

Ent 832181 W 861 M 638  
 Date: 12-23-2015 3:20:00PM  
 Fee: \$28.00 Check Filed By: CR  
 CARBON COUNTY RECORDER, Recorder  
 CARBON COUNTY CORPORATION  
 For: JOHANSEN & TUTTLE

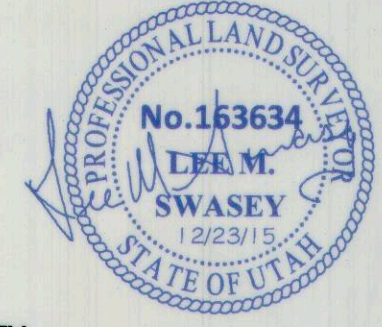
CERTIFICATE

To Utah Department of Administrative Services, Division of Facilities Construction and Management:

This is to certify that these maps or plats and the survey on which they were 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, 5, 6 (a) and (b), 7 (a) and (b)(1), 8, 9, 11 (a) and (b), 13, 14, 17, 18, 19, 20 (b), and 22 (Approximate distance from grade to lowest point of overhead utility lines between poles) of Table A thereof. The field work was completed on December 18, 2015.

Date of Plat or Map: December 23, 2015

Lee M. Swasey  
 Utah PLS 163634



LOCATION OF SURVEY:

Located within Block 28, PRICE TOWNSITE SURVEY; in the Northeast quarter of the Northwest quarter of Section 21, T. 14 S., R. 10 E., SLB&M.

SCHEDULE A, EXHIBIT A, LEGAL DESCRIPTION:

- ① All of Lot 3, Block 28, PRICE TOWNSITE SURVEY.
- ② ALSO, BEGINNING at the Northeast corner Lot 2, Block 28, PRICE TOWNSITE SURVEY, and running thence North 214.5 feet; thence East 49.5; then North 214.5 feet to the place of beginning.
- ③ ALSO, BEGINNING at a point 85.25 feet East of the Southwest corner of Block 28, PRICE TOWNSITE SURVEY, and running thence North 214.5 feet; thence East 79.75 feet; thence South 214.5 feet; thence West 79.75 feet, more or less to the point of beginning.
- ④ ALSO, BEGINNING at the Northwest corner of Lot 2, Block 28, PRICE TOWNSITE SURVEY, and running thence East 85.25 feet; thence South 114.5 feet; thence West 85.25 feet; thence North 114.5 feet to the place of beginning.
- ⑤ ALSO, BEGINNING at the Northeast corner of Lot 1, Block 28, PRICE TOWNSITE SURVEY, and running then West 150 feet; thence South 52.5 feet; thence East 150 feet; thence North 52.5 feet to the place of beginning.
- ⑥ ALSO, BEGINNING 112 feet North of the Southeast corner of Lot 1, Block 28, PRICE TOWNSITE SURVEY, and running thence North 50 feet; thence West 150 feet; thence South 50 feet; thence East 150 feet to the place of beginning.
- ⑦ ALSO, BEGINNING 214.5 feet West and 110 feet North of the Southeast corner of Block 28, PRICE TOWNSITE SURVEY, and running thence North 104.5 feet; thence East 64.5 feet; thence South 102.5 feet; thence West 14.5 feet; thence South 2 feet; thence West 50 feet to the place of beginning.
- ⑧ ALSO, BEGINNING at the Southwest corner of Lot 1, Block 28, PRICE TOWNSITE SURVEY, and running thence East 50 feet; thence North 110 feet; thence West 50 feet; thence South 110 feet to the place of beginning.
- ⑨ ALSO, BEGINNING at the Northwest corner of Lot 4, Block 28, PRICE TOWNSITE SURVEY, and running thence South 214.5 feet; thence East 214.5 feet; thence North 107.25 feet; thence West 107.25 feet; thence South 18.75 feet; thence West 34 feet; thence North 126 feet; thence West 73.25 to the place of beginning.
- ⑩ ALSO, BEGINNING 127.75 feet West of the Southeast corner of Block 28, PRICE TOWNSITE SURVEY, and running thence West 36.75 feet; thence North 112 feet; thence East 44.75 feet; thence South 20 feet; thence West 8 feet; thence South 92 feet to the place of beginning.

GROSS LAND AREA equals 3.34 acres.

TOGETHER WITH an undivided one-half interest in a right of way for ingress and egress over the following described land: BEGINNING 113.75 feet West of the Southeast corner of Block 28, PRICE TOWNSITE SURVEY, and running thence West 14 feet; thence North 92 feet, more or less, to the South line of an existing brick garage; thence East 14 feet; thence South 92 feet, more or less, to the place of beginning.

