2. MONUMENTS USED FOR THE CONTROL OF THIS SURVEY ARE THOSE FOUND SECTION AND PROPERTY CORNER MONUMENTS SHOWN ON THE PLAT. 3. BASIS OF BEARINGS IS S 89"21"02" E ALONG THE SECTION LINE FROM THE

NORTH 1/4 CORNER TO THE NORTHEAST CORNER OF SAID SECTION 1. 4. A TITLE REPORT WAS PROVIDED BY SOUTH EASTERN UTAH TITLE COMPANY, AND IS KNOWN AS COMMITMENT/ORDER NO. 81411-C, DATED NOV. 5, 2013. PARCEL NUMBERS AND EXCEPTIONS LISTED AND/OR SHOWN HEREON ARE FROM SAID TITLE REPORT (NOTE: PARCEL 5B IS ALSO KNOWN AS PARCEL 5D IN SAID TITLE REPORT).

REFERENCES TO BOOK AND PAGE HEREON REFER TO OFFICIAL RECORDS IN

THE OFFICE OF THE CARBON COUNTY RECORDER. 6. NO GAPS/OVERLAPS WERE FOUND BETWEEN SURVEY PARCELS AND ADJOINING PARCELS OF LAND.

ENCUMBRANCES SHOWN OR LISTED HEREON ARE LIMITED TO THOSE PROVIDED BY CLIENT, LISTED IN ABOVE-REFERENCED TITLE REPORT, OR OBSERVED DURING THE SURVEY. SEE SHEETS 7-9. THE FOLLOWING ENCUMBRANCES AFFECT THE SURVEY PARCEL(S) AS NOTED

AND ARE SHOWN GRAPHICALLY ON THIS PLAT: ANY PORTION OF PARCELS 3A, 3B, 4, AND/OR 5B LYING WITHIN THE PRICE RIVER (UNNUMBERED EXCEPTION, PAGES 3-5 OF TITLE REPORT).

ANY PORTION OF PARCELS 3A, 3B, 3C, AND/OR 5A LYING WITHIN WILLOW CREEK (UNNUMBERED EXCEPTION, PAGES 3-5 OF TITLE ANY PORTION OF PARCELS 3A, 3B, AND/OR 3C LYING WITHIN HIGHWAY

191 (EXCEPTION 42, AS WELL AS UNNUMBERED EXCEPTIONS, PAGES 3-4 OF TITLE REPORT). 8.4: (NOT USED.)

ANY PORTION OF PARCEL 1 LYING WITHIN PANTHER CANYON ROAD (EXCEPTION 42, AS WELL AS UNNUMBERED EXCEPTIONS, PAGES 3-5 OF TITLE REPORT)

A QUIT CLAIM DEED TO CASTLE GATE TOWN FOR A ROADWAY (AFFECTS PARCEL 3B AND POSSIBLY PARCEL 5A - EXACT LOCATION NOT DETERMINED) (B. 122 P. 398) (EXCLUSION LISTED ON PAGE 6 OF TITLE RIGHT OF WAY DEED IN FAVOR OF KETCHUM COAL COMPANY (PARCELS

3A, 3B, & 5A) (B. 3D P. 406) (EXCEPTION 11). (NO EVIDENCE FOUND). AGREEMENT IN FAVOR OF HELPER CITY FOR WATER PIPE LINE (PARCELS 2, 3A, 3B, 4, & 5A) (B. 3T P. 476) (EXCEPTION 12). AGREEMENT IN FAVOR OF HELPER CITY FOR WATER PIPE LINE (PARCELS 2, 3A, 3B, 4, & 5A) (B. 3T P. 478) (EXCEPTION 13). EASEMENT GRANT IN FAVOR OF CARBON COUNTY FOR ROCK WALL

(PARCEL 3B) (B. 3V P. 638) (EXCEPTION 14). (NO EVIDENCE FOUND). DEED FOR EASEMENT AND RIGHT OF WAY IN FAVOR OF UTAH POWER & LIGHT COMPANY (PARCEL 5A) (B. 26 P. 266) (EXCEPTION 15). POLE LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY

(PARCELS 2 & 4) (B. 27 P. 512) (EXCEPTION 16). TRANSMISSION LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY (PARCEL 2) (B. 27 P. 513) (EXCEPTION 17). TRANSMISSION LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT

COMPANY (PARCEL 2) (B. 27 P. 514) (EXCEPTION 18). POLE LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY (PARCEL 5B) (B. 31 P. 42) (EXCEPTION 19). (NO EVIDENCE FOUND). EASEMENT FOR PIPELINE IN FAVOR OF UTAH POWER & LIGHT COMPANY

(PARCEL 5A) (B. 46 P. 544) (EXCEPTION 21). (NO EVIDENCE FOUND). PIPE LINE EASEMENT IN FAVOR OF HELPER CITY (PARCELS 2 & 3B) (B. 60 P. 414) (EXCEPTION 23).

