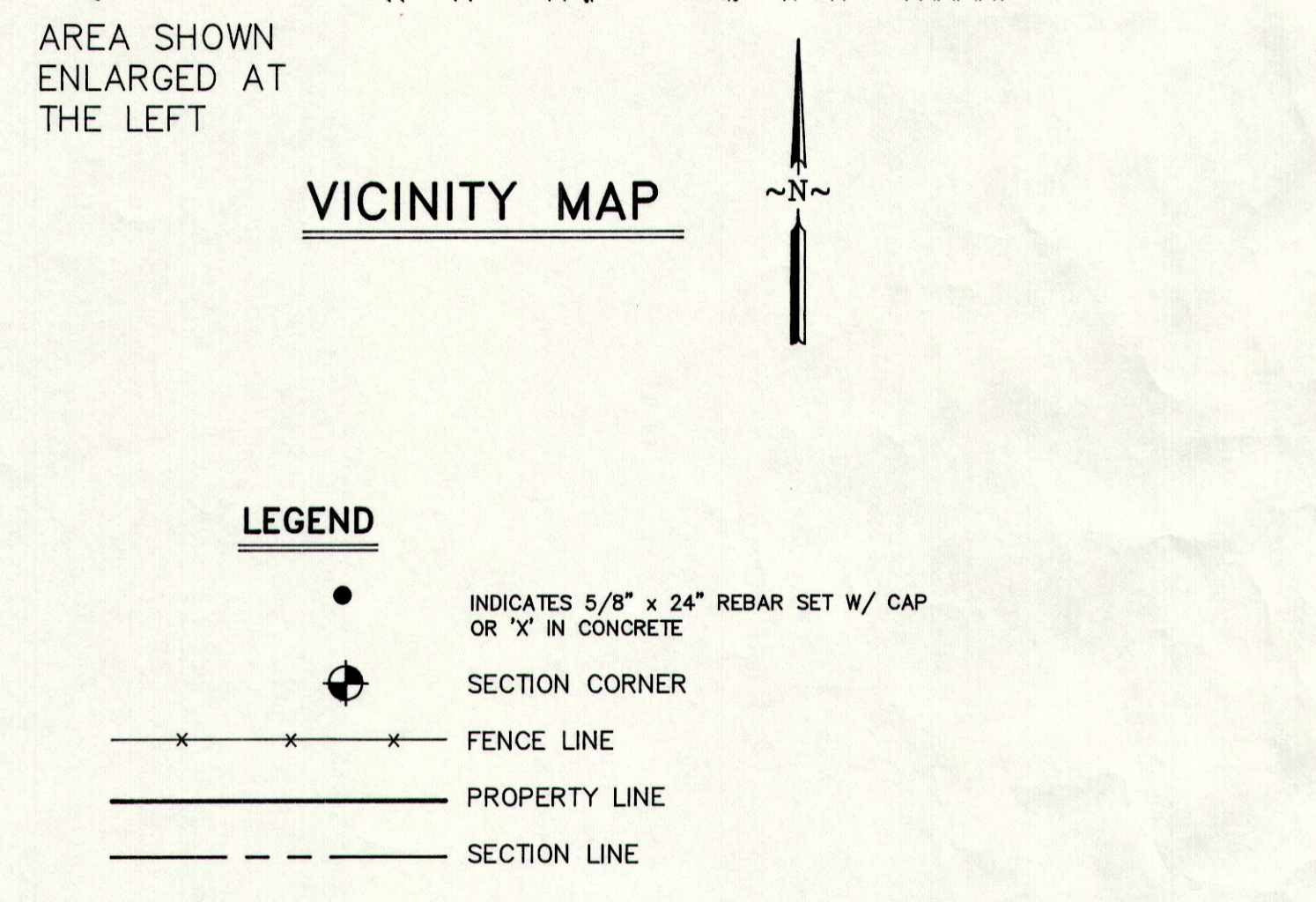
