

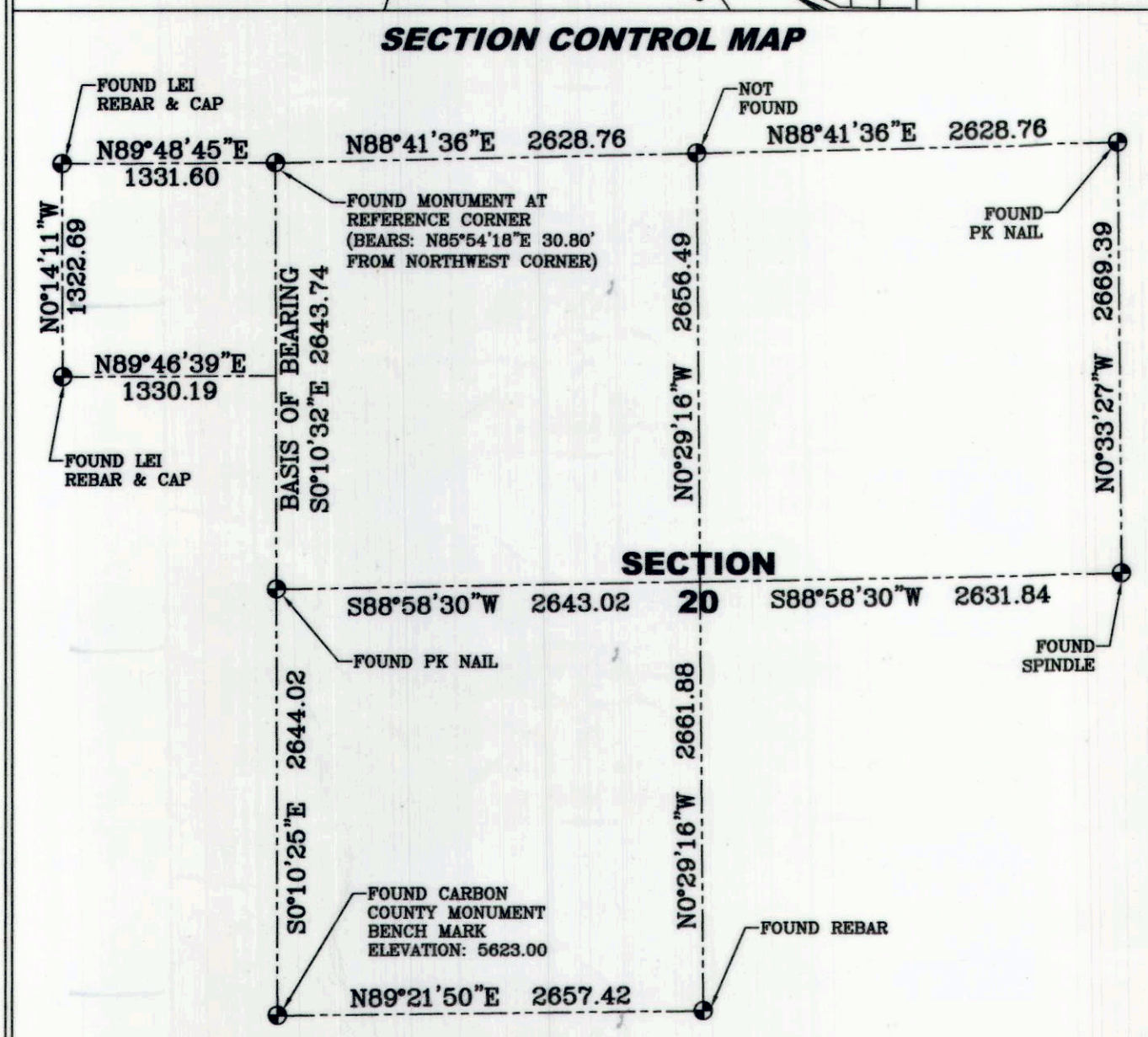
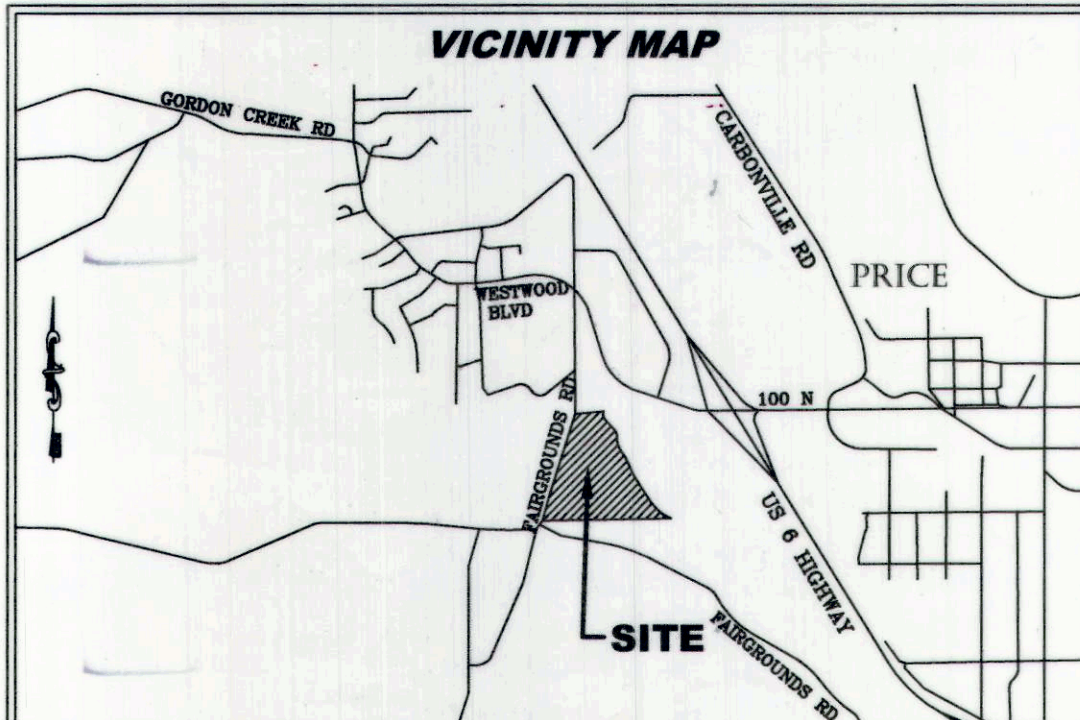
ALTA/ACSM LAND TITLE SURVEY