PIPE LINE EASEMENT IN FAVOR OF HELPER CITY (PARCEL 3B) (B. 60 P. 421) (EXCEPTION 24). POLE LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY

(PARCELS 2 & 4) (B. 65 P. 481) (EXCEPTION 25). QUIT CLAIM DEED IN FAVOR OF THE STATE ROAD COMMISSION (PARCELS 3B & 3C -DEFINES PART OF PARCEL BOUNDARY) (B. 67 P.

385) (EXCEPTION 26). AGREEMENT FOR WATER LINE EASEMENT IN FAVOR OF PRICE CITY (PARCEL 1) (B. 90 P. 145) (EXCEPTION 30). GRANT OF EASEMENT OF RIGHT OF WAY IN FAVOR OF PRICE CITY

(PARCELS 2, 3B, 4, & 5A) (B. 90 P. 149) (EXCEPTION 31). 8.23. QUIT CLAIM DEED IN FAVOR OF THE STATE ROAD COMMISSION (PARCEL 3B - DEFINES PART OF PARCEL BOUNDARY) (B. 90 P. 205) (EXCEPTION 32).

WATER LINE EASEMENT IN FAVOR OF HELPER (PARCEL 3B) (B. 122 P. 336) (EXCEPTION 33). (NO EVIDENCE FOUND). WATER LINE EASEMENT IN FAVOR OF PRICE (PARCEL 3B) (B. 122 P. 339) (EXCEPTION 34). (NO EVIDENCE FOUND).

SEWER EASEMENT IN FAVOR OF PRICE RIVER WATER IMPROVEMENT DISTRICT (PARCEL 1) (B. 123 P. 408) (EXCEPTION 35). EASEMENT FOR ELECTRIC TRANSMISSION AND OTHER FACILITIES IN FAVOR OF UTAH POWER & LIGHT COMPANY (PARCELS 2 & 4) (B. 169

P. 369) (EXCEPTION 37). EASEMENT FOR UNDERGROUND WATER PIPELINE IN FAVOR OF HELPER CITY (PARCEL 3B) (B. 198 P. 222) (EXCEPTION 38). 8.29. NON-EXCLUSIVE EASEMENT FOR EMBANKMENT AND FILL IN FAVOR OF

UTAH RAILWAY COMPANY (PARCEL 5A) (B. 379 P. 738) (EXCEPTION WATER PIPELINE EASEMENT IN FAVOR OF CITY OF PRICE (PARCELS 1,

2, 3B, 4, & 5A) (B. 502 P. 514) (EXCEPTION 41). RIGHTS ASSOCIATED WITH VARIOUS ROADS, INCLUDING BUT NOT LIMITED TO PANTHER CANYON ROAD, POWER CANYON ROAD, POWER PLANT ROAD, HIGHWAY 50 & 6, HIGHWAY 191, AND 3000 WEST (ONLY FOUND EVIDENCE AND KNOWN BOUNDARIES SHOWN) (ALL PARCELS)

(EXCEPTION 42). NAVIGABLE RIGHTS AND SERVITUDES ASSOCIATED WITH THE PRICE RIVER AND WILLOW CREEK AND ANY CHANGES IN COURSE (ONLY FOUND EVIDENCE SHOWN) (PARCELS 1, 3B, 3C, & 5B) (EXCEPTION 43). THE FOLLOWING ENCUMBRANCES WERE PROVIDED IN THE TITLE REPORT, BUT DO NOT AFFECT THE SURVEY PARCELS:

9.1. EASEMENT FOR ADDITION TO COAL STORAGE TRACKS IN FAVOR OF UTAH POWER & LIGHT COMPANY (B. 46 P. 528) (EXCEPTION 20). TRANSMISSION LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY (B. 69 P. 529) (EXCEPTION 27).

9.3. EASEMENT DEED IN FAVOR OF THE STATE ROAD COMMISSION (B. 75 P. 287) (EXCEPTION 28). 9.4. QUIT CLAIM DEED (CONTROLLED ACCESS) IN FAVOR OF THE STATE ROAD COMMISSION (B. 87 P. 374) (EXCEPTION 29).

9.5. EASEMENT FOR ELECTRIC TRANSMISSION AND OTHER FACILITIES IN FAVOR OF UTAH POWER & LIGHT COMPANY (B. 167 P. 288) (EXCEPTION 36). TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF A

BURIED WATER PIPELINE AND APPURTENANCES IN FAVOR OF CITY OF PRICE (EXPIRED ON OR BEFORE 9/01/2003) (B. 502 P. 501) (EXCEPTION 40).

