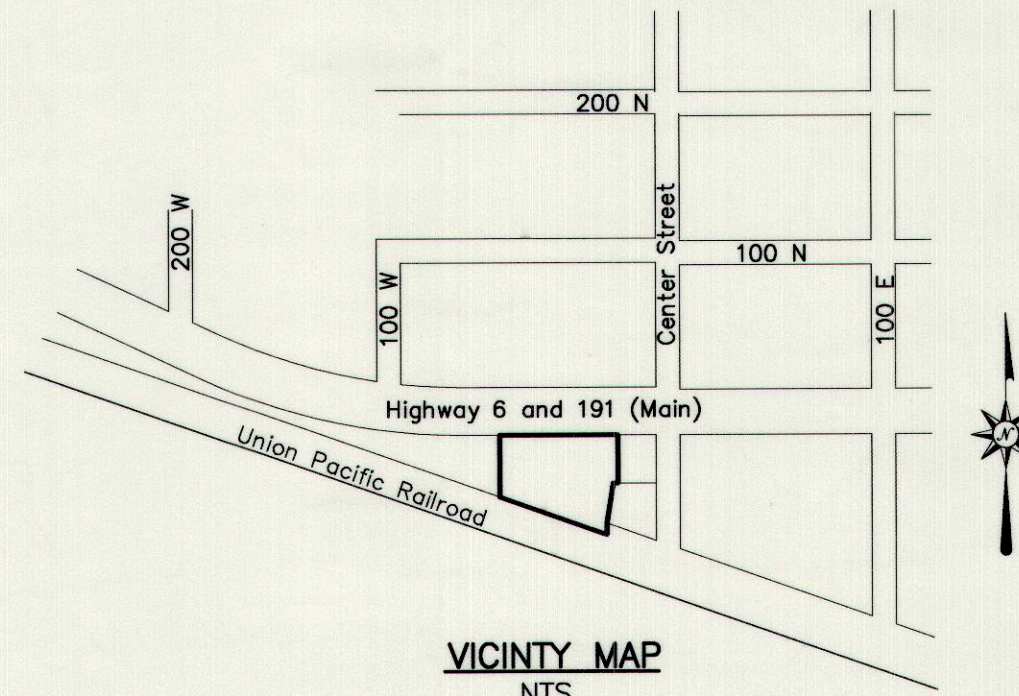
The purpose of this survey is to establish the boundary lines of the property and show the physical improvements that exist on the property for the clients.

Basis of Bearing: The South right-of-way line of Highway 191 between found monuments, as shown on survey, being the northwest corner and the Northeast corner of that deed as described in Book 287, Page 534, Carbon County records. Said line bears East.

Local control was used to establish the property. Found property corners, along the South Highway right-of-way line were used to establish the North property line. Found crosses in the sidewalk at the intersection of Center Street were used to confirm the calculated position of the Northeast corner of Lot 1. The Railroad right-of-way was established using the center of the tracks as a monument.

### GENERAL NOTES:

- This survey does not constitute a title search by the Surveyor. All information regarding record easements, rights-of-way, and other documents that might affect the quality of title of the tract shown hereon was obtained from the Title Commitment as prepared by First American Title Company of Utah, Price, Utah, Commitment Number 27829-C, Dated July 18, 1997.
- This Survey plat as certified on 9-26, 1997, supersedes any previous certifications of this survey.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or above ground containers that may affect the use or development of this land.
- The gross floor area is calculated using the exterior footprint of the building.
- The parcel surveyed is not located in Zone A, as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Boundary Map Number H-01, City of Wellington, Utah, dated April 9, 1976.
- Current zoning for the surveyed parcel is Retail Commercial. Building setbacks vary with type of development.
- Only utilities that are physically located above ground are shown. Other underground utilities may exist.
- Gas storage tanks are below ground and approximate locations are established by the location of access panels and lids as shown.
- Property corners located during this survey that were within 0.25 feet of the calculated position were accepted as being "in position".
- The pricing sign north of the site encroaches into the Highway right-of-way.



### LEGEND

- ⊕ ALIQUOT SURVEY MARKER
- FOUND REBAR, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 340837
- (R) RECORD MEASUREMENT
- PP POWER POLE
- OHT OVERHEAD TELEPHONE LINES
- OHE OVERHEAD ELECTRIC LINES
- WM WATER METER

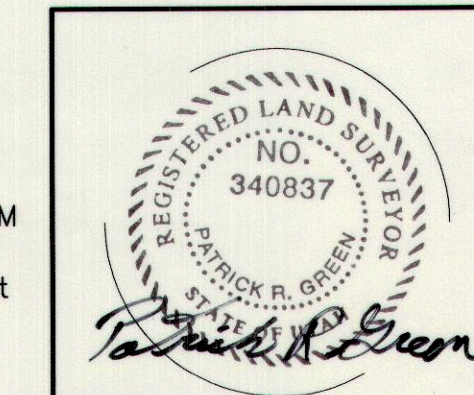
### SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1-4, 7b1, 10, and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

CERTIFIED THIS 26 DAY OF SEPT, 1997

Prepared for:  
BSA Investments  
Rio Vista Oil, LTD., a Utah Corporation  
First American Title Company of Utah

Located in the NW1/4 Sec. 7, T15S, R11E, SLB&M



PATRICK GREEN  
UTAH REGISTERED SURVEYOR  
P.L.S. No. 340837

**ALTA/ACSM BOUNDARY SURVEY**  
WELLINGTON STAR FOODSTORE  
WELLINGTON,  
CARBON COUNTY, UTAH

<b>LANDesign</b>			
ENGINEERS • SURVEYORS • PLANNERS			
258 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099			
PROJ. NO. 97099-7	SURVEYED	DRAWN	CHECKED
DATE: AUGUST, 1997	RM/BE	RSK	PRG
			SHEET 1 OF 1