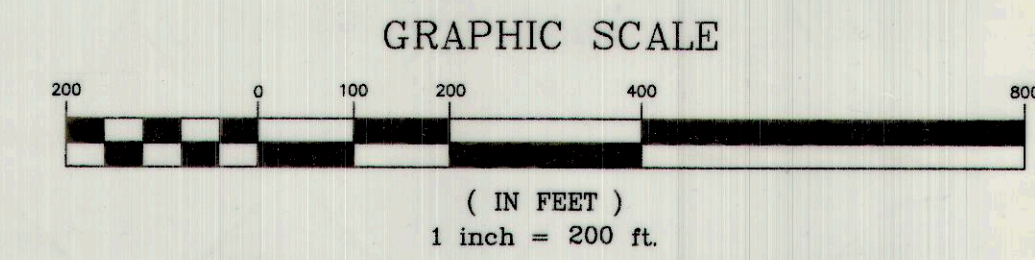


NORTHWEST CORNER
SECTION 13
T-15-S R-10-E SLB&M.

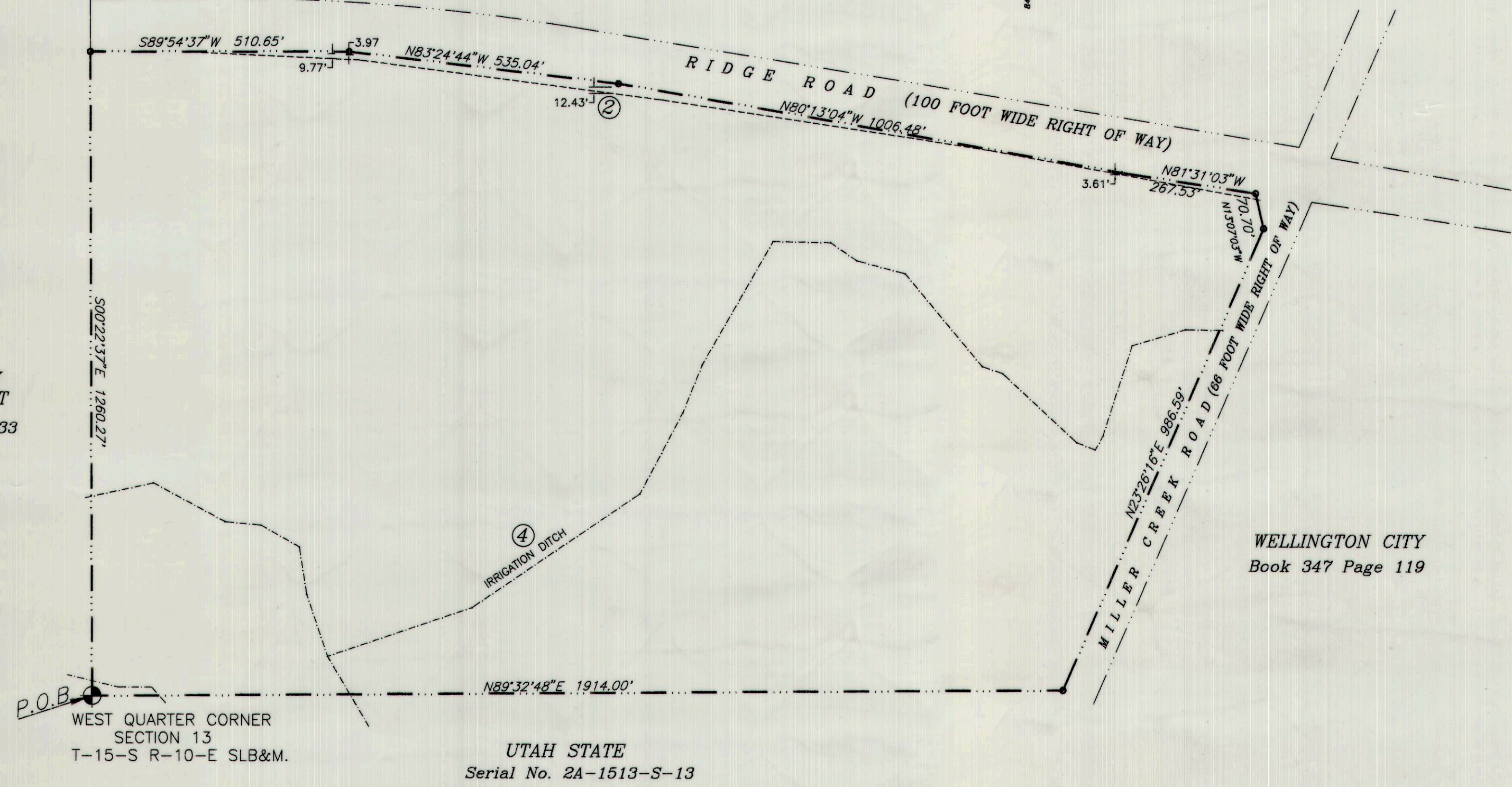
BASES OF BEGINNING
N00°22'37"W

WELLINGTON CITY
Book 347 Page 119



#1659
Ent 832134 B 861 P 522
Date: 08-09-2016 11:20:05AM
Fee: None Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: JOY MACHINERY