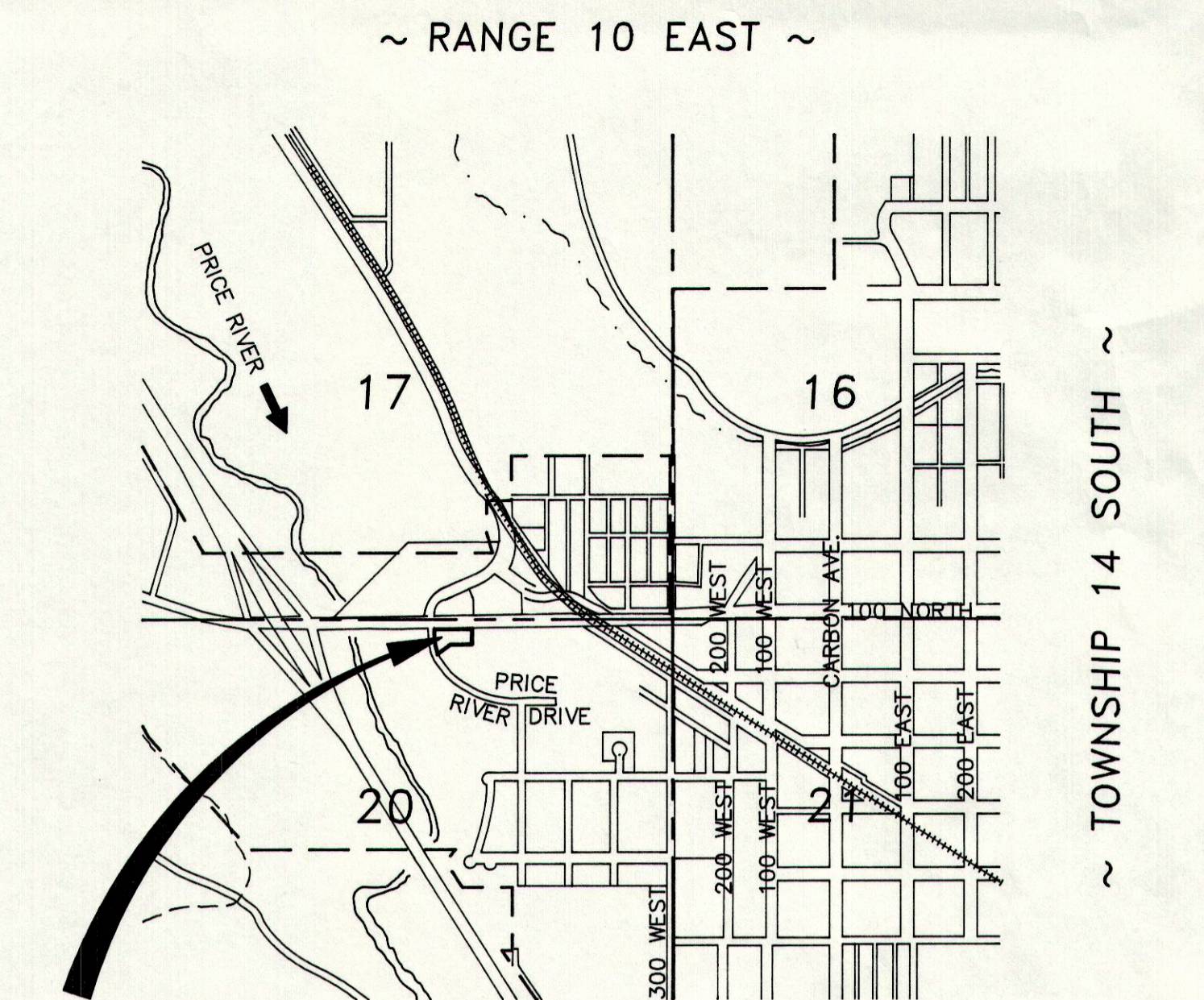