POSSIBLE LACK OF ACCESS FOR INGRESS AND EGRESS (PARCEL 1) (PHYSICAL ACCESS EXISTS AS SHOWN) (EXCEPTION 48). ANY PORTION OF PARCELS 3A AND/OR 3B LYING WITHIN THE RAILROAD (UNNUMBERED EXCEPTION, PAGES 3-4). THESE AREAS ARE EXCLUDED

FROM SAID PARCELS BY DEED.

10. THE FOLLOWING ENCUMBRANCES AFFECT OR MAY AFFECT THE SURVEY PARCELS, BUT CANNOT BE SHOWN GRAPHICALLY DUE TO LACK OF CLARITY AS TO THE NATURE AND EXTENT OF THE ENCUMBRANCE: 10.1. ANY PORTION OF PARCELS 3A, 3B, AND/OR 5A LYING WITHIN 3000

WEST (EXCEPTION 42, AS WELL AS UNNUMBERED EXCEPTIONS, PAGES 3-5 OF TITLE REPORT). 10.2. ANY OIL, GAS, MINERALS, AND COAL THAT HAVE BEEN PREVIOUSLY CONVEYED OR RESERVED (AFFECTS ALL PARCELS) (B. 38 P. 158, B. 86 P. 113, B. 89 P. 204, B. 107 P. 424) (EXCEPTION 10 AS WELL AS

UNNUMBERED EXCEPTION, PAGES 3-5 OF TITLE REPORT). 10.3. A RIGHT OF WAY AND EASEMENT FOR FOOT AND VEHICULAR TRAFFIC (B. 26 P. 266) (EXCEPTION 15). 10.4. CERTIFICATE OF APPROPRIATION OF WATER (B. 57 P. 290) (EXCEPTION

10.5. ANY RIGHTS ASSOCIATED WITH THE RAILROAD, UTAH RAILWAY, DENVER RIO GRANDE, WESTERN RAILROAD, SOUTHERN PACIFIC RAILWAY, AND UNION PACIFIC RAILROAD (EXCEPTION 44).

10.6. ANY RIGHTS ASSOCIATED WITH BRYNER PLOUTZ DITCH (EXCEPTION 45). 10.7. EASEMENT DEED BY COURT ORDER (B. 806 P. 31) (EXCEPTION 46). 11. THE FOLLOWING ENCUMBRANCES AFFECT OR MAY AFFECT THE SURVEY PARCEL(S) AS NOTED, BUT NO RECORD EVIDENCE WAS PROVIDED LEVIDENCE WAS OBSERVED ON GROUND AS SHOWN ON THE PLAT): 11.1 STORM DRAIN PIPE AND INLETS (PARCELS 1, 3A, & 3B).

ANY RIGHTS OR RESTRICTIONS ASSOCIATED WITH BUILDING RUINS LOCATED WEST OF ASH PILE (PARCEL 1). POWER LINES NOT LOCATED WITHIN ANY EASEMENT PROVIDED (PARCELS 1, 2, 3B, 3C, 4, & 5A).

COMMUNICATION LINES NOT LOCATED WITHIN ANY EASEMENT PROVIDED (PARCELS 2, 3B, & 3C). WATER LINES AND/OR APPURTENANCES NOT LOCATED WITHIN ANY EASEMENT PROVIDED (PARCELS 1, 2, 3B, 4, & 5A). SEWER LINES NOT LOCATED WITHIN ANY EASEMENT PROVIDED (PARCELS

[11.7] U.D.O.T. SALT SHED, PARKING AREA, AND RELATED USE (PARCEL 3B).

1, 2, 3A, 3B, 4, 5B).

-12. (NOT USED.) 13.) HIGHWAY 191 MAY BE IN THE LOCATION OF THE RIGHT OF WAY AND EASEMENT FOR FOOT AND VEHICULAR TRAFFIC BENEFITING PARCELS 3B AND 3C AS RECORDED AT BOOK 26 PAGE 266.

