



Main Street

100' Wide Paved Public Street

$$\Delta = 5'42'37''$$

$$R = 1858.66'$$

$$L = 185.24'$$

$$LC = 185.24'$$

$$S\ 51'33'38''\ E$$

Narrative

This survey was ordered by CSK Auto, Inc. prerequisite to development.
 Monuments were found for the Northwest Corner and the West 1/4 Corner of Section 22, T14S, R10E, SLB & M, U.S. Survey and the Carbon County Survey bearing of S 0°36'55" E was applied to a line between these two monuments for Bearing Basis.

This property was previously surveyed by Barker & Associates in August of 1998.
 We discussed with Mr. Barker the location of his found rebars and were told by him to honor his description rather than the placement of the rebars.

No right-of-way markers were recovered to monument Main Street location.
 Property corners were placed as shown on April 6, 1999.

Note :

CAUTION :
 The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Description

Beginning at a point South 00°36'55" East 997.97 feet along the Section Line and East 1147.74 feet from the Northwest corner of Section 22, Township 14 South, Range 10 East, Salt Lake Base and Meridian, said point being on the Southerly line of Price City Main Street; and running thence South 23°59'00" West 180.00 feet; thence North 66°01'00" West 179.30 feet; thence North 23°59'00" East 226.23 feet to the said Southerly line of Price City Main Street; thence along said southerly line along the arc of a curve to the right, with a radius of 1858.66 feet, through a central angle of 05°42'37", for a distance of 185.24 feet, having a chord that bears South 51°33'38" East 185.16 feet, to the point beginning.

Contains 36,703 sq. ft. or 0.843 acre

Certification

To: Lawyers Title Insurance Corporation, FFCA and FFCA Acquisition Corporation, a Delaware Corporation, and their successors or assigns, and CSK Auto, Inc.:

This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Lawyers Title Commitment No. C-9912-N/A and dated 23 March 1999 is based on a field survey made on 4 June 1998, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "Urban" survey as defined therein; (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for FFCA and FFCA Acquisition Corporation dated September 15, 1993, revised October 3, 1996"; and (3) to the best of my professional knowledge, information and belief,

- This Survey Map correctly represents the facts found at the time of the survey;
- There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment;
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot; and
- The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record unless otherwise shown.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and this Survey Map has been prepared for their respective benefits in anticipation of their reliance thereon.

By: Bruce D. Pimper
 Bruce D. Pimper
 Registration No. 362256
 Within the State of Utah

Title Information

This survey was completed using Title Report Order No. 10210 Commitment No. C-9912-N/A from Lawyers Title Insurance Corporation dated 23 March, 1999.

Legend

- Existing Manhole
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Power pole
- Fence
- Flowline of ditch
- Power line
- Light pole
- Sign
- Catch Basin

Flood Plain Data

This property lies within Zone X (no shading). This is defined as areas located entirely outside of the 500 year flood plain as shown on FEMA Flood Insurance Rate Map for the City of Price, Carbon County, Utah Community Parcel No. 490036 0001 D dated 3 December, 1993.

Zoning & Restrictions

Zoning: Commercial Development
 Setbacks: Determined by conditional use permit
 Building Height: Determined by conditional use permit
 Bulk Restrictions: Determined by conditional use permit

Encroachments

The existing sidewalk along Main Street encroaches as shown.
 Existing utility lines cross the property as shown.

Benchmark :

Top of Aluminum cap at the North west corner of Section 22
 Elevation = 5584.90
 (Price City Datum)

Note:
 The subject property is presently unimproved, and is without buildings or parking spaces.
 A storm drain line and an overhead power line cross the property.
 No driveways are existing along main street. New driveways will be permitted through the Utah Department of Transportation.



A Part of the Northwest 1/4 of Section 22, Township 14 South, Range 10 East, Salt Lake Base and Meridian

ALTA/ACSM Survey

CSK Auto
 1268 East Main Street
 Price, Carbon County, Utah

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS AND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)521-8529 Ogden (801)384-7288 Fax (801)521-9551	SCALE :	1" = 20'	DATE :	7 Dec, 1998	DRWG. NO.
	DRAWN :	BP	REVISIONS :	20 Apr, 1999	
	98-23AS				