

SCHEDULE B
Section 2
Order No. 25772H1
APRIL 18, 2012
Purported Address is
1260 East Main Street
Price Utah 84501

14. Easement,
Grantor: George W. Anderson and Mary R. Anderson
Grantee: Utah Power & Light Company
Recorded: August 28, 1953
Entry No.: 68194
Book/Page: 22 / 501

20. The following affects Easement,
Grantor: Victor Santi and Ella M. Santi, husband and wife
Grantee: Carbon Credit Union, a Utah corporation
Recorded: November 10, 1980
Entry No.: 156044
Book/Page: 202 / 161

24. Reservations in favor of the Grantor:
Grantor: Wayne E. Johnston and Edith Johnston Dated: January 23, 1980
Recorded: January 23, 1980
Entry No.: 152785
Book/Page: 195 / 180

26. Easement,
Grantee: Mountain States Telephone and Telegraph Company
Recorded: February 16, 1926
Entry No.: 10865
Book/Page: 3K / 152

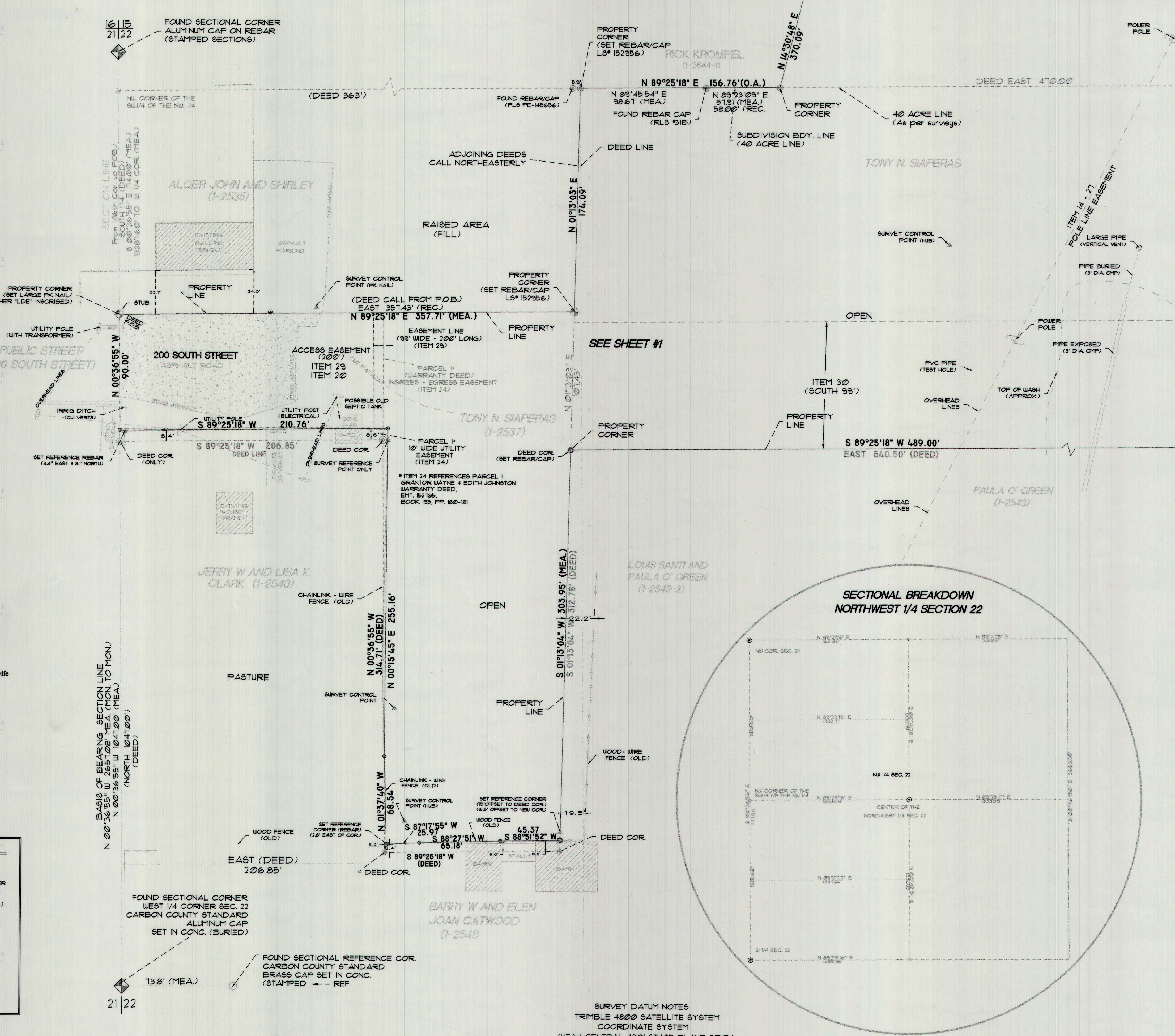
27. Easement,
Grantee: Utah Power & Light Company
Recorded: August 28, 1953
Entry No.: 68195
Book/Page: 22 / 502

