

Sub 8157328 # 774 306  
 Date: 23-JUL-2012 12:39:19PM  
 Fee: \$18.00 Check  
 Filed By: KW  
 WIKKI BARNETT, Recorder  
 CARBON COUNTY CORPORATION  
 For: LAND DESIGN GROUP LLC

# ALTA/ACSM SURVEY

LAND TITLE SURVEY  
 1260 EAST MAIN STREET  
 PRICE CITY  
 CARBON COUNTY, UTAH

LOCATED IN THE NORTHWEST 1/4, SECTION 22  
 TOWNSHIP 14 SOUTH, RANGE 10 EAST  
 SALT LAKE BASE & MERIDIAN

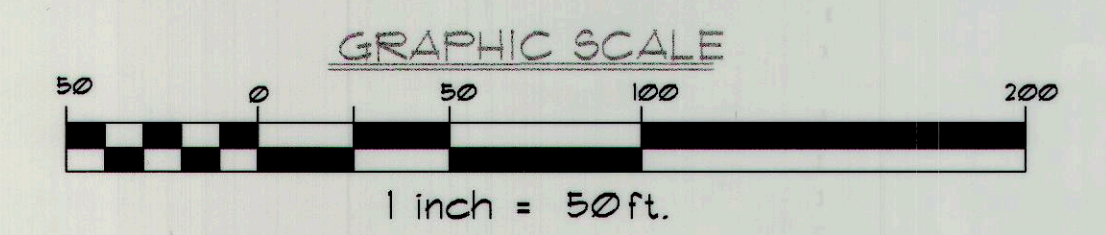
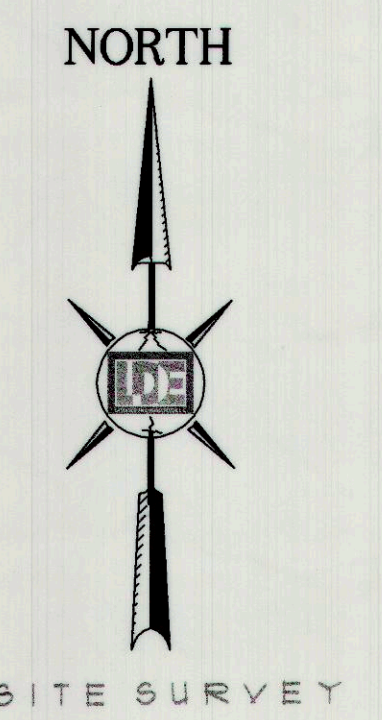
(SHEET 1)

## LEGAL DESCRIPTION TITLE REPORT

### OVERALL BOUNDARY DESCRIPTION

PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, PRICE CITY, CARBON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF MAIN STREET (US HIGHWAY 50) SAID POINT ALSO BEING LOCATED SOUTH 00°36'55" EAST ALONG SECTION LINE 679.37 FEET AND EAST 639.73 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE: ALONG SAID SOUTHERLY LINE OF MAIN STREET ALONG THE ARC OF A 1860.08 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°30'08", A DISTANCE OF 276.02 FEET; (CHORD BEARS SOUTH 63°09'58" EAST 275.77 FEET); THENCE SOUTH 23°59'00" WEST, A DISTANCE OF 230.82 FEET FROM SAID SOUTHERLY LINE OF MAIN STREET; THENCE SOUTH 55°37'32" EAST, A DISTANCE OF 105.76 FEET; THENCE SOUTH 02°39'03" WEST, A DISTANCE OF 528.75 FEET TO THE NORTH BOUNDARY OF THE LOUIS SANTI OWNERSHIP (PARCEL I-2543) THENCE SOUTH 89°25'18" WEST, A DISTANCE OF 489.00 FEET ALONG SAID LINE, TO A POINT MARKING THE LINE BETWEEN THE LOUIS SANTI AND PAULA O'GREEN OWNERSHIP (PARCEL I-2543-2); THENCE SOUTH 01°13'04" WEST TO A FENCE LINE, BEING DEFINED AS THE BOUNDARY LINE BETWEEN TONY SIAPERAS (I-2537) AND THE AFORESAID O'GREEN OWNERSHIP (PARCEL I-2543-2), DISTANCE OF 303.95 FEET, TO A POINT LYING APPROXIMATELY 9' NORTH OF THE BARRY AND ELEN CATWOOD OWNERSHIP (PARCEL I-2541) BY RECORD; THENCE ALONG SAID FENCE LINE THE FOLLOWING 3 COURSES:  
 SOUTH 88°51'52" WEST, A DISTANCE OF 45.37 FEET,  
 SOUTH 88°27'51" WEST, A DISTANCE OF 65.18 FEET,  
 SOUTH 87°17'55" WEST, A DISTANCE OF 25.97 FEET,  
 TO THE JERRY AND LISA CLARK PROPERTY LINE (PARCEL I-2540) MARKED BY A FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 01°37'40" WEST A DISTANCE OF 68.54 FEET, MORE OR LESS; THENCE CONTINUING ALONG SAID FENCE NORTH 00°15'45" EAST 255.16 FEET, MORE OR LESS TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE SOUTH 89°25'18" WEST, A DISTANCE OF 210.76 FEET, MORE OR LESS TO THE WEST LINE OF SECTION 22; THENCE NORTH 00°36'55" WEST, A DISTANCE OF 90.00 FEET ALONG SECTION LINE TO THE JOHN AND SHIRLEY ALGER OWNERSHIP (PARCEL I-2525); THENCE NORTH 89°25'18" EAST, A DISTANCE OF 357.71 FEET ALONG SAID OWNERSHIP; THENCE CONTINUING NORTH 01°13'03" EAST ALONG SAID OWNERSHIP, A DISTANCE OF 174.09 FEET; TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID LINE BEING THE OWNERSHIP BETWEEN RICK KROMPEL (PARCEL I-2644-1) AND TONY SIAPERAS (PARCEL I-2537); THENCE CONTINUING ALONG SAID OWNERSHIP LINE NORTH 89°25'18" EAST, A DISTANCE OF 156.76 FEET; THENCE NORTH 14°30'48" EAST, DISTANCE OF 370.09 FEET; THENCE ALONG THE NDS OWNERSHIP PARCEL (I-2500) NORTH 04°00'51" EAST, A DISTANCE OF 286.46 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 8.492 ACRES, MORE OR LESS