14. THE EXISTING PAVED ROAD KNOWN AS "POWER PLANT ROAD" MAY BE THE ROAD INTENDED FOR INGRESS AND EGRESS TO PARCEL 2 AS RECORDED AT BOOK 15E PAGE 317, AND/OR THE ROAD INTENDED FOR INGRESS AND EGRESS TO PARCEL 4 AS RECORDED AT BOOK 26 PAGE 271. 15. EXISTING DIRT ROADS PROVIDE PHYSICAL ACCESS TO PARCEL 3D AND MAY BE THE ROADS INTENDED FOR INGRESS AND EGRESS TO SAID PARCEL AS

RECORDED AT BOOK 86 PAGE 113. SEE SHEET 2. 16. NO DRAWINGS DEFINING THE WIDTH OR LOCATION OF A PORTION OF THE U.S. HIGHWAY 191 RIGHT-OF-WAY COULD BE FOUND (PARCEL 3B). 17. THE PHYSICAL LOCATION OF THE RAILROAD TRACKS NOT MATCHING MAPS PROVIDED BY THE UNION PACIFIC RAILROAD COMPANY, IT APPEARS THE TRACKS MAY HAVE SHIFTED AWAY FROM THE CENTER OF SOME CURVES AS A RESULT OF THEIR USE. THE RIGHT-OF-WAY LINES SHOWN AND ACCEPTED AS BOUNDARIES ARE BASED ON FITTING THE PROVIDED MAPS TO TANGENT SECTIONS OF TRACK.

18. WHERE NEW PARCEL DESCRIPTIONS WERE PREPARED, THE NEW DESCRIPTIONS ARE BAS**ED ON EVIDENCE INDICATING THE TRUE BOUNDARY** DIFFERED FROM RECORD DIMENSIONS, INCLUDING SECTION CONTROL, PROPERTY CORNER MONUMENTS. OCCUPATION. AND RIGHT-OF-WAY MAPS PROVIDED BY U.D.O.T. AND UNION PACIFIC RAILROAD COMPANY (U.P.R.R.). 19. REFERENCE IS MADE TO THE FOLLOWING MAPS/PLATS WHICH WERE RELIED

UPON DURING THE COURSE OF THE SURVEY: 19.1. U.D.O.T. RIGHT-OF-WAY MAPS FOR PROJECTS F-028-2(1). F-028-2(8), F-028-2(10), F-95B, S-0259(1), AND S-0259(2). 19.2. U.P.R.R. RIGHT-OF-WAY MAPS ENTITLED 02-10-23-01, 02-10-23-02,

UTAH_V2A_1, UTAH_V2A_1A, AND UTAH_V2A_1B. 19.3. 1930 G.L.O. DEPENDENT RESURVEY OF T. 13 S., R. 9 E., S.L.B.&M. AVAILABLE FROM THE B.L.M. PUBLIC ROOM. 19.4. ENGINEERING ASSOCIATES PROPERTY SURVEY FOR UTAH POWER &

LIGHT COMPANY (UP&L) (FILE #132, CARBON COUNTY RECORDER'S 19.5. BUSH & GUDGELL BOUNDARY SURVEY FOR UP&L (FILE #369, CARBON

COUNTY RECORDER'S OFFICE). 19.6 U.D.O.T. SURVEY CONTROL DIAGRAM BY STEVEN BAUGH 4/06/98 (FILE #197, CARBON COUNTY RECORDER'S OFFICE). 20. CONTOURS ARE FROM AERIAL SURVEY PERFORMED NOV. 14, 2013 CONTOUR INTERVAL IS 2 FEET. ELEVATIONS ARE BASED ON G.P.S. OBSERVATION OF AN ON-SITE CONTROL POINT FROM THE UTAH V.R.S.

NETWORK USING N.G.V.D. 1988, WITH A VERTICAL ADJUSTMENT OF -2.534 FEET APPLIED. 21. SOME PLANT FACILITIES, NOT BEING PUBLIC UTILITIES, HAVE NOT BEEN LOCATED IN THEIR ENTIRETY. THIS INCLUDES BUT IS NOT LIMITED TO PLANT POWER & COMMUNICATION LINES & EQUIPMENT, FIRE SUPPRESSION SYSTEM,

WATER & STEAM PIPES, ACCESSORY STRUCTURES/EQUIPMENT. [22.] PORTIONS OF THE PROPERTY ARE LOCATED WITHIN FLOOD ZONES "A" AND "AE" AS SHOWN ON THE MAP AT THEIR APPROXIMATE LOCATIONS PER FEMA FIRMS 49007C0378E & 49007C0380E 23. ANY UNDERGROUND UTILITIES SHOWN ARE BASED ON OBSERVATION OF ABOVE-GROUND FEATURES AND/OR PAINT MARKINGS IN COMBINATION WITH

MAPPING PROVIDED BY UTILITY COMPANIES OR CLIENT. ACTUAL LOCATIONS

BE BURIED AT THIS SITE. NO EXCAVATION ACTIVITY SHOULD RELY ON THIS

OF UTILITIES MAY VARY FROM THOSE SHOWN, AND OTHER UTILITIES MAY

LARGE BOULDER

M. 12" C.M.P. CULVERT

N. 15" C.M.P. CULVERT

O. 18" C.M.P. CULVERT

P. 24" C.M.P. CULVERT

FEATURE INDEX
APPLIES TO SHEETS 7, 8, & 9 A. POLE WITH NOTHING ATTACHED . CONVEYOR ASPHALT PARKING AREA TANKS (NOT USED) SWITCH YARD UNKNOWN PIPE I. EXPOSED 8" WATER PIPE SALT SHED COOLING TOWER K. STEAM PIPE