CARBON COUNTY
SCHOOL DISTRICT
Book 248 Page 233



CORRECTED SURVEY DESCRIPTION

Beginning at the Southwest corner of the Northwest quarter of Section 13 Township 15 South Range 10 East of the Salt Lake Base & Meridian; Thence North 89°32'48" East 1914.00 feet to the West line of County Road also known as Miller Creek Road; Thence North 23°26'16" East 986.59 feet along said County Road; Thence North 13°07'03" West 74.08 feet to the South line of County Road also known as Ridge Road; Thence along said south line the following three (3) calls. Thence N80°52'17"W 1378.01 feet; Thence along the Arc of a curve to the left with a radius of 4350.0 feet through an angle of 9°46'47" a distance of 742.49 feet. (cord bears S85°45'41"E 741.59 feet) Thence S89°20'56"W 197.75 feet to the West line of the Northwest Quarter; Thence along said line S00°22'37"E 1263.70 feet to the point of beginning.
Containing 57.05 acres

P.O.B.
WEST QUARTER CORNER
SECTION 13
T-15-S R-10-E SLB&M.

UTAH STATE
Serial No. 2A-1513-S-13

WELLINGTON CITY
Book 347 Page 119

NOTES CORRESPONDING TO SCHEDULE "B"

- 8- IRRIGATION DITCHES AND UNDERGROUND TELEPHONE CABLES AS SHOWN ON THE PLAT.
- 10- WATER LINE EASEMENT RECORDED JANUARY 10, 1983 IN BOOK 224 AT PAGE 222 IS OFF THE SUBJECT PROPERTY.
- 11- CONDITIONS OF ANNEXATION AS DISCLOSED IN THE ANNEXATION ORDINANCE RECORDED MARCH 4 1988 IN BOOK 279 AT PAGE 10.
- 12- RESERVATIONS OF RIGHT OF WAY AND EASEMENT TO WELLINGTON CITY, BEING 50 FEET ON EACH SIDE OF ALL 40 ACRE LINES, RECORDED MARCH 22 1989 IN BOOK 287 AT PAGE 352. AND SHOWN ON PLAT.
- 13- EASEMENT TO CARBON COUNTY RECORDED JANUARY 26, 1990 IN BOOK 287 AT PAGE 352. AS SHOWN ON PLAT.

To JOY MINING MACHINERY, (name of lender, unknown), SOUTHEAST TITLE COMPANY: (Order No. 27,742-C)

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, includes items (1-4-6-11-16.) of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a "Suburban," Survey.

ZONING DATA

- MANUFACTURING ZONE M-1
AREA REQUIREMENTS: Area requirements will be dependent on compliance with parking and setback regulations.
- SIDE YARD REGULATIONS: None, except that wherever a building is located upon a lot adjacent to residential zone or agricultural boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line, and on corner lots, the side yard, which faces on a street, shall be not less than twenty (20) feet.
- FRONT YARD REGULATIONS: The minimum depth of the front yard for all advertising signs, buildings, structures, walls, or fences more than two (2) feet in height shall be twenty (20) feet.
- REAR YARD REGULATIONS: None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten (10) feet.
- HEIGHT REGULATIONS: No building or structure shall be erected to a height greater than two and one-half (2-1/2) stories, or thirty-five (35) feet.
- COVERAGE REGULATIONS: No building or structure or group of buildings with their accessory buildings shall cover more than sixty (60) percent of the area of the lot.
- PARKING: For a new building or structure or the enlargement or increase in capacity or floor area of an existing main building or structure there should be at least one (1) permanently maintained parking space of not less than one hundred and eighty (180) square feet for every two employees at peak shift on that parcel of land.

STATEMENT OF ENCROACHMENTS

- 2- ENCROACHMENT BY EMERY TELEPHONE A CABLE LINE NO TITLE SHOWN. SHOWN ON PLAT.
- 4- IRRIGATION DITCHES AS SHOWN ON PLAT

UTILITIES
NATURAL GAS: Mountain Fuel Supply Co., Price, Utah. Kenneth Barker - (801) 637-6380.
TELEPHONE: U.S. West, Orem, Utah. Engineer Don Williams - (801) 226-0021
SEWER: Price River Improvement District, Price, Utah. Phil Palmer - (801) 637-6350.
WATER: Wellington City - (801) 637-5213.
POWER: Utah Power & Light. Norm Smith - (801) 637-6380. Price, Utah.

Art F. Barker
Registration No. 162812
Date: January 9, 1998

Adopted by the Board of Direction, American Congress on Surveying and Mapping on November 11, 1992. Adopted by the American Land Title Association on October 17, 1992.

BARKER & ASSOCIATES
SURVEYING & ENGINEERING SERVICES (801) 637-2394 (FAX: 801-637-2423)
P.O. BOX 43 WELLINGTON, UTAH 84542 UTAH WATTS 1-888-676-2394

ALTA/ACSM LAND TITLE SURVEY
SEC. 13 T-15-S R-10-E SLB&M.
BARKER & ASSOC. NO. 97048 SHEET 1 OF 1