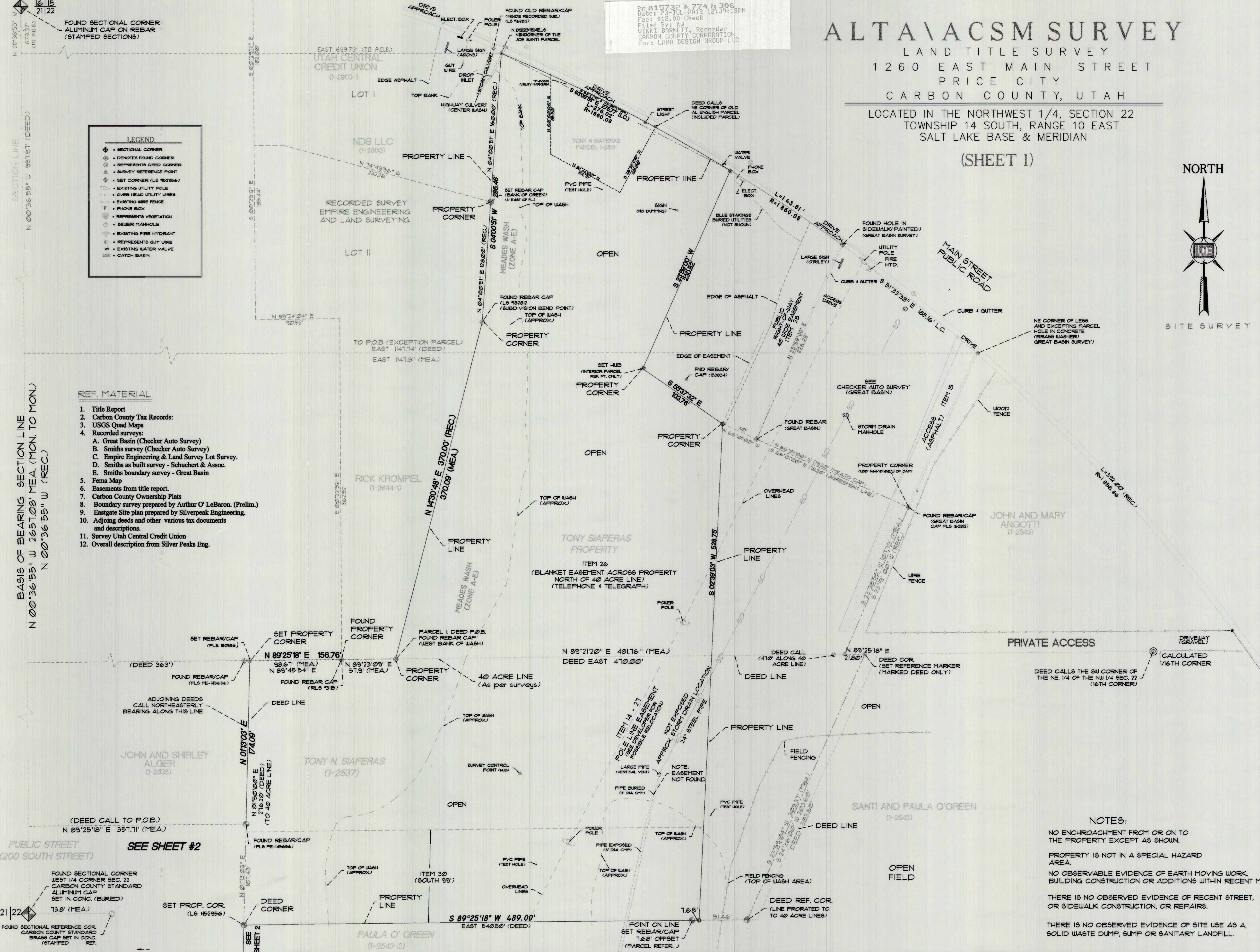
### SURVEYOR'S CERTIFICATE

To LaPorte Group, Andalusia Properties, L.L.C., a Utah limited liability company, Key Community Development Corporation, Wells Fargo Bank, National Association, Metro National Title, and Chicago Title Insurance Company, E. L. Pierce and Tony N. Siaperas.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 11(b), 13, 14, 16, 17, 18, 19, 20(a), and 20(b), 21 of Table A thereof. Field work was completed in March 2012.

Signature: *Richard Johnson*  
 Registration No. 4008956  
 Date: JUNE 6, 2012  
 PROFESSIONAL LAND SURVEYOR

NOTES:  
 NO ENCRoACHMENT FROM OR ON TO THE PROPERTY EXCEPT AS SHOWN.  
 PROPERTY IS NOT IN A SPECIAL HAZARD AREA.  
 NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS.  
 THERE IS NO OBSERVED EVIDENCE OF RECENT STREET, OR SIDEWALK CONSTRUCTION, OR REPAIRS.  
 THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



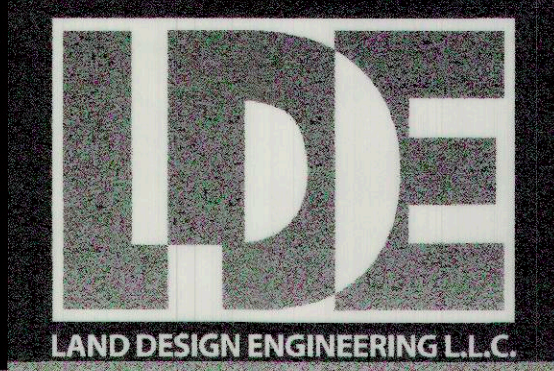
- LEGEND**
- ◆ SECTIONAL CORNER
  - ⊙ DENOTES FOUND CORNER
  - ⊙ REPRESENTS DEED CORNER
  - ▲ SURVEY REFERENCE POINT
  - ⊙ SET CORNER (L.S. 192586)
  - ⊙ EXISTING UTILITY POLE
  - ⊙ OVER HEAD UTILITY WIRES
  - ⊙ EXISTING WIRE FENCE
  - ⊙ PHONE BOX
  - ⊙ REPRESENTS VEGETATION
  - ⊙ SEWER MANHOLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ REPRESENTS GUY WIRE
  - ⊙ EXISTING WATER VALVE
  - ⊙ CATCH BASIN

- REF. MATERIAL**
