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Ent: 819676, Bl: 795, P: 594
Dates: 04-10-2013 4:00:37PM
Fee: \$10.00 Check
Filed By: CW
VTRK: BARNETT, Recorder
CARBON COUNTY CORPORATION
For: ENSIGN



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187
WWW.ENSIGNUTAH.COM

FOR:
UTAH DFCM
4110 STATE OFFICE BUILDING
450 NORTH STATE STREET
SALT LAKE CITY, UTAH 84114
CONTACT:
CHERYL SEARLE
PHONE: 801-538-3019
FAX: 801-538-3287

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY FOR USE BY THE CLIENT.

THE BASIS OF BEARINGS IS THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 28 AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, MEASURING NORTH 89°23'19" EAST 2656.74 FEET.

THE NORTHWEST CORNER OF SECTION 28 WAS ESTABLISHED USING A SURVEY OF THE LYLE JONES PROPERTY PERFORMED BY TREVOR R. GADD, FOUND ON RECORD AT THE CARBON COUNTY RECORDER'S OFFICE AS ENTRY NO. 813342, BOOK 781 PAGE 880, RECORDED DECEMBER 27, 2011.

IN DETERMINING THE PROPERTY LINES I HELD THE WEST LINE OF SECTION 28 FOR THE WEST PROPERTY LINE, THE NORTH LINE OF SECTION 28 FOR THE NORTH PROPERTY LINE, FOR THE SOUTH LINE I USED THE DEED DISTANCE OF 608.0 FEET AND HELD IT PARALLEL TO THE NORTH LINE. FOR THE WEST RIGHT-OF-WAY LINE FOR CARBON AVENUE I USED EXISTING IMPROVEMENTS TO DETERMINE THE CENTERLINE AND OFFSET THAT THE RECORD DISTANCE OF 50.00 FEET.

DEED DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 10 EAST, RUNNING THENCE SOUTH 608.0 FEET, THENCE EAST 546.0 FEET, THENCE NORTH 22°11' EAST 538.8 FEET, THENCE WEST 793.9 FEET TO THE POINT OF BEGINNING, CONTAINING 9.35 ACRES, MORE OR LESS.

SURVEY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 0°32'46" E 608.00 FEET ALONG THE WEST LINE OF SAID SECTION 28; THENCE N 89°23'19" E 539.76 FEET TO THE WEST RIGHT-OF-WAY LINE OF CARBON AVENUE (HIGHWAY 10); THENCE N 21°37'17" E 656.83 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF CARBON AVENUE TO THE NORTH LINE OF SAID SECTION 28; THENCE S 89°23'19" W 787.59 FEET ALONG SAID NORTH LINE OF SECTION 28 TO THE POINT OF BEGINNING. PARCEL CONTAINS 403,513 SQUARE FEET OR 9.26 ACRES.

SURVEYOR'S CERTIFICATION

I, JASON K. MONROE DO HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6714204 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY.

TO: UTAH DFCM AND FIRST AMERICAN TITLE COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 5, 7a, 7b, 7c, 8, 11b, 18, 19, 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 6/13/13
SIGNATURE: Jason K. Monroe
JASON K. MONROE
LICENSE NO. 6714204

NOTES:

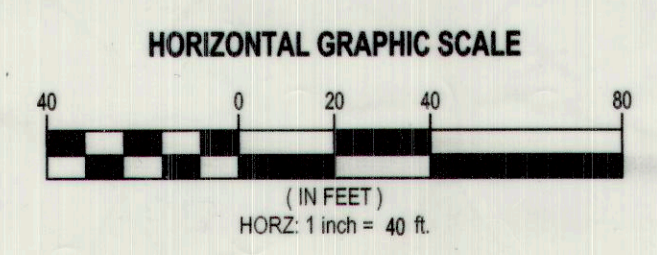
FOR CONDITIONS OF RECORD NOT SHOWN HEREON AS WELL AS SPECIFIC REFERENCES TO ITEMS IN THE TITLE REPORT, PLEASE REFER TO A TITLE REPORT SUPPLIED BY FIRST AMERICAN TITLE COMPANY, LLC UNDER ORDER NO. 5559353, DATED EFFECTIVE MAY 13, 2013.