R. 48" C.M.P. CULVERT S. 8" STEEL CULVERT 10" STEEL CULVERT U.S.C.G.S. BENCHMARK W. WATER VAULT CONCRETE RETAINING WALL VALLEY GUTTER AA. JERSEY BARRIER AB. STONE RETAINING WALL AC. CAMERA POLE AD. EDGE OF ASH PILE AE. ASH SILO

AF. SULFURIC ACID TANK

Q. 36" C.M.P. CULVERT

RECORD (DEED) DESCRIPTIONS:

PARCEL 1 (TAX PARCEL NO. 2-37-2) (B. 71 P. 383) THE NWI/4 OF THE SE1/4, AND THAT PORTION OF THE SWI/4 LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD COMPANY.

PARCEL 2 (TAX PARCEL NO. 2-40-1) (B. 27 P. 148) A PARCEL OF LAND IN THE E 1/2 OF THE NW 1/4 OF SECTION 12, T. 13 S., R. 9 E., S.L.B.&M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2177.30 FEET NORTH AND 1328.23 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 12, THENCE S. 17' 11' E. 1046 FEET, THENCE S. 38' 00' E. 580 FEET, THENCE S. 3' 30' E. 440 FEET, THENCE N. 73' 45' E. 340 FEET, THENCE N. 7' 45' W. 515 FEET, THENCE N. 35' 11' 46" W. 1578.71 FEET, THENCE WEST 40 FEET TO BEGINNING, CONTAINING 12.55 ACRES, MORE OR LESS.

PARCEL 3 (TAX PARCEL NO. 2-15-1)

3A/3B/3C (B. 20 P. 492) BEGINNING AT A POINT 1130.33 FEET SOUTH AND 1808.82 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 9 EAST. SALT LAKE BASE AND MERIDIAN, THENCE RUNNING SOUTH 61' 20' 39" EAST 459.79 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE NORTH 89° 53' 55" WEST 403.47 FEET, MORE OR LESS, IN THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE NORTH 219.78 FEET, MORE OR LESS, TO BEGINNING; ALSO, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; CONTAINING 61.02 ACRES, MORE OR LESS. SUBJECT TO DENVER & RIO GRANDE WESTERN RAILROAD COMPANY AND STATE HIGHWAY RIGHTS OF WAY AND ALSO SUBJECT TO ALL EXISTING RAILROAD TRACKAGE, EASEMENTS OR RIGHTS OF WAY NOW USED OR OWNED BY INDEPENDENT COAL & COKE COMPANY.

3D (B. 86 P. 113 / B. 89 P. 203)

BEGINNING ON THE GRANTOR'S LAND AT A POINT SOUTH 0'48' WEST 3393 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 1. TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 23'23' WEST 20 FEET; THENCE NORTH 66'37' WEST 20 FEET; THENCE NORTH 23'23' EAST 20 FEET; THENCE SOUTH 66'37' EAST 20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.009 OF AN ACRE, MORE OR

PARCEL 4 (TAX PARCEL NO. 2-15-2) (B. 26 P. 271) BEGINNING AT A POINT 3607.09 FEET SOUTH AND 2452.91 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 1, T. 13 S., R. 9 E., S.L.B.&M., THENCE EAST 54.61 FEET; THENCE S. 4' 02' E. 54.88 FEET; THENCE S. 5' 48' E. 67.74 FEET; THENCE S. 1' 41' E. 93.49 FEET; THENCE S. 2' 40' E. 93.89 FEET; THENCE S. 2' 06' 30" W. 32.2 FEET; THENCE S. 22' 06' 30" W. 23.48 FEET; THENCE S. 9' 54' 30" W. 241.22 FEET; THENCE S. 12' 19' 30" W. 116.75 FEET; THENCE S. 9' 46' 30" W. 97.08 FEET; THENCE S. 11' 44' 30" W. 98.79 FEET: THENCE S. 16' 51' 30" W. 101.05 FEET; THENCE N. 79' 48' W. 68.27 FEET; THENCE N. 11' 34' 30" E. 214.37 FEET; THENCE N. 7' 46' 30" W 317.93 FEET; THENCE N. 2' 26' 30" E. 305.27 FEET; THENCE N. 37' 26' E. 204.01 FEET TO THE PLACE OF BEGINNING, BEING IN THE E. 1/2 OF THE SW 1/4 OF SAID SECTION 1, CONTAINING 2.88 ACRES, MORE OR LESS.

