Ent 124008 Bk 648 Pg 341
Date: 20-JUN-2007 8:14AM
Fees: $10.00 Charge
Filed By: VB
VICKI BARNETT, Recorder
CARBON COUNTY CORPORATION
For: GREAT BASIN ENGINEERING

Notes

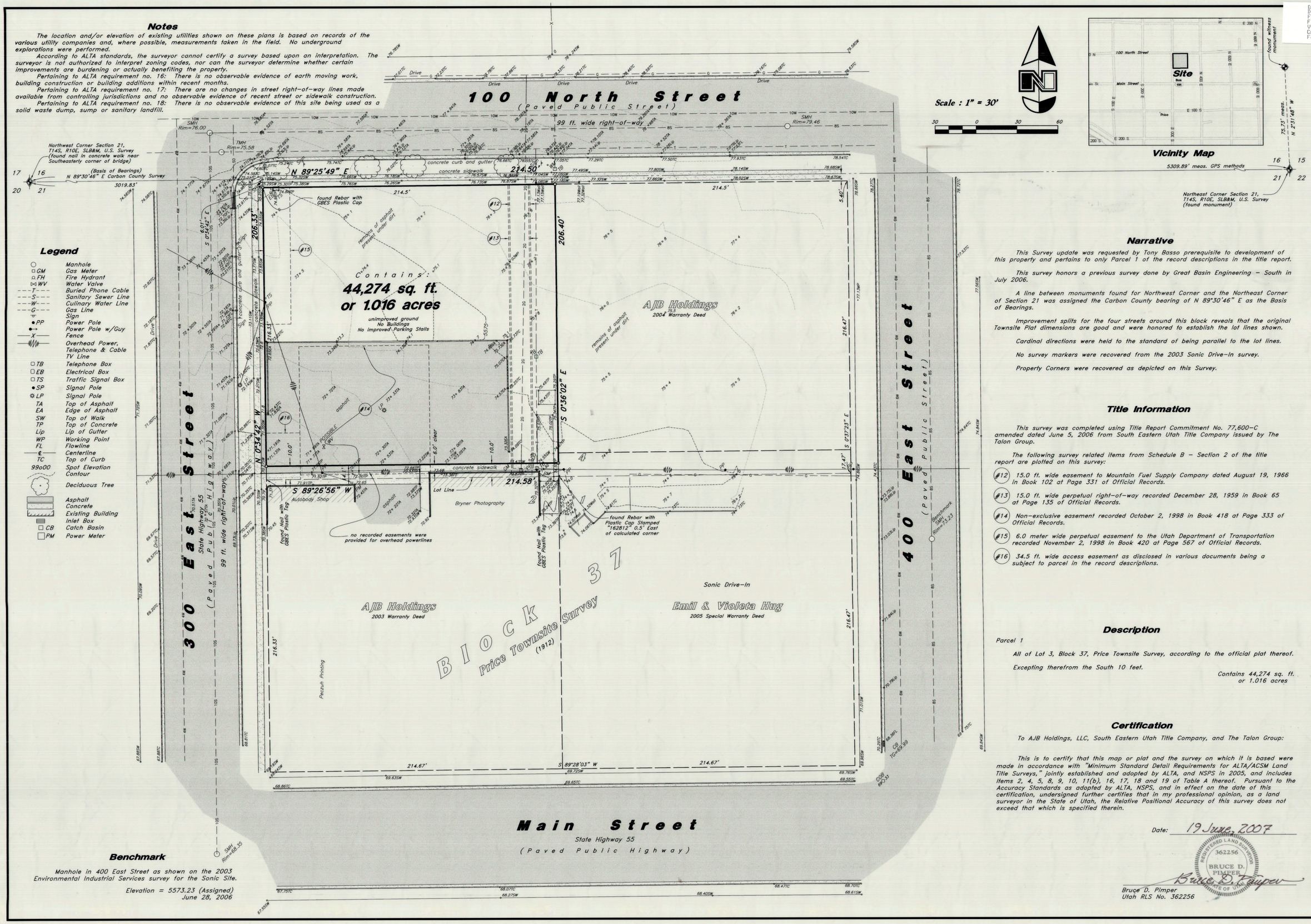
The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA requirement no. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA requirement no. 17: There are no changes in street right-of-way lines made available from controlling jurisdictions and no observable evidence of recent street or sidewalk construction.