1. Title Report
  2. Carbon County Tax Records:
  3. USGS Quad Maps
  4. Recorded surveys:
    - A. Great Basin (Checker Auto Survey)
    - B. Smiths survey prepared by Arthur O'LeBaron. (Prelim.)
    - C. Empire Engineering & Land Survey Lot Survey.
    - D. Smiths as built survey - Schuchert & Assoc.
    - E. Smiths boundary survey - Great Basin
  5. Fema Map
  6. Easements from title report.
  7. Carbon County Ownership Plans
  8. Boundary survey prepared by Arthur O'LeBaron. (Prelim.)
  9. Eastgate Site plan prepared by Silverpeak Engineering.
  10. Adjoining deeds and other various tax documents and descriptions.
  11. Survey Utah Central Credit Union
  12. Overall description from Silver Peaks Eng.

BASIS OF BEARING SECTION LINE  
 N 00°36'55" W 21122' MEA. (MON. TO MON.)  
 N 00°36'55" W (REC.)

SCALE: AS SHOWN  
 DATE: JUNE 6, 2012  
 DRAWN BY: RKJ/CFB  
 SURVEY BY: RKJ/S.M.  
 CHECKED BY: RKJ/CFB  
 JOB #: R-12-012-HI  
 SURVEYED ON THE GROUND BETWEEN FEB. 23- MAR 2

LAND DESIGN ENGINEERING  
 P.O. BOX 701168  
 SALT LAKE CITY, UTAH 84170-1168  
 OFFICE: (801) 495-2541  
 FAX: (801) 606-2152



- PLANNING
- ENGINEERING
- SURVEYING

SITE SURVEY FOR:  
 LA PORTE GROUP  
 1260 EAST MAIN STREET  
 PRICE CITY, UTAH

ALTA/ACSM SURVEY  
 OVERALL BOUNDARY AND  
 NEW OWNERSHIP LINES  
 1260 EAST MAIN STREET  
 PRICE CITY, UTAH 84501

SHEET  
 1 OF 2  
 JUNE 6, 2012  
 (REV. 6-15-2012)

#564