PARCEL 5 (TAX PARCEL 2-15-3) (B. 262 P. 309)

BEGINNING AT THE NORTHEAST CORNER OF THE GRANTOR'S LAND AND WEST 40 FOOT RIGHT-OF-WAY LINE OF A 20 FOOT ROAD, SAID NORTHEAST CORNER BEING 1017.3 FEET SOUTH AND 1935.3 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 9 EAST, S.L.M., AND RUNNING THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROAD S.50°04'E. 102.3 FEET AND S.60°54'E. 100.9 FEET AND S.57°14'E. 98.8 FEET AND S.51'40'E. 97.1 FEET AND S.35'04'E. 95 FEET AND S.14'11'E. 28.4 FEET TO THE SOUTHEAST CORNER OF GRANTOR'S LAND AND NORTH BOUNDARY LINE OF THE GRANTEE'S LAND, THENCE N.89'53'55"W. 110.4 FEET, ALONG THE SOUTH BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID LAND, THENCE N.61'20'39"W. 370 FEET, MORE OR LESS, ALONG THE GRANTOR'S SOUTHWEST BOUNDARY LINE AND GRANTEE'S NORTHEAST BOUNDARY LINE, TO THE EAST RIGHT-OF-WAY LINE OF THE D. & R.G.W. RAILROAD, THENCE NORTHWESTERLY 75 FEET, MORE OR LESS. ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH BOUNDARY LINE OF SAID GRANTOR'S LAND, THENCE N.41"47'11"E. 135 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING; CONTAINING 1.43 ACRES, MORE OR LESS.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 40 FOOT ROADWAY EASEMENT AND BEING WEST 20 FEET FROM THE CENTERLINE OF AN EXISTING 20-FOOT ACCESS ROAD; SAID POINT BEING SOUTH 3607.09 FEET AND EAST 2500.25 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 1 (A FOUND BRASS CAP), T. 13 S., R. 9 E., S.L.M. AND RUNNING THENCE NORTHWESTERLY, 20 FEET WESTERLY AND PARALLEL WITH THE CENTERLINE OF SAID ACCESS ROAD, THE FOLLOWING COURSES: THENCE N.14'43'43"W. 128.57 FEET; THENCE N.22'20'57"W. 132.74 FEET; THENCE N.28'52'02"W. 207.17 FEET; THENCE N.31'58'38"W. 508.67 FEET; THENCE N.34'45'36"W. 42.35 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; SAID POINT BEING S.89°26'44"W. 599.8 FEET, MORE OR LESS. FROM THE CENTER OF SAID SECTION 1: THENCE S.89'26'44"W. ALONG SAID NORTH LINE 356.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; SAID POINT LYING ON THE ARC OF A SPIRAL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N.77'46'38"E. 616.66 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, 100 FEET EASTERLY AND PARALLEL WITH THE EASTBOUND MAIN TRACK OF SAID RAILROAD, A LENGTH OF 188.74 FEET TO A POINT N.60"14"28"E. 100.00 FEET FROM THE RAILROAD CENTERLINE STA. 133+72.6; THENCE S.33'30'46"E. 92.93 FEET TO A POINT N.53°20'20"E. 100.00 FEET FROM THE RAILROAD CENTERLINE STA. 132+67.6; THENCE S.36'39'40"E. 322.20 FEET TO A POINT N.53'20'20"E. 100.0 FEET FROM THE RAILROAD CENTERLINE STA. 129+45.4; THENCE S.35'49'33"E. 117.20 FEET TO THE POINT OF CURVE OF A SPIRAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S.5570'58"W. 1048.62 FEET: SAID POINT BEING N.5570'58"E. 100.0 FEET FROM THE RAILROAD CENTERLINE STA. 128+31.4; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, 100 FEET EASTERLY AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD, A LENGTH OF 1014.44 FEET TO A POINT WHOSE RADIUS POINT BEARS N.69"23"21"W. 1048.62 FEET; THENCE EAST 177.82 FEET TO A POINT ON THE WESTERLY LINE OF THE UTAH POWER & LIGHT COMPANY COAL STORAGE TRACT; THENCE N.7'46'30"W. 218.00 FEET, N.2"26"30"E. 305.27 FEET AND N.37"26"00"E. 204.01 FEET ALONG SAID WEST LINE; THENCE EAST 47.34 FEET TO THE POINT OF BEGINNING, AND BEING IN THE NET /4 OF THE SWI /4 OF SAID SECTION 1; CONTAINING 9.48 ACRES.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR PACIFICORP

(UTAH POWER & LIGHT COMPANY)

CARBON COUNTY, UTAH SECTIONS 1 & 12, T. 13 S., R. 9 E., S.L.B.&M. & SECTION 6, T. 13 S., R. 10 E., S.L.B.&M. SHEET 10 OF 10

SURVEY DESCRIPTIONS:

AS DESCRIBED PER RECORD. CONTAINING 110.46 ACRES.

