#614
Ent 828464 Bk 843 Pg 501
Date: 11-MAY-2015 2:29:35PM
Fee: $10.00 Check Filed By: CW
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: BENCHMARK ENGINEERING

ALTA/ACSM LAND TITLE SURVEY

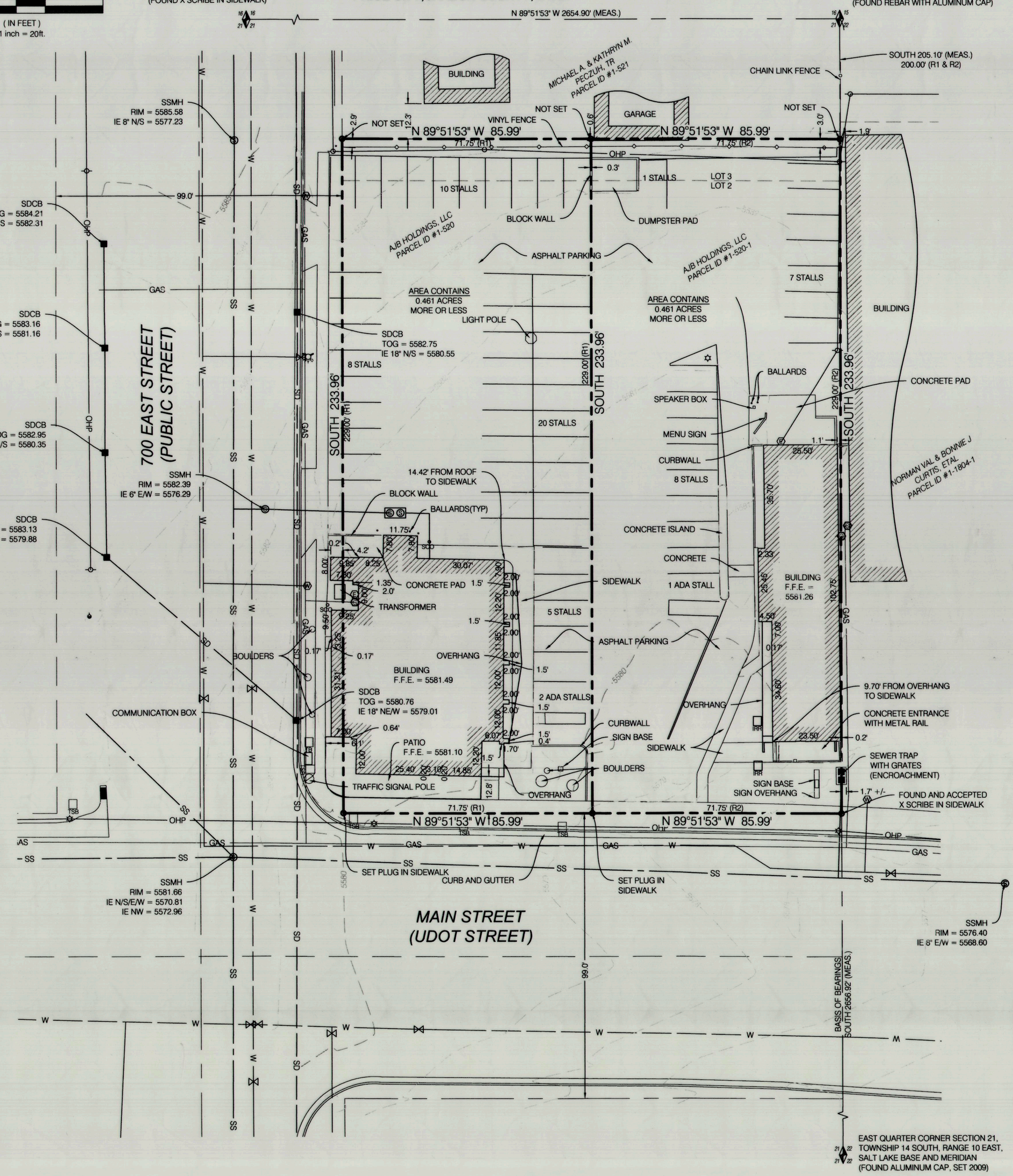
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 14 SOUTH, RANGE 10 EAST,
SALT LAKE BASE AND MERIDIAN
ALSO BEING PART OF BLOCK 47 OF
PRICE TOWNSITE SURVEY
PRICE CITY,CARBON COUNTY, UTAH

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.



TO:
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL
DIAMOND BUILDING, LLC
MOUNTAIN WEST

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, 4, 5, 7(b), 8, 9, 11(b)and 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 20, 2015.

PROFESSIONAL LAND SURVEYOR 7-28-15 7240531 BRIAN A. LINAM STATE OF UTAH

TITLE DESCRIPTIONS:

ORDER NUMBER NCS-700374-SLC1
THE WEST ONE-HALF OF THE SOUTH 14.5 FEET OF LOT 3 AND THE WEST ONE-HALF OF LOT 2, BLOCK 47, PRICE TOWNSITE SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK A OF PLATS, AT PAGE 3, RECORDS OF THE CARBON COUNTY RECORDER.

ORDER NUMBER NCS-700375-SLC1
THE EAST ONE-HALF OF THE SOUTH 14.5 FEET OF LOT 3 AND THE EAST ONE-HALF OF LOT 2, BLOCK 47, PRICE TOWNSITE SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK A OF PLATS, AT PAGE 3, RECORDS OF THE CARBON COUNTY RECORDER.

