

A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR
PACIFICORP
 (UTAH POWER & LIGHT COMPANY)
 PRICE RIVER DIVERSION & POND PROPERTY
 CARBON COUNTY, UTAH
 LOCATED IN THE NE1/4 OF SECTION 35, T. 12 S., R. 9 E., S.L.B.&M.
 SHEET 5 OF 5

LEGEND (APPLIES TO ALL SHEETS)

	SECTION LINE
	1/4 SECTION LINE
	1/16 SECTION LINE
	SURVEY BOUNDARY
	DEED LINE
	EDGE OF ASPHALT ROAD
	EDGE OF DIRT OR GRAVEL ROAD
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING FENCE
	EXISTING WALL
	EXISTING CONCRETE
	EXISTING DITCH/RIVER
	EXISTING POND
	EXISTING STORM SEWER / DRAIN PIPE
	EXISTING WATER PIPELINE
	EXISTING PACIFICORP PIPE LINE
	EXISTING OVERHEAD POWER
	EXISTING EASEMENT
	EXISTING UP&L PIPELINE EASEMENT
	FLOOD ZONE
	EXISTING BUILDING
	PIPE & 3.5" CAP SECTION CORNER MONUMENT UNLESS NOTED
	PIPE & 2.5" CAP 1/4 SECTION CORNER MONUMENT UNLESS NOTED
	SET 5/8" REBAR & PLASTIC CAP MARKED "TORGENSEN ENGINEERING"
	SET 12" SPIKE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING GUY/ANCHOR
	EXISTING POWER STRUCTURE AS NOTED
	EXISTING TRANSFORMER
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING PIPELINE VENT
	EXISTING GATE
	NARRATIVE KEYNOTE

NARRATIVE:

1. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE BOUNDARY OF THE SURVEY PARCEL SHOWN HEREON, AND TO SHOW EXISTING TOPOGRAPHY AND SITE FEATURES ON SAID PARCEL, BEING LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 9 EAST, S.L.B.&M.
2. MONUMENTS USED FOR THE CONTROL OF THIS SURVEY ARE THOSE FOUND SECTION AND PROPERTY CORNER MONUMENTS SHOWN ON THE PLAT. THE NORTHEAST CORNER OF SECTION 35 FALLS AMONG STEEP LEDGES, AND WAS CALCULATED BASED ON B.L.M. DEPENDENT RESURVEY OF SECTIONS 35 & 36, DATED JUNE 28, 1930.
3. BASIS OF BEARINGS IS N 011°36' E ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER TO THE WITNESS CORNER FOR THE EAST 1/4 CORNER OF SAID SECTION 35.
4. A TITLE REPORT WAS PROVIDED BY SOUTH EASTERN UTAH TITLE COMPANY, AND IS KNOWN AS COMMITMENT/ORDER NO. B2482-C, WITH AN EFFECTIVE DATE OF DEC. 17, 2013. EXCEPTIONS LISTED AND/OR SHOWN HEREON ARE FROM SAID TITLE REPORT.
5. REFERENCES TO BOOK (B.) AND PAGE (P.) HEREON REFER TO OFFICIAL RECORDS IN THE OFFICE OF THE CARBON COUNTY RECORDER.
6. AN APPARENT GAP EXISTS BETWEEN THE SURVEY PARCEL AND PRICE RIVER WATER IMPROVEMENT DISTRICT (P.R.W.I.D.) PARCEL 2-6-4. THE DEED FOR THE SURVEY PARCEL CALLS TO THE CENTER OF PRICE RIVER, WHEREAS THE DEED FOR THE P.R.W.I.D. PARCEL CALLS TO THE WESTERLY LINE OF THE PRICE RIVER. THE APPARENT GAP MAY STILL BE PART OF BLACKHAWK COAL COMPANY PARCEL 2-6.
7. ENCUMBRANCES SHOWN OR LISTED HEREON ARE LIMITED TO THOSE PROVIDED BY CLIENT, LISTED IN ABOVE-REFERENCED TITLE REPORT, OR OBSERVED DURING THE SURVEY. SEE SHEET 2 FOR KEY NOTES.
8. THE FOLLOWING ENCUMBRANCES AFFECT THE SURVEY PARCEL AND ARE SHOWN GRAPHICALLY ON THIS PLAT:
 - (B.1) THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SURVEY PARCEL (BENEFITS SURVEY PARCEL) (UNNUMBERED EXCEPTION, PAGE 2 OF TITLE REPORT).
 - (B.2) APPARENT RIGHT-OF-WAY FOR TRAFFIC ACROSS PARCEL BY OTHER THAN THE OWNER AS EVIDENCED BY BRIDGE AND UNPAVED ROAD (EXCEPTION 8).
 - (B.3) WATER PIPE LINE RIGHT-OF-WAY IN FAVOR OF HELPER CITY (NO WIDTH DEFINED) (B. 3T P. 476) (EXCEPTION 11).
 - (B.4) WATER PIPE LINE RIGHT-OF-WAY IN FAVOR OF HELPER CITY (NO WIDTH DEFINED) (B. 3T P. 478) (EXCEPTION 12).
 - (B.5) PIPE LINE EASEMENT IN FAVOR OF HELPER CITY (NO WIDTH DEFINED) (B. 60 P. 423) (EXCEPTION 17).
 - (B.6) EASEMENT AGREEMENT AND RELINQUISHMENT OF EASEMENT/RIGHT OF WAY BY AND BETWEEN PLATEAU MINING CORPORATION AND PRICE CITY (17' TO 20' WIDE) (B. 498 P. 673) (EXCEPTION 22).
 - (B.7) WATER PIPELINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY (20' WIDE) (B. 502 P. 514) (EXCEPTION 24).
9. RECORD DOCUMENTS WERE PROVIDED FOR THE FOLLOWING ENCUMBRANCES, BUT THEY DO NOT AFFECT THE SURVEY PARCEL:
 - 9.1. LICENSE FOR POLE LINE IN FAVOR OF UTAH POWER & LIGHT COMPANY (DOES NOT CROSS PROPERTY) (B. 31 P. 46) (EXCEPTION 13).
 - 9.2. POLE LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY (GRANTEE'S PROPERTY EXCLUDED FROM EASEMENT) (B. 31 P. 48) (EXCEPTION 14).
 - 9.3. POLE LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY (GRANTEE'S PROPERTY EXCLUDED FROM EASEMENT) (B. 31 P. 49) (EXCEPTION 15).
 - 9.4. ELECTRICAL LINE EASEMENT AGREEMENT IN FAVOR OF PACIFICORP (BEGINS ON EAST BOUNDARY OF SURVEY PARCEL) (B. 397 P. 381) (EXCEPTION 19).
 - 9.5. ELECTRICAL LINE EASEMENT IN FAVOR OF PACIFICORP (DOES NOT CROSS PROPERTY) (B. 397 P. 387) (EXCEPTION 20).
 - 9.6. TEMPORARY CONSTRUCTION EASEMENT FOR WATER PIPELINE IN FAVOR OF UTAH POWER & LIGHT COMPANY (EASEMENT EXPIRED) (B. 502 P. 501) (EXCEPTION 23).
10. THE FOLLOWING ENCUMBRANCES AFFECT OR MAY AFFECT THE SURVEY PARCEL, BUT CANNOT BE SHOWN GRAPHICALLY DUE TO LACK OF CLARITY AS TO THE NATURE AND EXTENT OF THE ENCUMBRANCE:
 - 10.1. ANY PORTION THAT MAY LIE WITHIN 3000 WEST AND COAL LOAD OUT ROAD (UNNUMBERED EXCEPTION, PAGE 2 OF TITLE REPORT).
 - 10.2. CERTIFICATES OF APPROPRIATION OF WATER (B. 56 P. 513, B. 56 P. 515, B. 57 P. 290, B. 68 P. 171, B. 68 P. 175) (EXCEPTION 16). THE POSSIBLE LOCATION OF A DAM REFERRED TO IN SAID CERTIFICATES IS SHOWN ON THE PLAT.
 - 10.3. RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY (B. 170 P. 829) (EXCEPTION 18).
 - 10.4. CERTIFICATE OF BENEFICIAL USE OF WATER (B. 438 P. 671) (EXCEPTION 21).