Lot 024041 & 020 by 53
 Date: 18-APR-2014 12:56:10PM
 Fee: \$12.00 Check
 Filed By: KM
 VIKKI BARNETT, Recorder
 CARBON COUNTY CORPORATION
 For: LEI

NOTES

- The purpose of this survey is to provide an ALTA/ACSM Land Title Survey of the area shown hereon for the clients own intents and purposes.
- The Basis of Bearing for this survey is S0°10'32"E along the Section Line from the Northwest Corner to the West 1/4 Corner of Section 20, Township 14 South, Range 10 East, Salt Lake Base and Meridian. Deeds and plats of record have been related to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- An extended owners policy prepared by South Eastern Utah Title Company, Policy No. 5011400-0614642c, Effective Date: May 17, 2013 @ 2:16 P.M. was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of those reports, and is not liable for errors and omissions based on the reliance of said title reports. All easements and title exceptions shown hereon are referenced from said report.
- The benchmark for vertical information provided hereon is the found 1980 Carbon County Monument at the Southwest Corner of said Section 20, with a scaled elevation from the USGS Quad Map 5,623.00 feet.
- The survey boundary shown hereon includes property that calls for the center of the Carbon Canal as the easterly boundary. The Carbon Canal was located as part of this survey and the bearings and distances shown hereon represent the physical location of said canal as it now exists.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
 - Original and any copies not individually signed and sealed by Surveyor.
 - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
 - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence together with information provided by the utility companies listed below. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
- #5 rebar and cap have been set at all lot corners unless noted otherwise.
- This property is within Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain) according to the Flood Insurance Rate Map Panel No. 49007C0652E, Effective Date: May 2, 2012.
- The subject property falls within two separate zones according to the Carbon County Zone Map. Parcels 1, 3, 4 and 5 are in the R-1-8 Residential Zone and parcel 2 is within the C-1 (Retail Commercial) Zone and are subject to the conditions established and set forth in accordance with the Zoning Regulations adopted by Carbon County. The following building requirements and area restrictions apply:

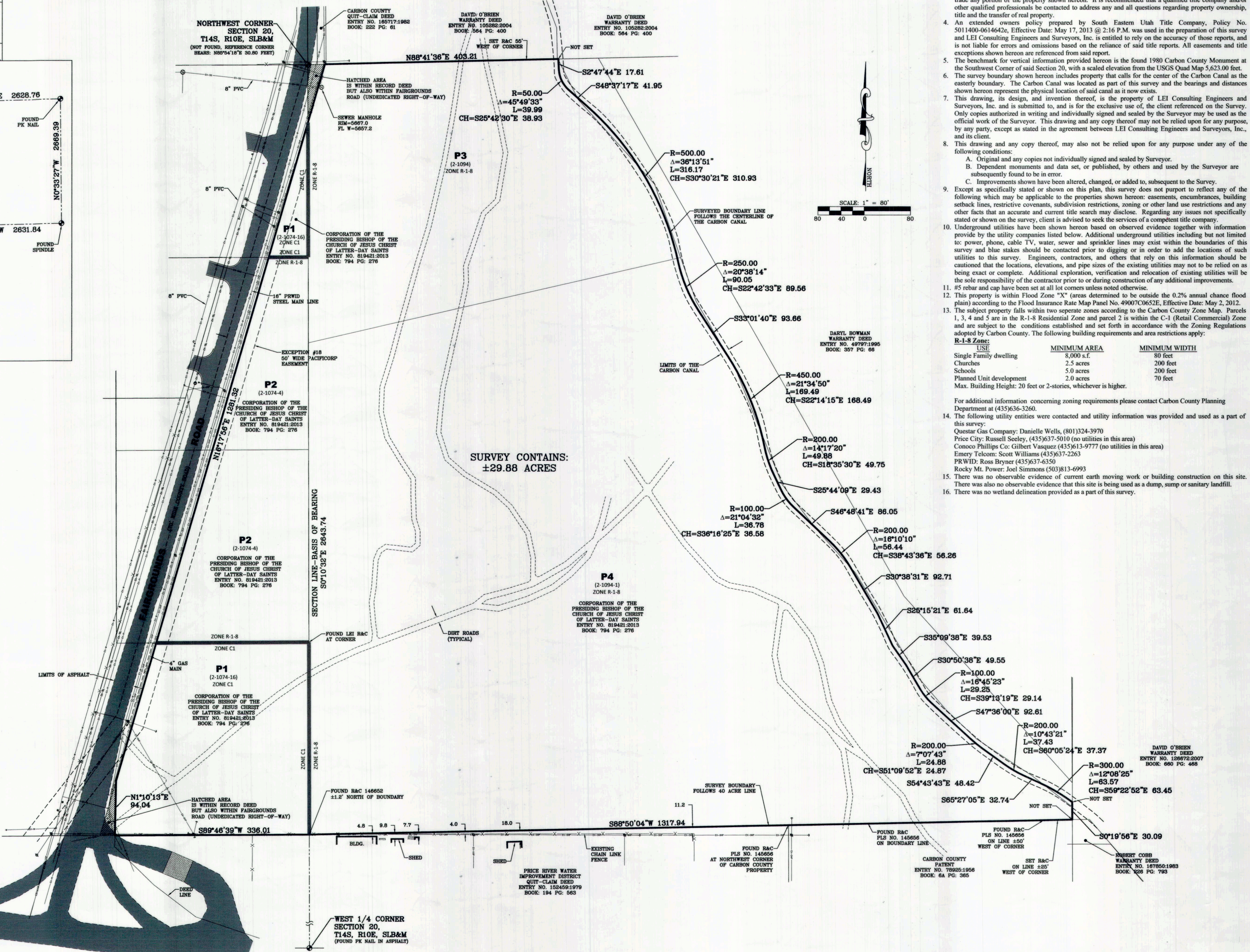
USE	MINIMUM AREA	MINIMUM WIDTH
Single Family dwelling	8,000 s.f.	80 feet
Churches	2.5 acres	200 feet
Schools	5.0 acres	200 feet
Planned Unit development	2.0 acres	70 feet
Max. Building Height:	20 feet or 2-stories, whichever is higher.	
- For additional information concerning zoning requirements please contact Carbon County Planning Department at (435)636-3260.
- The following utility entities were contacted and utility information was provided and used as a part of this survey:
 - Questar Gas Company: Danielle Wells, (801)324-3970
 - Department at (435)636-3260.
 - Price City: Russell Sealey, (435)637-5010 (no utilities in this area)
 - Conoco Phillips Co: Gilbert Vasquez (435)637-9777 (no utilities in this area)
 - Emery Telecom: Scott Williams (435)637-2263
 - PRWID: Russ Bryner (435)637-6350
 - Rocky Mt. Power: Joel Simmons (503)813-6993
- There was no observable evidence of current earth moving work or building construction on this site.
- There was also no observable evidence that this site is being used as a dump, sump or sanitary landfill.
- There was no wetland delineation provided as a part of this survey.