Pertaining to ALTA requirement no. 18: There is no observable evidence of this site being used as a solid waste dump, sump or sanitary landfill.



Legend

- Manhole
- GM Gas Meter
- FH Fire Hydrant
- WV Water Valve
- T Buried Phone Cable
- S Sanitary Sewer Line
- W Culinary Water Line
- G Gas Line
- Sign
- PP Power Pole
- Power Pole w/Guy
- X Fence
- Overhead Power, Telephone & Cable TV Line
- TB Telephone Box
- EB Electrical Box
- TS Traffic Signal Box
- SP Signal Pole
- LP Signal Pole
- TA Top of Asphalt
- EA Edge of Asphalt
- SW Top of Walk
- TC Top of Concrete
- Lip Lip of Gutter
- WP Working Point
- FL Flowline
- ℄ Centerline
- TC Top of Curb
- 99o00 Spot Elevation
- Contour
- Deciduous Tree
- Asphalt
- Concrete
- Existing Building
- Inlet Box
- CB Catch Basin
- PM Power Meter

Benchmark

Manhole in 400 East Street as shown on the 2003 Environmental Industrial Services survey for the Sonic Site.

Elevation = 5573.23 (Assigned)
June 28, 2006

Narrative

This Survey update was requested by Tony Basso prerequisite to development of this property and pertains to only Parcel 1 of the record descriptions in the title report.

This survey honors a previous survey done by Great Basin Engineering – South in July 2006.

A line between monuments found for Northwest Corner and the Northeast Corner of Section 21 was assigned the Carbon County bearing of N 89°30'46" E as the Basis of Bearings.

Improvement splits for the four streets around this block reveals that the original Townsite Plat dimensions are good and were honored to establish the lot lines shown.

Cardinal directions were held to the standard of being parallel to the lot lines.

No survey markers were recovered from the 2003 Sonic Drive-In survey.

Property Corners were recovered as depicted on this Survey.

Title Information

This survey was completed using Title Report Commitment No. 77,600-C amended dated June 5, 2006 from South Eastern Utah Title Company issued by The Talon Group.

The following survey related items from Schedule B – Section 2 of the title report are plotted on this survey:

(#12) 15.0 ft. wide easement to Mountain Fuel Supply Company dated August 19, 1966 in Book 102 at Page 331 of Official Records.

(#13) 15.0 ft. wide perpetual right-of-way recorded December 28, 1959 in Book 65 at Page 135 of Official Records.

(#14) Non-exclusive easement recorded October 2, 1998 in Book 418 at Page 333 of Official Records.

(#15) 6.0 meter wide perpetual easement to the Utah Department of Transportation recorded November 2, 1998 in Book 420 at Page 567 of Official Records.

(#16) 34.5 ft. wide access easement as disclosed in various documents being a subject to parcel in the record descriptions.

Description

Parcel 1

All of Lot 3, Block 37, Price Townsite Survey, according to the official plat thereof.

Excepting therefrom the South 10 feet.

Contains 44,274 sq. ft.
or 1.016 acres

Certification

To AJB Holdings, LLC, South Eastern Utah Title Company, and The Talon Group:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, and NSPS in 2005, and includes items 2, 4, 5, 8, 9, 10, 11(b), 16, 17, 18 and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 19 June 2007

REGISTERED LAND SURVEYOR
362256
BRUCE D. PIMPER
STATE OF UTAH

Bruce D. Pimper
Utah RLS No. 362256

REV	DESCRIPTION	DATE

Designed by: ---
Drafted by: kh
Client Name:
AJB Holdings

07-52AS-2

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

ALTA / ACSM Land Title Survey

AJB Holdings

300 East and 100 North
Price, Carbon County, Utah
A Part of the NE 1/4 of Section 21, T14S, R10E, SLB&M

20 Apr, 2007

SHEET NO. 1 of 1

#462

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