TITLE REPORT EXCEPTIONS:

- RIGHT OF WAY HIGHWAY PURPOSES ALONG THE EASTERLY BOUNDARY OF SAID LAND, TOGETHER WITH ALL RIGHTS AND PRIVILEGES INCIDENT THERETO, AS RECORDED AUGUST 13, 1936, AS ENTRY NO. 30290, IN BOOK 3-R, AT PAGE 293.
- A RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, FROM TIME TO TIME, AS SAID COMPANY MAY REQUIRE, OVER, UNDER AND ACROSS A PORTION OF SAID LAND, TOGETHER WITH ALL RIGHTS AND PRIVILEGES INCIDENT THERETO, AS RECORDED APRIL 5, 1979, AS ENTRY NO. 148892, IN BOOK 167, AT PAGE 88.
- OIL, GAS AND HYDROCARBON LEASE DATED MAY 9, 2001, FROM THE STATE OF UTAH, ACTING BY AND THROUGH THE DIVISION OF FORESTRY, FIRE AND STATE LANDS, DEPARTMENT OF NATURAL RESOURCES, TO MARK S. DOLAR, FOR A TERM OF TEN (10) YEARS FROM JUNE 1, 2001, AND SO LONG THEREAFTER AS OIL AND GAS ARE PRODUCED IN PAYING QUANTITIES UPON THE TERMS, CONDITIONS AND COVENANTS THEREIN PROVIDED, RECORDED AUGUST 21, 2001, AS ENTRY NO. 87135, IN BOOK 482, AT PAGE 632, OF THE OFFICIAL RECORDS, AND ANY SUBSEQUENT ASSIGNMENTS, MODIFICATIONS, ETC., THEREOF.

LEGEND

SECTION CORNER	MINOR CONTOURS 1" INCREMENT
MONUMENT	MAJOR CONTOURS 5" INCREMENT
EXIST. REBAR AND CAP	CONCRETE
SET ENSIGN REBAR AND CAP	BUILDING PRIMARY
WATER METER	BUILDING SECONDARY
WATER MANHOLE	BUILDABLE AREA WITHIN SETBACKS
WATER VALVE	PUBLIC DRAINAGE EASEMENT
FIRE HYDRANT	ADJACENT RIGHT OF WAY
SECONDARY WATER VALVE	RIGHT OF WAY
IRRIGATION VALVE	CENTERLINE
SEPTIC SEWER MANHOLE	PROPERTY LINE
STORM DRAIN CLEAN OUT	ADJACENT PROPERTY LINE
STORM DRAIN CATCH BASIN	DEED LINE
STORM DRAIN COMBO BOX	TANGENT LINE
STORM DRAIN CULVERT	EXIST. DITCH FLOW LINE
SIGN	FENCE
UTILITY MANHOLE	EDGE OF ASPHALT
UTILITY POLE	SANITARY SEWER
GAS VALVE	STORM DRAIN LINE
TREE	LAND DRAIN
SHRUB	WATER LINE
DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY	SECONDARY WATER LINE
	IRRIGATION LINE