- NOTES:**
- FLOOD_ZONE IS ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN)
 SOURCE: FLOOD INSURANCE RATE MAP
 CITY OF PRICE, UTAH
 CARBON COUNTY
 PANEL 1 OF 2
 COMMUNITY - PANEL NUMBER
 490036 0001D
 MAP REVISED DEC. 3, 1993
 - NO ZONING BUILDING SET BACKS REQUIREMENTS WERE FOUND.
 - EXCEPTION 21 OF OLD TITLE REPORT -(DISCREPANCY REGARDING NORTH BOUNDARY LINE)
 THE DESCRIPTION CALLS OUT TO THE "EXISTING FENCE LINE" WHICH OVERRIDES THE RECORDED DISTANCES AND BEARINGS THEREFORE NO DISCREPANCY IS FOUND.
 - THE BASIS OF BEARING IS N 88°41'19" E BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN. (THEREFORE BEARINGS ARE ROTATED 0°32'05" COUNTER-CLOCKWISE.)



EASEMENT SCHEDULE

EXCEPTION NUMBER	OWNER	DESCRIPTION
9 BOOK 3-U PAGE 478	UTAH POWER & LIGHT	DESCRIBES A LINE EASEMENT WHICH DOES NOT CROSS THE PROPERTY LINE, BUT NO EASEMENT WIDTH WAS STATED. THERE MAY POSSIBLY BE AN ENCROACHMENT FOR MAINTENANCE PURPOSES.
10 BOOK 122 PAGE 478	PRICE RIVER WATER IMPROVEMENT DISTRICT	EASEMENT OVERLAPS SUBJECT PROPERTY.
11 BOOK 202 PAGE 337	MOUNTAIN FUEL SUPPLY COMPANY	16' WIDE EASEMENT. EASEMENT OVERLAPS SUBJECT PROPERTY WITH NO EVIDENCE OF AN EXISTING GAS LINE.
12 BOOK 204 PAGE 488	MOUNTAIN FUEL SUPPLY COMPANY	20' WIDE EASEMENT. EASEMENT OVERLAPS SUBJECT PROPERTY.
13 BOOK 205 PAGE 113	MTN. STATE TELEPHONE & TELEGRAPH CO.	5' WIDE EASEMENT. DOES NOT CROSS SUBJECT PROPERTY. (SAME AS 15, & 16)
14 BOOK 205 PAGE 842	MOUNTAIN FUEL SUPPLY COMPANY	20' WIDE EASEMENT. EASEMENT OVERLAPS NORTH LINE OF SUBJECT PROPERTY.
15 BOOK 211 PAGE 279	MTN. STATE TELEPHONE & TELEGRAPH CO.	5' WIDE EASEMENT. DOES NOT CROSS SUBJECT PROPERTY. (SAME AS 13, & 16)
16 BOOK 211 PAGE 281	MTN. STATE TELEPHONE & TELEGRAPH CO.	5' WIDE EASEMENT. DOES NOT CROSS SUBJECT PROPERTY. (SAME AS 13, & 15)
17 BOOK 216 PAGE 562	UTAH POWER & LIGHT	40' WIDE EASEMENT. EASEMENT OVERLAPS SUBJECT PROPERTY.
29 BOOK 171 PAGE 197	UTAH DEPT. OF TRANSPORTATION	EASEMENT OVERLAPS SUBJECT PROPERTY. THE ORIGINAL DEED CALLS OUT A R O-W FENCE LINE ON THE SOUTH SIDE OF A HIGHWAY THENCE N 89°1'23" E, 315.00 FEET ALONG SAID FENCE. ACCESS TO THE HIGHWAY CAN NOT BE OBTAINED FROM THE NORTH SIDE OF SUBJECT PROPERTY.
27 BOOK 50 PAGE 195		"THIS EASEMENT WAS CALLED FROM A PLAT FOUND AT BOOK 4 OF PLATS A1 PAGE 229. NO DESCRIPTION COULD BE FOUND. SOUTH EASTERN UTAH TITLE CO. WAS ALSO CONTACTED.

DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF PRICE RIVER DRIVE, SAID POINT BEING NORTH 480.19 FEET AND WEST 1264.61 FEET AND NORTHWESTERLY 351.31 FEET ALONG THE ARC OF A 347.00 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID NORTH LINE OF PRICE RIVER DRIVE (LONG CHORD BEARS NORTH 60°59'46" WEST 336.50 FEET) FROM THE NORTHEAST CORNER OF SUNSET VIEW SUBDIVISION, SAID NORTHEAST CORNER OF SAID SUBDIVISION TO BE SOUTH 945.23 FEET AND WEST 339.30 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTHERLY 190.19 FEET ALONG THE ARC OF A 347.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 16°17'27" WEST 187.81 FEET) ALONG SAID RIGHT OF WAY LINE OF PRICE RIVER DRIVE; THENCE NORTH 0°35'21" WEST 6.31 FEET ALONG SAID RIGHT OF WAY LINE OF PRICE RIVER DRIVE TO A RIGHT OF WAY FENCE LINE ON THE SOUTH SIDE OF A HIGHWAY; THENCE NORTH 89°47'23" EAST 315.00 FEET ALONG SAID FENCE LINE; THENCE SOUTH 130.00 FEET; THENCE WEST 180.69 FEET; THENCE SOUTH 54°42'13" WEST 99.93 FEET TO THE POINT OF BEGINNING.