28. Reservations in favor of the Grantor:
Grantor: E.L. Pierce and Slaperas Construction, Inc.
Dated: April 29, 1999
Recorded: May 28, 1999
Entry No.: 74504
Book/Page: 436 / 318

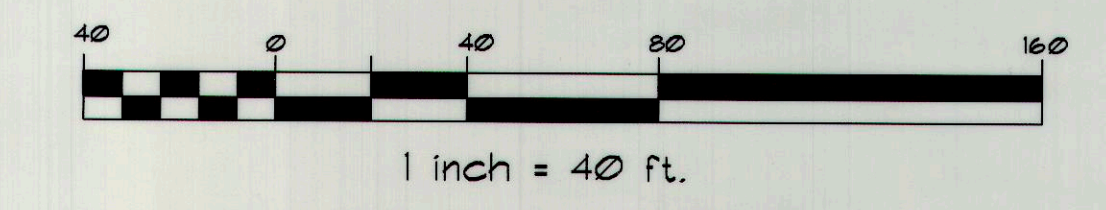
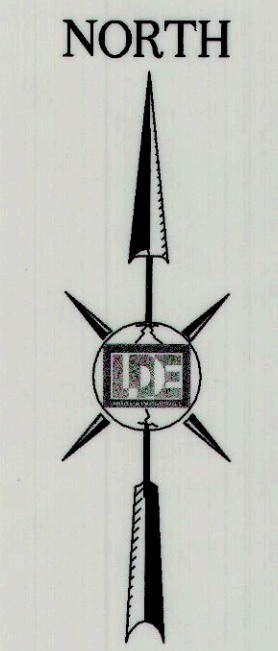
29. Right of Way, and the terms and conditions thereof:
Grantor: Wayne E. Johnston and Edith Johnston, husband and wife
Grantee: Robert L. Miller
Purpose: A right of way to be used in common with grantors for purposes of ingress and egress.
Recorded: October 9, 1975
Entry No.: 134562
Book/Page: 156 / 81

30. Reservations in favor of the Grantor:
Grantor: Victor Santi and Ella Santi
Dated: January 11, 1983
Recorded: January 25, 1983
Entry No.: 166927
Book/Page: 224 / 580

LEGEND	
⊕	SECTIONAL CORNER
⊙	DENOTES FOUND CORNER
⊚	REPRESENTS DEED CORNER
⊛	SURVEY REFERENCE POINT
⊔	SET CORNER (L.S. 152956)
⊕	EXISTING UTILITY POLE
⊖	OVER HEAD UTILITY WIRES
⊗	EXISTING WIRE FENCE
P	PHONE BOX
⊕	EXISTING WATER METER
⊕	SEWER MANHOLE
⊕	EXISTING FIRE HYDRANT
⊕	REPRESENTS GUY WIRE
⊕	EXISTING WATER VALVE
⊕	CATCH BASIN



SURVEY DATUM NOTES
TRIMBLE 4800 SATELLITE SYSTEM
COORDINATE SYSTEM
(UTAH CENTRAL 4301 STATE PLANE GRID)