PARCEL 2
AS DESCRIBED PER RECORD CONTAINING 12.55 ACRES.

PARCEL 3

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD THAT IS LOCATED SOUTH 1211.21 FEET AND EAST 1956.81 FEET FROM THE NORTHWEST CORNER OF SECTION 1. TOWNSHIP 13 SOUTH. RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S 61"20"39" E 338.07 FEET TO THE 1/16 SECTION LINE; THENCE S 89'36'08" W 228.32 FEET ALONG SAID 1/16 SECTION LINE TO SAID EASTERLY RIGHT-OF-WAY LINE: THENCE NORTHERLY 141.28 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A 753.61 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 21"17'33" W 141.08 FEET) TO THE POINT OF COMPOUND CURVATURE ON A 808.70 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 36.52 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE (CHORD BEARS N 27'57'20" W 36.52 FEET) TO THE POINT OF BEGINNING. ALSO, THE SE1/4 OF THE NW1/4 AND THE W1/2 OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 1, LESS ANY PORTION WITHIN THE UNION PACIFIC RAILROAD, U.S. HIGHWAY 6, AND U.S. HIGHWAY 191 RIGHTS OF WAY. CONTAINING 43.12 ACRES, LESS ANY PORTION WITHIN U.S. HIGHWAY 191

BEGINNING AT A POINT THAT IS LOCATED S 00"16'38" E 3379.86 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S 22'18'25" W 20.00 FEET; THENCE N 67'41'35" W 20.00 FEET; THENCE N 22'18'25" E 20.00 FEET; THENCE S 67'41'35" E 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.009 ACRES.

BEGINNING AT A POINT THAT IS LOCATED SOUTH 3607.31 FEET AND EAST 2452.93 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST 54.70 FEET; THENCE S 04'02'00" E 54.88 FEET; THENCE S 05'48'00" E 67.74 FEET: THENCE S 01'41'00" E 93.49 FEET: THENCE S 02'40'00" E 93.89 FEET; THENCE S 02'06'30" W 32.20 FEET; THENCE S 22'06'30" W 23.48 FEET; THENCE S 09'54'30" W 241.22 FEET; THENCE S 12'19'30" W 116.75 FEET; THENCE S 09'46'30" W 97.08 FEET; THENCE S 11'44'30" W 98.79 FEET; THENCE S 16'51'30" W 101.05 FEET; THENCE N 79'48'00" W 68.27 FEET; THENCE N 11'34'30" E 214.37 FEET; THENCE N 07'46'30" W 317.93 FEET; THENCE N 02'26'30" E 305.27 FEET; THENCE N 37'26'00" E 204.01 FEET TO THE POINT OF BEGINNING. CONTAINING 3.15 ACRES.

PARCEL 5

BEGINNING AT A POINT ON THE WEST 40 FOOT RIGHT-OF-WAY LINE OF A 20 FOOT ROAD THAT IS LOCATED SOUTH 1017.30 FEET AND EAST 1935.30 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) S 50°04'00" E 102.30 FEET, (2) S 60°54'00" E 100.90 FEET, (3) S 57°14'00" E 98.80 FEET, (4) S 51'40'00" E 97.10 FEET, (5) S 35'04'00" E 95.00 FEET, AND (6) S 14"11"00" E 50.88 FEET TO THE 1/16 SECTION LINE; THENCE S 89'36'08" W 74.73 FEET ALONG SAID 1/16 SECTION LINE TO AN ANGLE POINT ON THE NORTH BOUNDARY OF UTAH POWER & LIGHT COMPANY PARCEL 2-15-1; THENCE N 61°20'39" W 338.07 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHERLY 149.70 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A 808.70 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 34'33'09" W 149.48 FEET) TO A NON-TANGENT POINT; THENCE N 41'47'11" E 94.95 FEET TO THE POINT OF BEGINNING. CONTAINING 1.39 ACRES.

