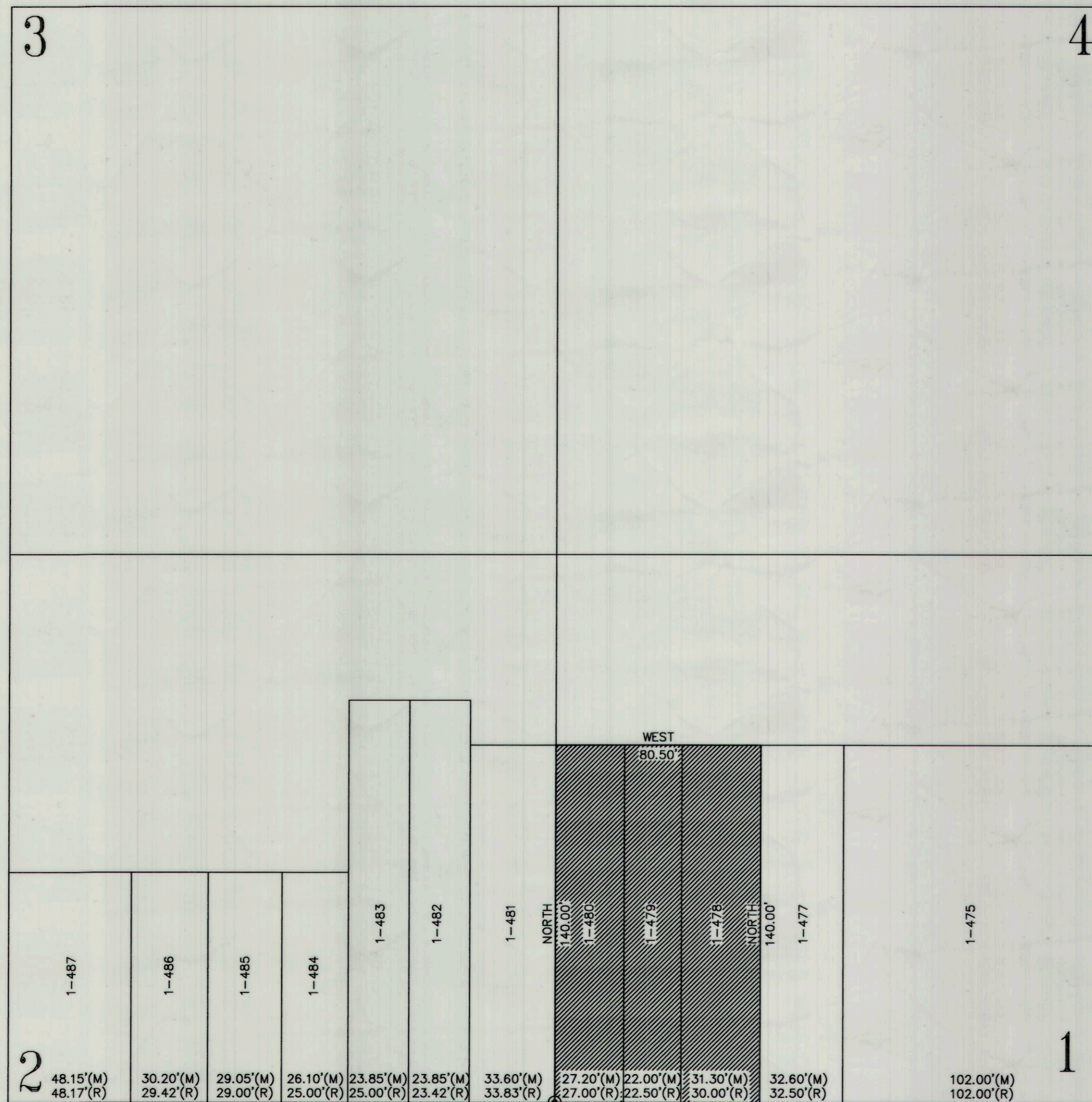


TONY N. SIAPERAS
 CROWN THEATER, SILVER DOLLAR CLUB & SILVER STAKE HOUSE

100 NORTH
 BLOCK 41

100 WEST

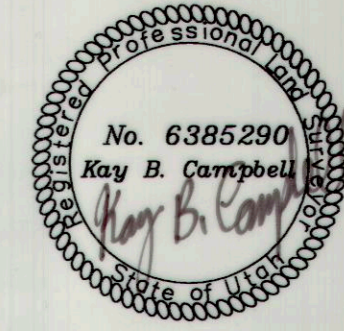
CARBON AVE



THE FOLLOWING DESCRIBED PROPERTY IS LOCATED IN PRICE, CARBON COUNTY STATE OF UTAH NW 1/4 SECTION 21, T14S, R10E, S.L.B.&M.

SURVEYOR'S CERTIFICATE

I, KAY B. CAMPBELL, HUNTINGTON UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6385290, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE RECORD DATA ALONG WITH FIELD MEASUREMENTS WERE USED IN THE PREPARATION OF THE LEGAL DESCRIPTION ON THIS PLAT.



01/21/2009
 DATE



Talon Resources, Inc.
 615 N. 400 E., P.O. BOX 1230
 HUNTINGTON, UT 84528
 Phone (435)687-5310
 Fax (435)687-5311

REVISIONS

DATE:	BY:

NARRATIVE:
 THE PURPOSE OF THE SUBJECT SURVEY WAS TO FIND THE ACTUAL LOCATION OF THREE BUILDINGS, LOCATED IN LOT 1, BLOCK 41 OF THE PRICE TOWNSITE SURVEY, ON MAIN STREET AND COMPARE LOCATION TO EXISTING DEEDS PRIOR TO THE PREPARATION OF ONE LEGAL DESCRIPTION DESCRIBING ALL THREE PARCELS (BUILDINGS)
 THE THREE SUBJECT PARCELS ALL BEING OWNED BY TONY SIAPERAS ARE THE SILVER STEAK HOUSE, THE SILVER DOLLAR CLUB AND THE CROWN THEATER. (TAX ID #'S 1-480, 1-479, 1-478)
 A FIELD SURVEY WAS CONDUCTED BY MYSELF AND SCOTT TURNER USING A 100' CLOTH TAPE TO DETERMINE ACTUAL WIDTH OF THE EXISTING BUILDINGS AND FIND THE BLOCK CORNER & LOT CORNER LOCATIONS TO COMPARE TO EXISTING DEEDS, NO POINTS WERE SET AND THE FIELD SURVEY WAS CONDUCTED FOR VERIFICATION OF EXISTING DEEDS PRIOR TO PREPARATION ONLY.
