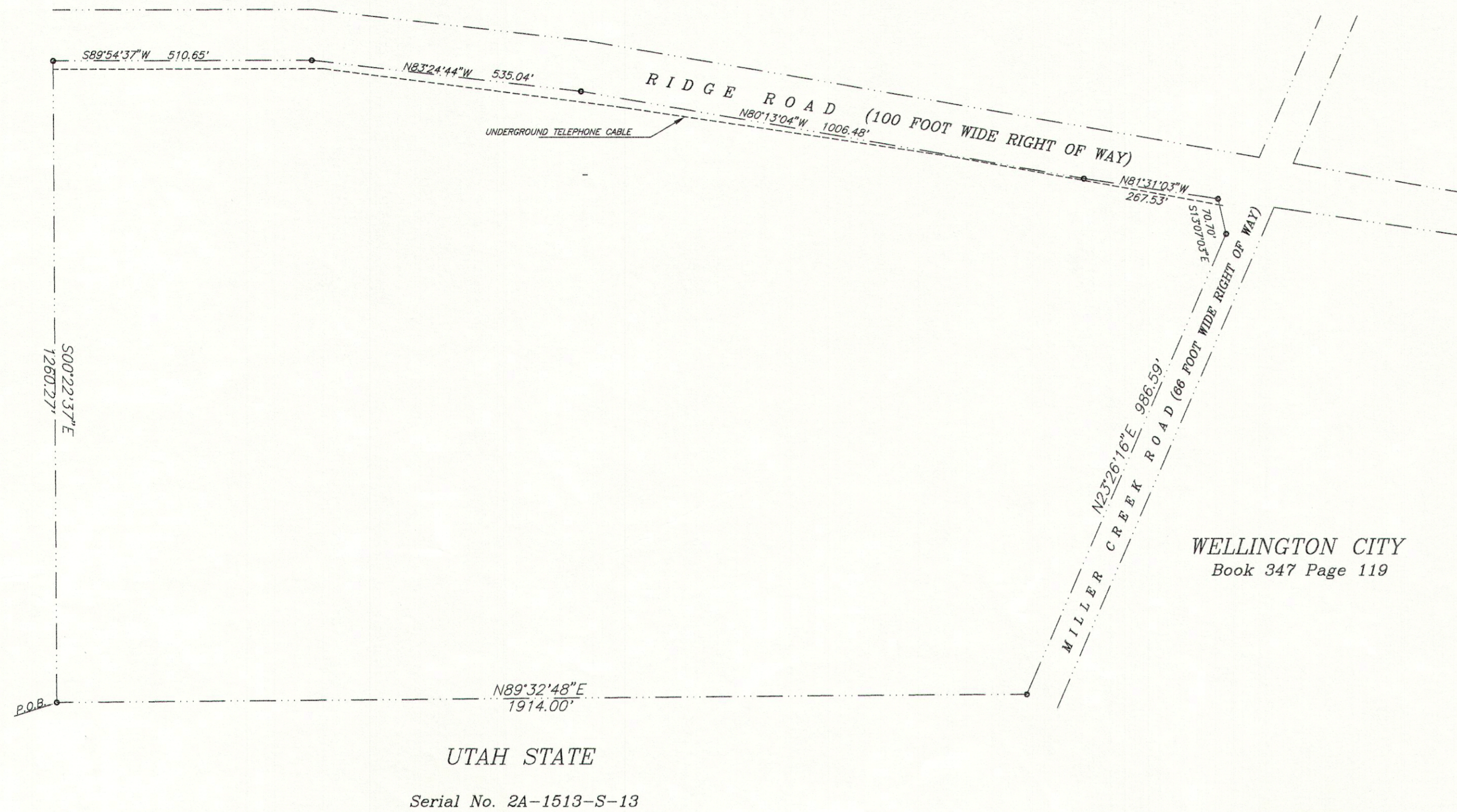


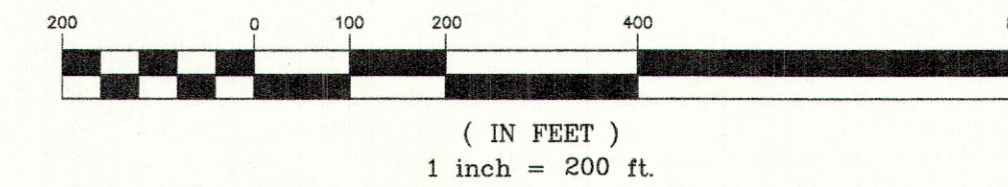
WELLINGTON CITY  
Book 347 Page 119

CARBON COUNTY  
SCHOOL DISTRICT  
Book 248 Page 233



UTAH STATE  
Serial No. 2A-1513-S-13

GRAPHIC SCALE



DESCRIPTION

Beginning at the Southwest corner of the Northwest quarter of Section 13 Township 15 South Range 10 East of the Salt Lake Base & Meridian; Thence North 89°32'48" East 1914.00 feet to the West line of County Road also known as Miller Creek Road; Thence North 23°26'16" East 986.59 feet along said County Road; Thence North 13°07'03" West 70.70 feet to the South line of County Road also known as Ridge Road; Thence North 81°31'03" West 267.53 feet along said County Road; Thence North 80°13'04" West 1006.48 feet along said County Road; Thence North 83°24'44" West 535.04 feet along said county road; Thence South 89°54'37" West 510.65 feet along said County Road to the West line of said Northwest quarter; Thence South 00°22'37" East 1260.27 feet to the Point of Beginning. Containing 56.97 acres.

UTILITIES

NATURAL GAS: Mountain Fuel Supply Co., Price, Utah. Kenneth Barker - (801) 637-6380.  
TELEPHONE: U.S. West, Orem, Utah. Engineer Don Williams - (801) 226-0021  
SEWER: Price River Improvement District, Price, Utah. Phil Palmer - (801) 637-6350.  
WATER: Wellington City - (801) 637-5213.  
POWER: Utah Power & Light. Norm Smith - (801) 637-6380. Price, Utah.

ZONING

MANUFACTURING ZONE M-1

AREA REQUIREMENTS: Area requirements will be dependent on compliance with parking and setback regulations.

SIDE YARD REGULATIONS: None, except that wherever a building is located upon a lot adjacent to residential zone or agricultural boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line, and on corner lots, the side yard, which faces on a street, shall be not less than twenty (20) feet.