BEGINNING AT A POINT THAT IS LOCATED SOUTH 3607.31 FEET AND EAST 2500.28 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN: RUNNING THENCE N 14'43'43" W 128.57 FEET; THENCE N 22"20'57" W 132.74 FEET; THENCE N 28'52'02" W 207.17 FEET; THENCE N 31'58'38" W 508.67 FEET; THENCE N 34'45'36" W 46.94 FEET TO THE 1/4 SECTION LINE: THENCE S 89"19'35" W 348.29 FEET ALONG SAID 1/4 SECTION LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, 100 FEET EASTERLY OF AND PARALLEL WITH THE EASTBOUND MAIN TRACK OF SAID RAILROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTHERLY 217.79 FEET ALONG THE ARC OF A 614.88 FOOT RADIUS SIMPLE CURVE TO THE LEFT (CHORD BEARS S 21'49'34" E 216.66 FEET) TO THE POINT OF CURVE TO SPIRAL ON A SPIRAL CURVE TO THE LEFT, BEING OPPOSITE RAILROAD STA. 133+72.6, (2) SOUTHEASTERLY 98.10 FEET ALONG SAID SPIRAL CURVE (CHORD BEARS S 34°51'26" E 98.07 FEET) TO THE POINT OF TANGENCY, BEING OPPOSITE RAILROAD STA. 132+67.6. (3) S 36"13'26" E 322.20 FEET TO THE POINT OF SPIRAL ON A SPIRAL CURVE TO THE RIGHT. BEING OPPOSITE RAILROAD STA. 129+45.4, (4) SOUTHEASTERLY 119.52 FEET ALONG SAID SPIRAL CURVE (CHORD BEARS S 35'03'27" E 119.50 FEET) TO THE POINT OF SPIRAL TO CURVE, BEING OPPOSITE RAILROAD STA. 128+31.4, AND (5) SOUTHERLY 978.56 FEET ALONG THE ARC OF A 1047.51 FOOT RADIUS SIMPLE CURVE TO THE RIGHT (CHORD BEARS S 06'02'23" E 943.36 FEET) TO A NON-TANGENT POINT; THENCE EAST 177.82 FEET TO THE WESTERLY BOUNDARY OF UTAH POWER & LIGHT COMPANY PARCEL 2-15-2; THENCE ALONG THE WESTERLY AND NORTH BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N 07'46'30" W 218.00 FEET, (2) N 02"26"30" E 305.27 FEET, (3) N 37"26"00" E 204.01 FEET, AND (4) EAST 47.34 FEET TO THE POINT OF BEGINNING. CONTAINING 9.44 ACRES.

DRAWING NOTES FOR CLIENT USE:

COORDINATES IN THIS DRAWING ARE GROUND COORDINATES, BASED ON U.T.M. ZONE 12, N.A.D. 1983 (N.A.V.D. 1988) (GEOID12A) (U.S. SURVEY FEET), SCALED TO GROUND AND ROTATED TO MATCH THE BASIS OF BEARINGS NOTED IN THE

A CONTROL POINT IN PARCEL 1 (POINT NO. 21001) WAS USED AS THE CENTER POINT FOR SCALING AND ROTATION OF SURVEY DATA. THIS POINT IS AT TRUE U.T.M. COORDINATES: N = 14420668.166

E = 1677650.485Z = 5996.076*

*THIS ELEVATION REFLECTS A VERTICAL ADJUSTMENT OF -2.534 FEET FROM THE ELEVATIONS OBSERVED BASED ON THE UTAH V.R.S. NETWORK.

THE GRID-TO-GROUND SCALE FACTOR IS 1.0006946

THE GRID-TO-LOCAL ROTATION IS 0'04'41" CLOCKWISE.

SURVEYOR'S CERTIFICATE:

TO PACIFICORP, UTAH POWER & LIGHT COMPANY, AND SOUTH EASTERN UTAH TITLE COMPANY:

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 1-5, 11(b), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON **DECEMBER 3, 2013.**

DATE OF PLAT: DECEMBER 12, 2013

G. THOMAS TORGERSEN, PLS #8205593 TORGERSEN ENGINEERING, INC. 180 N. 100 E. SUITE E, RICHFIELD, UT 84701 (435) 893-0081 Tom@TorgEng.com



REVISIONS:

REV. BY DATE

ADJUST APPROXIMATE FLOOD PLAIN BOUNDARY. CORRECT CURVE LABEL FOR PARCEL 3B IN SE1/4 NW1/4 SECTION 1 ON SHEET 2.

SEE SHEET 1 FOR LEGEND AND OVERALL MAP. SEE SHEET 3 FOR VICINITY MAP

TORGERSEN ENGINEERING 180 N. 100 E. SUITE E RICHFIELD, UTAH 84701 OFFICE (435) 893-008 I FAX (435) 896-8797

A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR PACIFICORP (UTAH POWER & LIGHT COMPANY)

SECTIONS 1 & 12, T. 13 S., R. 9 E., S.L.B.&M. & SECTION 6, T. 13 S., R. 10 E., S.L.B.&M. SURVEY BY: GTT DRAWING BY: GTT CHECKED BY: RKT DATE: 12/03/2013 DATE: 12/04/2013 DATE: 12/04/2013 SHEET 10 OF 10 1311RMP-CP (Rev. 1)