11. THE FOLLOWING ENCUMBRANCES APPEAR TO AFFECT THE SURVEY PARCEL, BUT NO RECORD EVIDENCE WAS PROVIDED (EVIDENCE WAS OBSERVED ON GROUND AS SHOWN ON THE PLAT):
 - (11.1) POND USED AND MAINTAINED BY PRICE CITY.
 - (11.2) STAIRS AND DRAIN PIPES APPARENTLY USED BY PRICE CITY.
 - (11.3) UTILITIES/PIPELINES NOT WITHIN EASEMENTS PROVIDED.
 - (11.4) ADJUSTABLE WOOD DAM STRUCTURE, THE USE OF WHICH MAY BE THE RIGHT OF PARTIES IN ADDITION TO THE LAND OWNER.
12. NO DRAWINGS DEFINING THE WIDTH OR LOCATION OF THE "OLD STATE ROAD RIGHT OF WAY" REFERRED TO IN THE RECORD DESCRIPTION WERE FOUND.
13. WHERE THE SURVEY DESCRIPTION DIFFERS FROM THE RECORD DESCRIPTION, THE SURVEY DESCRIPTION IS BASED ON EVIDENCE INDICATING THE PRESENT LOCATION OF THE PRICE RIVER AND THE TRUE LOCATION OF THE NORTH SECTION LINE AS SHOWN ON THE PLAT.
14. THE PORTION OF THE BOUNDARY THAT IS ALONG THE CENTER OF PRICE RIVER IS BASED ON FIELD MEASUREMENTS OF THE EDGE OF WATER MADE DEC. 16-18, 2013, AS SHOWN ON THE PLAT. SAID PORTION OF BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. THE SURVEYOR HAS NO KNOWLEDGE OF MANMADE CHANGES TO THE NATURAL COURSE OF THE RIVER.
15. CONTOURS ARE FROM GROUND SURVEY PERFORMED DEC. 16-18, 2013 AND JAN. 29, 2014. CONTOUR INTERVAL IS 2 FEET. ELEVATIONS ARE BASED ON G.P.S. OBSERVATION OF A NEARBY CONTROL POINT MEASURED FROM THE UTAH V.R.S. NETWORK USING N.G.V.D. 1988, WITH A VERTICAL ADJUSTMENT OF -2.534 FEET APPLIED. THE SAME DATUM WAS USED FOR THE TORGENSEN ENGINEERING SURVEY REFERRED TO IN NOTE 15 ABOVE.
- (16) THE PACIFICORP WATER PIPELINES RUNNING THROUGH THE PROPERTY AND SOUTHERLY TO THE CARBON POWER PLANT ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON (1) A MAP FOR PROOF OF APPROPRIATION APPLICATION NO. α-20942 ON FILE WITH UTAH DIVISION OF WATER RIGHTS (OR AVAILABLE FROM OUR OFFICE), (2) EASEMENTS LISTED IN NOTE 17 BELOW, AND (3) LIMITED FIELD EVIDENCE. THE PIPELINES AND ADJACENT CONTOURS ARE SHOWN AT CLIENT'S REQUEST FOR REFERENCE ONLY; ACTUAL LOCATIONS SHOULD BE FIELD VERIFIED BY EXCAVATION.
17. THE FOLLOWING EASEMENTS WERE USED TO HELP DETERMINE THE APPROXIMATE LOCATIONS OF THE PIPELINES REFERRED TO IN NOTE 16 ABOVE:
 - (17.1) PIPELINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT (PART WITH NO WIDTH DEFINED, PART WITH 20' WIDTH) (B. 26 P. 266).
 - (17.2) PIPELINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT (NO WIDTH DEFINED) (B. 46 P. 532).
18. THE MAJORITY OF THE SURVEY PARCEL IS LOCATED WITHIN FLOOD ZONE "A" AS SHOWN ON THE MAP AT ITS APPROXIMATE LOCATION PER FEMA FIRM 49007C0380E.
19. LIABILITY IS SPECIFICALLY DISCLAIMED FOR ANY SITE FEATURES THAT WERE NOT LOCATED DUE TO BEING COVERED BY SNOW AT THE TIME OF THE SURVEY.
20. 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 OF UTILITIES MAY VARY FROM THOSE SHOWN, AND OTHER UTILITIES MAY BE BURIED AT THIS SITE. NO EXCAVATION ACTIVITY SHOULD RELY ON THIS PLAT.