SURVEYOR'S NARRATIVE

This survey was performed at the request of the LaPorte Group for a possible pending purchase. The Title Report describes the area to be purchased. Underground utilities are not included, but found visible utilities have been shown. The Basis of bearing is as per the recorded survey of the adjacent exception property; (The Checker Auto Survey by Great Basin) ie. N 00°36'55" W 2657.08' measured from the Northwest corner of Section 22 (Alum. Cap) to the West 1/4 Corner of said section (Carbon County Alum.Cap.); said cap being uncovered and matching for distance as per the aforesaid Recorded survey. Found at the Northeast corner the Checker Auto (now O' Riley Auto Parts) exception parcel was hole matching the location of the described Brass Washer as set in that survey. Also found at the Northwest corner of the Parcel was a hole, circled by paint, also matching in location. Uncovered at the Southeast corner of this Exception parcel was Great Basin's 5/8" Rebar/Cap; and likewise uncovered at the Southwest corner of the parcel was a 5/8" rebar without a cap; all matching closely to their described location. The Westerly boundary Lines also matched to a closely to a recorded survey by Empire Engineering and Land Surveying. These corners were either found or set, with the front corner along Main Street matching exactly to the back of sidewalk. This boundary follows the wash to the Southeast corner of Lot 11 as recorded. Also found along the South line 58' West, was Rebar/Cap marking the Southwest corner of Lot 11 of the Empire Survey. Hence continuing West approximately 104' lies a Rebar/Cap (PLS PE-145656) marking the parcel boundary line. This distance exceeds the record as per the deed in the title report by about 9'. Additional research has revealed that this cap does not match either the West or East deed line at this point. It is therefore not being accepted and a cap matching to deed calls has been set. At the time of this survey, and additional Title Report is in progress. The found caps found along the South line of the Empire Survey, line up approximately along the 40 Acre line and are the best evidence of where this 1/6th sectional line has been placed and accepted. This line projected to the East, as shown on the survey, intersects with and represents the position of Northeast 1/4 Northwest 1/4 (1/6th corner). See sectional breakdown diagram as circled this sheet. Deeds were traced as per record and set parallel to sectional lines & 16th lines as per the practice in this area. The results match very closely with the survey performed by Arthur LeBron for the proposed Eastgate Subdivision. See sectional diagram this sheet. When tracing these deed lines on the ground encroachments were found. (See the South lines of this parcel.) Even though a deed gap appears on record, along the south side 2nd South Street, on the ground the opposite is found. There is an approximate 10' Encroachment in the North-South Direction. (See survey this sheet.) This is attributed to the old city block survey, being extended Easterly across the Section lines of Section 22. (Section 22 deeds not being directly tied to the old city block surveys.) In any event, the fence lines have been in place a perpetuity for a number of years, and represent lines of possessions. Reference points have been set indicating the amount and direction or error between deed record and found possession lines. Also please note that this same shift is also found along the South Line in the Southwest portion of the property. Fence lines, barns and stall encroach by the same 10' approximately. This has been remedied by pulling the purchase boundary back to match fencing. This has also been corrected by moving the purchase line along 200 South street to the North, to match the existing fencing along the 200 South Access Street. This survey has also been prepared in conjunction with Silverpeak Engineering and Metro Title to remove title issues and to provide a legal description for the aforementioned Eastgate Subdivision.

FEMA ZONING

3. FEMA FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.
(ZONE AE ALONG MEADS WASH) BASE FLOOD ELEVATIONS DETERMINED.
PANEL NO. 490036 0001 D
DATED 12/03/1993

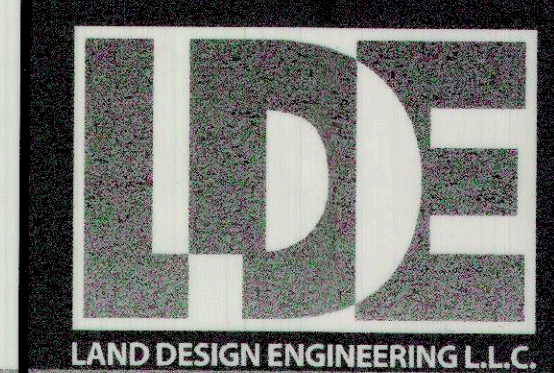
MISC. NOTES TABLE 'A'

- NO. 7 (NO EXISTING BUILDING)
- NO. 6 ZONE IS C-1 (GENERAL COMMERCIAL DISTRICT)
SETBACKS FRONT 25', REAR 20' SIDE 10'
- NO. 10 (NO EXISTING PARKING)

ACTUAL SETBACK SUBJECT SUBDIVISION DESIGN REVIEW.
PROPERTY AND REFERENCE CORNERS SET PRIOR TO TITLE REVISIONS

SCALE:	AS SHOWN
DATE:	JUNE 6, 2012
DRAWN BY:	RKJ/CFB
SURVEY BY:	RKJ/SM
CHECKED BY:	RKJ/CFB
JOB #:	R-12-012-H1
SURVEYED ON THE GROUND BETWEEN 2-22 - MAR 5	

LAND DESIGN ENGINEERING
P.O. BOX 701168
SALT LAKE CITY, UTAH 84170-1168
OFFICE: (801) 495-2541
FAX: (801) 606-2752



- * PLANNING
- * ENGINEERING
- * SURVEYING

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

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

SHEET
2 OF 2
JUNE 6, 2012
SHEET 2

#5104