NARRATIVE OF SURVEY:

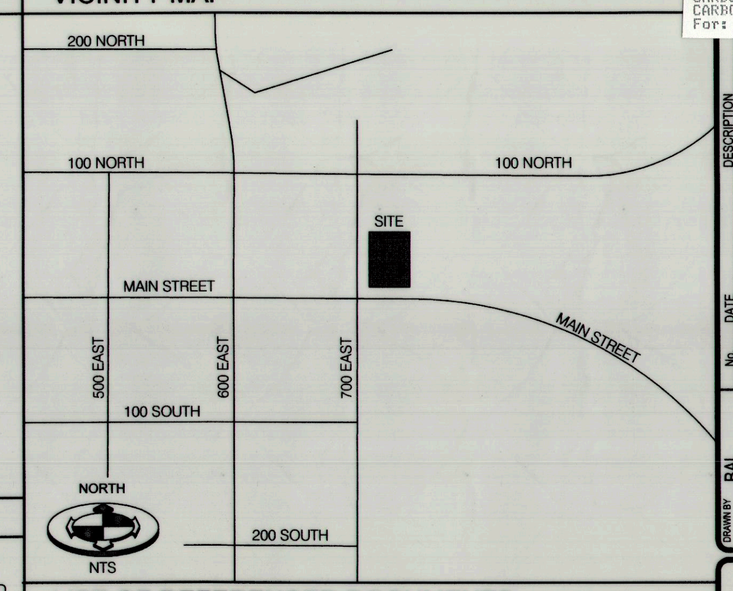
SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY ROBERT SWEENEY OF MOUNTAIN WEST TO PERFORM AN ALTA/ACSM SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH, BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

BENCHMARK
THE REBAR AND ALUMINUM CAP FOUND MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 5588.57 (CARBON COUNTY BENCHMARK)

NARRATIVE
THE RIGHT OF WAY OF MAIN STREET AND 700 EAST STREET WAS DETERMINED BY THE EXISTING IMPROVEMENTS. AFTER THE RIGHT OF WAY WAS ESTABLISHED, LOTS 2 AND 3 WERE PROPORTIONED USING THE NEW RIGHT OF WAY DIMENSIONS.

VICINITY MAP



LIST OF REFERENCED DOCUMENTS

R1) TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL, ORDER NUMBER NCS-700374-SLC1, DATED NOVEMBER 7, 2014.
R2) TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL, ORDER NUMBER NCS-700375-SLC1, DATED NOVEMBER 7, 2014.
R3) PRICE TOWNSITE SURVEY, ON FILE AT THE CARBON COUNTY RECORDERS OFFICE IN BOOK A AT PAGE 3.

GENERAL NOTES

1) THIS SURVEY IS BASED UPON THE TITLE REPORTS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL, ORDER NUMBER NCS-700374-SLC1, DATED NOVEMBER 7, 2014 AND ORDER NUMBER NCS-700375-SLC1, DATED NOVEMBER 7, 2014.

2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.

3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED PRELIMINARY REPORT:

ORDER NUMBER NCS-700374-SLC1

ITEMS 1 - 16 NOT ADDRESSED BY THIS SURVEY.

ORDER NUMBER NCS-700375-SLC1

ITEMS 1 - 14 NOT ADDRESSED BY THIS SURVEY.

DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:

- TITLE REPORTS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL, ORDER NUMBER NCS-700374-SLC1, DATED NOVEMBER 7, 2014 AND ORDER NUMBER NCS-700375-SLC1, DATED NOVEMBER 7, 2014.

LEGEND AND ABBREVIATIONS:

SECTION CORNER & LINE (FOUND)
PROPERTY LINE
PROPERTY CORNER (AS NOTED)
ADJACENT PL
SANITARY SEWER MANHOLE & PIPE — SS
STORM DRAIN MANHOLE & PIPE — SD
GAS LINE — GAS
OVERHEAD POWER — OHP
INDEX CONTOUR LINE
INTERMEDIATE CONTOUR LINE
GAS METER
IRRIGATION BOX — IRR
TELEPHONE BOX — TB
TRAFFIC SIGNAL BOX — TSB
EXISTING CULINARY PIPE LINE — W
WATER VALVE
WATER METER
= TREE
SIGN
RIGHT-OF-WAY LINE
CURB & GUTTER
CENTERLINE of ROAD
= EDGE OF EXISTING ASPHALT
FENCE, VINYL
FENCE, CHAIN LINK
SEWER CLEANOUT — SCO
SEWER GREASE TRAP
CATCH BASIN
FIRE HYDRANT
GUY WIRE
LIGHT POLE
POWER POLE

ABBREVIATIONS:
SSMH SEWER MANHOLE
SD STORM DRAIN
TOG TOP OF GRATE
IE INVERT ELEVATION

No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY BAL
CHECKED BY KMD
FIELD CREW BAL/WL
DATE 1/28/2015
DWG FILE 1501006at

BENCHMARK ENGINEERING & LAND SURVEYING
9160 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

BENCHMARK CIVIL

MOUNTAIN WEST
731 AND 755 EAST MAIN STREET
PRICE CITY, CARBON COUNTY, UTAH

PROJECT NO. 1501006

ALTA/ACSM LAND TITLE SURVEY

SVA.01
1 OF 1

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