FRONT YARD REGULATIONS: The minimum depth of the front yard for all advertising signs, buildings, structures, walls, or fences more than two (2) feet in height shall be twenty (20) feet.

REAR YARD REGULATIONS: None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten (10) feet.

HEIGHT REGULATIONS: No building or structure shall be erected to a height greater than two and one-half (2-1/2) stories, or thirty-five (35) feet.

COVERAGE REGULATIONS: No building or structure or group of buildings with their accessory buildings shall cover more than sixty (60) percent of the area of the lot.

PARKING: For a new building or structure or the enlargement or increase in capacity or floor area of an existing main building or structure there should be at least one (1) permanently maintained parking space of not less than one hundred and eighty (180) square feet for every for every two employees at peak shift on that parcel of land.

SURVEYORS CERTIFICATE:

I, ART F. BARKER, HEREBY DEPOSE AND SAY THAT I AM A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND HOLD CERTIFICATE NUMBER 162812. I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY SHOWN HEREWITH.

*Art F. Barker*  
ART F. BARKER  
162812  
LAND SURVEYOR  
STATE OF UTAH

8/14/97  
DATE

LEGEND

- = PROPERTY LINE
- o = 1/2" IRON PIN SET W/ CAP
- ◆ = SECTION CORNER / QUARTER CORNER

WODZIANSKI & SMITH, INC. ENGINEERS  
1322 ELK STREET, FRANKLIN PA, 16323

BARKER & ASSOCIATES  
SURVEYING & ENGINEERING SERVICES (801) 637-2394 (FAX:801-637-2423)  
P.O. BOX 43 WELLINGTON, UTAH 84542 UTAH WATTS 1-888-676-2394

PROPERTY SURVEY  
TIE INTO EXISTING CONTOURS  
BARKER & ASSOC. NO. 97048 SHEET 1 OF 1