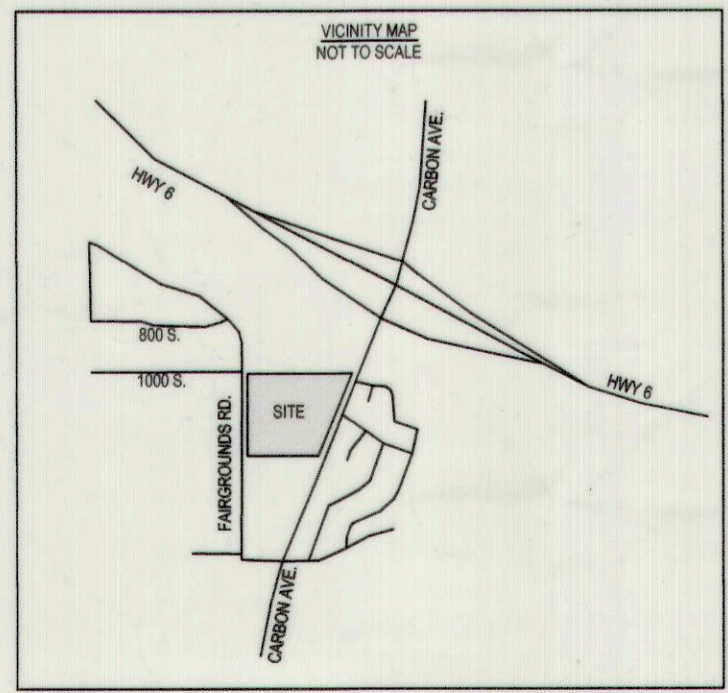
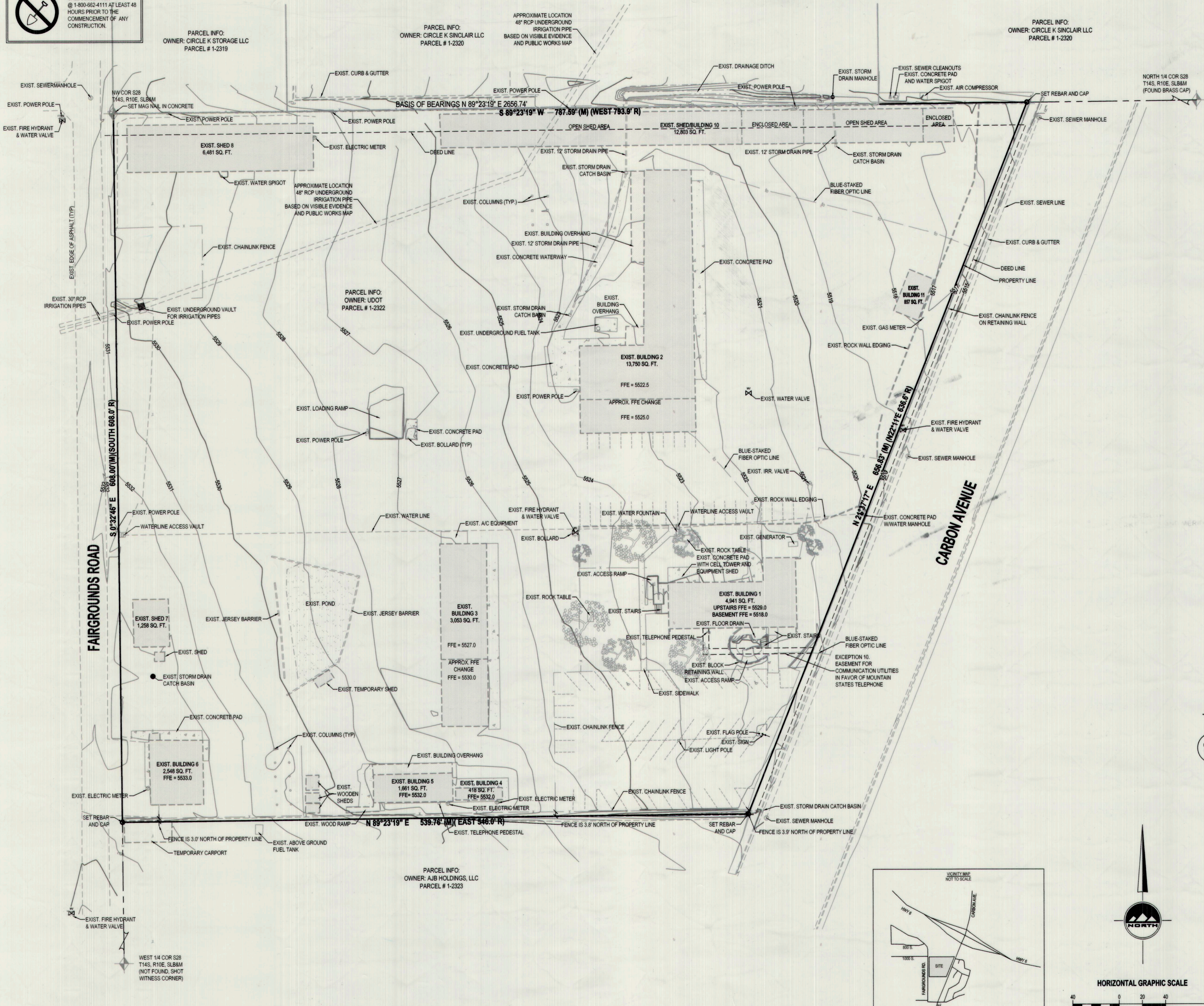


LOCATED IN THE NORTHWEST QUARTER
OF SECTION 28
TOWNSHIP 14 SOUTH, RANGE 10 EAST
SALT LAKE BASE AND MERIDIAN
CARBON COUNTY, UTAH

**ALTA/ACSM
LAND TITLE
SURVEY**

PROJECT NUMBER: S21114
PROJECT DATE: 6/13/13
DRAWN BY: JKM
CHECKED BY: JKM
PROJECT MANAGER: KWC

C-1



#577