 RECORD EVIDENCE USED IN THIS SURVEY:
 1) PRICE TOWNSITE SURVEY, DATED: OCTOBER 5, 1891
 2) MACK JOHNSON SURVEY, DATED: APRIL 13, 1995 (ART BARKER)
 3) CARBON COUNTY OWNERSHIP PLAT - PRICE TOWNSITE BLOCK 41
 4) TONY SIAPERAS DEEDS ENTRY NUMBERS: 132449, 103704, 089901
 DISCREPANCIES FOUND:
 COMPARING RECORD DISTANCES OF LOT 1, BLOCK 41, I FOUND A 0.50' (M) HIATUS BETWEEN THE SILVER DOLLAR CLUB AND THE CROWN THEATER (NOTE: THE SILVER STEAK HOUSE & SILVER DOLLAR CLUB CALLS P.O.B. AS THE SW CORNER OF LOT 1, BLOCK 41 AND THE CROWN THEATER CALLS P.O.B. FROM THE SE CORNER LOT 1, BLOCK 41)
 THE COMMON CORNER BETWEEN THE SILVER STEAK HOUSE (1-480) AND PRICE FLORAL (1-481) WAS HELD AS THE SOUTHWEST CORNER OF LOT 1, BLOCK 41 AND THE FRONTAGE OF ALL OF THE BUILDINGS IN BLOCK 41, ON MAIN STREET WHERE MEASURED TO DETERMINE BUILDING AND BLOCK WIDTH AS THEY WERE ANCIENTLY BUILT. THE SOUTHEAST CORNER OF LOT 1, BLOCK 41 WAS DETERMINED BY PULLING TAPE ON SET BACK DISTANCE FROM TBC TO PARTS PLUS ON THE EAST SIDE OF BLOCK 41. THIS GAVE ME A MEASURED DISTANCE OF 134.60' (134.50' RECORD) OF FRONTAGE ON MAIN STREET FOR THE TWO BANASKY PARCELS (1-477, 1-475).
 COMBINATION WIDTH OF THREE SUBJECT BUILDINGS:
 1) DEED: 79.5'
 2) DEEDS PLOTTED TO RECORD PLAT WITH HIATUS: 80.0'
 3) MEASURED: 80.5'