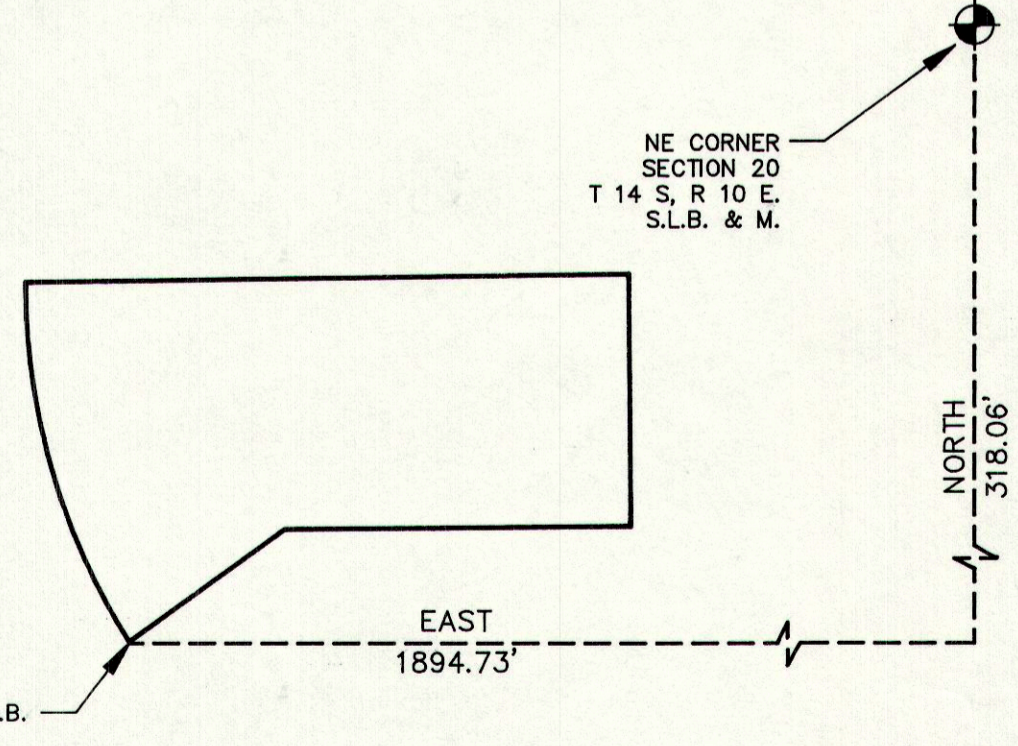
PURPOSE

PURPOSE OF THIS SURVEY WAS TO STAKE ON THE GROUND AND PERFORM AN ALTA/ACSM LAND TITLE SURVEY OF THE PROPERTY DESCRIBED.

ENGINEER'S CERTIFICATE

I, EVAN E. HANSEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY TO SOUTH EASTERN UTAH TITLE COMPANY, FIRST AMERICAN TITLE COMPANY, AND WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC. THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION OCTOBER 3, 1998. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, INCLUDES ITEMS NONE OF TABLE A, ITEMS 1, 2, 3, 4, 6, 7a, 7b, 8, 9, 10, 11, & 13. 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.

Evan E. Hansen
 EVAN E. HANSEN
 OCTOBER 13, 1998
 DATE



SECTION CORNER TIE

TIED INTO BONNEVILLE ENGINEERING CONTROL WHO WERE THE SURVEYOR'S WHO ORIGINALLY SUBDIVIDED THIS PROPERTY.

REGISTERED LAND SURVEYOR
 NO. 145656
 EVAN E. HANSEN
 STATE OF UTAH

NE1/4 SECTION 20, T 14 S, R 10 E, S.L.B. & M.

Empire Engineering & Land Surveying Inc.
 1665 E. Sagewood Rd. Price, Utah 84501 Phone (801) 637-5/48

ALTA/ACSM LAND TITLE SURVEY
 687 W. PRICE RIVER DRIVE
 PRICE, UTAH

Drawn By: THK Approved By: EEH Drawing No. EEPS-309 D
 Date: 10/10/98 Scale: 1" = 30'