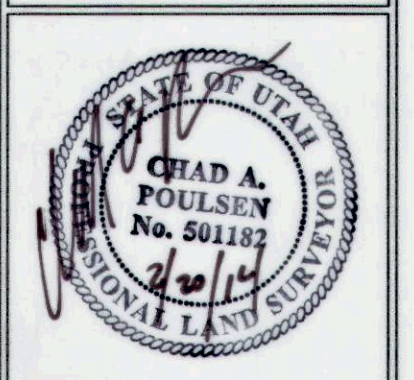
LEGEND	
⊕	EXISTING WATER METER
⊞	EXISTING ELECTRIC BOX
⊞	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING SEWER MANHOLE
⊞	EXISTING STORM DRAIN MANHOLE
⊞	EXISTING WATER VALVE
⊞	EXISTING POWER POLE
⊞	EXISTING CATCH BASIN
⊞	EXISTING FIRE HYDRANT
⊞	EXISTING LIGHT POLE
⊞	EXISTING PRESSURIZED IRRIGATION BOX
⊞	EXISTING COMMUNICATION/CABLE BOX
⊞	EXISTING POWER (OVERHEAD)
⊞	EXISTING POWER (UNDERGROUND)
⊞	EXISTING GAS LINES
⊞	EXISTING SEWER LINES
⊞	EXISTING WATER LINES
⊞	EXISTING STORM DRAIN LINES
⊞	EXISTING PRESSURIZED IRRIGATION
⊞	EXISTING CONCRETE SURFACE

SURVEYOR'S CERTIFICATE
 To THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, SOUTHEASTERN UTAH TITLE COMPANY and their respective successors and assigns, as follows:
 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(a), 6(b), 7(a), 7(b), 8, 10, 11(b), 13, 14, 16, 18 and 19 of Table A thereof. The field work was completed on December 7, 2012, property corners were set on December 7, 2012.

Chad A. Poulsen, PLS
 Chad A. Poulsen, PLS
 FEB. 20, 2014
 Date



LEI
ENGINEERS
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PLANNERS
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 www.lei-eng.com



ALTA/ACSM LAND TITLE SURVEY
 NW 1/4 SECTION 20 & NE 1/4 SECTION 19, T14S, R10E, SLB&M, CARBON CO. PRICE, UTAH
 PROPERTY OF: BINGHAM FAMILY ALASKA, LLC
 PREPARED FOR: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #: 2012-1847
 DRAWN BY: CAP
 CHECKED BY: RWH
 SCALE: 1" = 80'
 DATE: 2/17/2014
 SHEET: 1 of 2