RECORD (DEED) DESCRIPTION (B. 26 P. 271):

BEGINNING IN THE CENTER OF PRICE RIVER AT A POINT 3988.51 FEET NORTH AND 1434.62 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 35, T. 12 S., R. 9 E., S.L.B.&M.; THENCE N 40°56' E 90 FEET; THENCE N 50°32' W 102.83 FEET; THENCE N 52°38' W 229.03 FEET; THENCE N 47°31' W 128.82 FEET; THENCE N 40°01' W 105.76 FEET; THENCE N 15°35' W 171.3 FEET; THENCE N 9°42' W 118.7 FEET; THENCE N 4°12'30" E 531.43 FEET, MORE OR LESS, TO NORTH LINE OF SAID SECTION 35; THENCE WEST IN SAID SECTION LINE 126 FEET; THENCE S 10°09'30" W 419.57 FEET; THENCE S 69°50' E 52.21 FEET TO CENTER OF SAID PRICE RIVER; THENCE FOLLOWING IN SAID CENTER LINE S 11°25' W 308.1 FEET, S 33°07'30" E 450.16 FEET, S 66°57'30" E 283.6 FEET, AND S 72°09'30" E 102.32 FEET TO THE PLACE OF BEGINNING, BEING IN THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35 AND CONTAINING 5.25 ACRES, MORE OR LESS.

SUBJECT TO OLD STATE ROAD RIGHT OF WAY.

SURVEY DESCRIPTION:

BEGINNING IN THE CENTER OF PRICE RIVER AT A POINT THAT IS LOCATED NORTH 3938.83 FEET AND WEST 1460.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 9 EAST, S.L.B.&M.; RUNNING THENCE N 40°56'00" E 129.70 FEET; THENCE N 50°32'00" W 102.83 FEET; THENCE N 52°38'00" W 229.03 FEET; THENCE N 47°31'00" W 128.82 FEET; THENCE N 40°01'00" W 105.76 FEET; THENCE N 15°35'00" W 171.30 FEET; THENCE N 09°42'00" W 118.70 FEET; THENCE N 04°12'30" E 562.31 FEET TO A POINT ON THE SECTION LINE THAT IS N 89°34'02" E 798.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE S 89°34'02" W 122.92 FEET ALONG THE SECTION LINE; THENCE S 10°09'30" W 449.92 FEET; THENCE S 69°50'00" E 59.85 FEET TO THE CENTER OF PRICE RIVER; THENCE ALONG THE CENTER OF PRICE RIVER THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) S 17°26'24" W 185.19 FEET TO THE POINT OF CURVATURE ON A 290.00 FOOT RADIUS CURVE TO THE LEFT, (2) SOUTHERLY 321.02 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 14°16'19" E 304.88 FEET) TO THE POINT OF TANGENCY, (3) S 45°59'01" E 80.78 FEET, (4) S 38°34'43" E 109.58 FEET TO THE POINT OF CURVATURE ON A 500.00 FOOT RADIUS CURVE TO THE LEFT, (5) SOUTHEASTERLY 210.50 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 50°38'20" E 208.94 FEET) TO THE POINT OF TANGENCY, (6) S 62°41'58" E 54.02 FEET, (7) S 58°02'08" E 99.87 FEET, AND (8) S 70°35'55" E 74.13 FEET TO THE POINT OF BEGINNING. CONTAINING 5.61 ACRES.

SUBJECT TO OLD STATE ROAD RIGHT OF WAY.

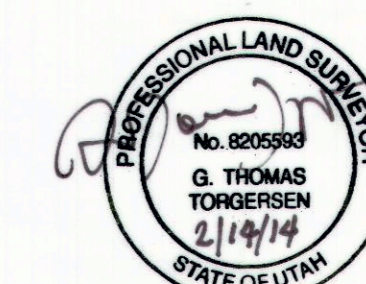
SURVEYOR'S CERTIFICATE:

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 JANUARY 29, 2014.

DATE OF PLAT: FEBRUARY 14, 2014

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 (UTAH POWER & LIGHT COMPANY)
 PRICE RIVER DIVERSION & POND PROPERTY
 CARBON COUNTY, UTAH
 LOCATED IN THE NE1/4 OF SECTION 35, T. 12 S., R. 9 E., S.L.B.&M.

SURVEY BY: GTT	DRAWING BY: GTT	CHECKED BY: RKT
DATE: 1/29/2014	DATE: 2/14/2014	DATE: 2/14/2014