LEGAL DESCRIPTIONS
 LEGAL DESCRIPTION ENTRY # 089901 B 495 P 457
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 41, PRICE TOWNSITE SURVEY, AND RUNNING EAST 27 FEET; THENCE NORTH 140.00 FEET; THENCE WEST 27.00 FEET; THENCE SOUTH 140.00 FEET TO THE PLACE OF BEGINNING.
 LEGAL DESCRIPTION ENTRY # 103704 B 557 P 510
 BEGINNING AT A POINT 27 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 41, PRICE TOWNSITE SURVEY, AND RUNNING THENCE EAST 22.50 FEET; THENCE NORTH 140.00 FEET; THENCE WEST 22.50 FEET; THENCE SOUTH 140.00 FEET TO THE POINT OF BEGINNING.
 LEGAL DESCRIPTION ENTRY # 132449 B 689 P 88
 BEGINNING AT A POINT 134.50 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 41, PRICE TOWNSITE SURVEY, AND RUNNING THENCE WEST 30.00 FEET; THENCE NORTH 140.00 FEET; THENCE EAST 30.00 FEET; THENCE SOUTH 140.00 FEET TO THE POINT OF BEGINNING.
 LEGAL DESCRIPTION COMBINED PARCEL
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 41, PRICE TOWNSITE SURVEY, AND RUNNING EAST 80.50 FEET; THENCE NORTH 140.00 FEET; THENCE WEST 80.50 FEET; THENCE SOUTH 140.00 FEET TO THE POINT OF BEGINNING.

DRAWN BY:	CHECKED BY:
K. CAMPBELL	KBC / NTG
DRAWING:	DATE:
TS-1	01/19/09
	SCALE:
	1" = 40'
JOB NUMBER:	SHEET
4025	1 OF 1

PLANNING COMMISSION
 APPROVED THIS 9th DAY OF February, A.D. 2009, BY THE PRICE CITY PLANNING COMMISSION.
 ATTEST: CHAIRPERSON
 SECRETARY

CITY ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
 PRICE CITY ENGINEER
 DATE 1-26-09

APPROVAL AS TO FORM
 APPROVED THIS 11th DAY OF February, A.D. 2009.
 CITY ATTORNEY

PRICE CITY COUNCIL
 PRESENTED TO THE PRICE CITY COUNCIL THIS 11th DAY OF February, A.D. 2009, AT WHICH TIME CREATION OF THE ABOVE DESCRIBED PARCEL FROM THE SUBJECT THREE PARCELS WAS APPROVED AND ACCEPTED.
 ATTEST: CITY RECORDER
 MAYOR

RECORDED #
 STATE OF UTAH, COUNTY OF CARBON, CITY OF PRICE
 RECORDED AT THE REQUEST OF
 DATE TIME BOOK PAGE
 FEE \$
 CARBON COUNTY RECORDER

LEGEND
 BLOCK LINE
 SUBJECT PARCEL
 (M) MEASURED DISTANCE
 (R) RECORD DISTANCE
 P.O.B.