(Tax I.D. #s 01-0327-0000 and 01-0329-0000)  
 Situate in Carbon County, State of Utah

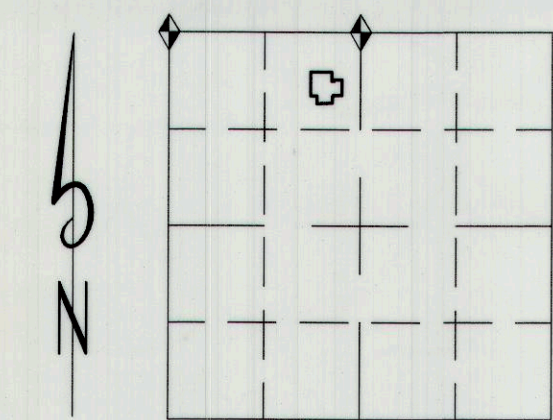
BASIS OF BEARING:

Basis of Bearing: S 89°58'57" E between the Northwest corner and the North Quarter Corner of Section 21, T. 14 S., R. 10 E. SLB&M.

FLOOD ZONE CLASSIFICATION: Zone C1 - not in flood zone.

CURRENT ZONING CLASSIFICATION: C1 - Retail Commercial; Building setback requirements and space restrictions - "As approved"

KEY MAP:  
 SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST



PURPOSE OF SURVEY:

Surveyed at the request of the Utah Division of Facilities Construction and Management to perform an ALTA / ACSM Land Title Survey.  
 The survey was based on a Commitment for Title Insurance (not to be used as a Commitment for Title Insurance, but for informational purposes only) issued by Stewart Title Guaranty Company, File # 18713, Effective date November 13, 2015.

NARRATIVE:

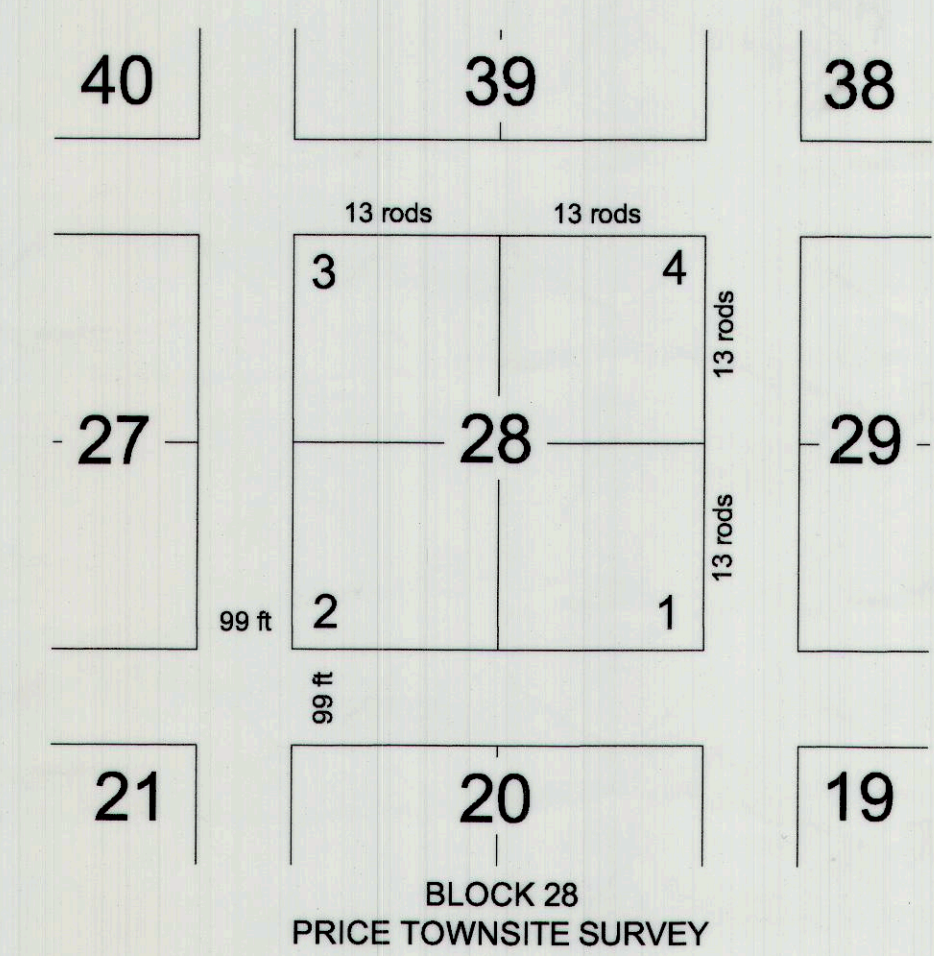
The survey was based on found survey markers and evidence of occupation on the subject block and surrounding eight blocks within the PRICE TOWNSITE SURVEY, and tied to Section Corner monuments of the Public Land Survey System.

MONUMENTS FOUND:

◆ Denotes Section monument found.

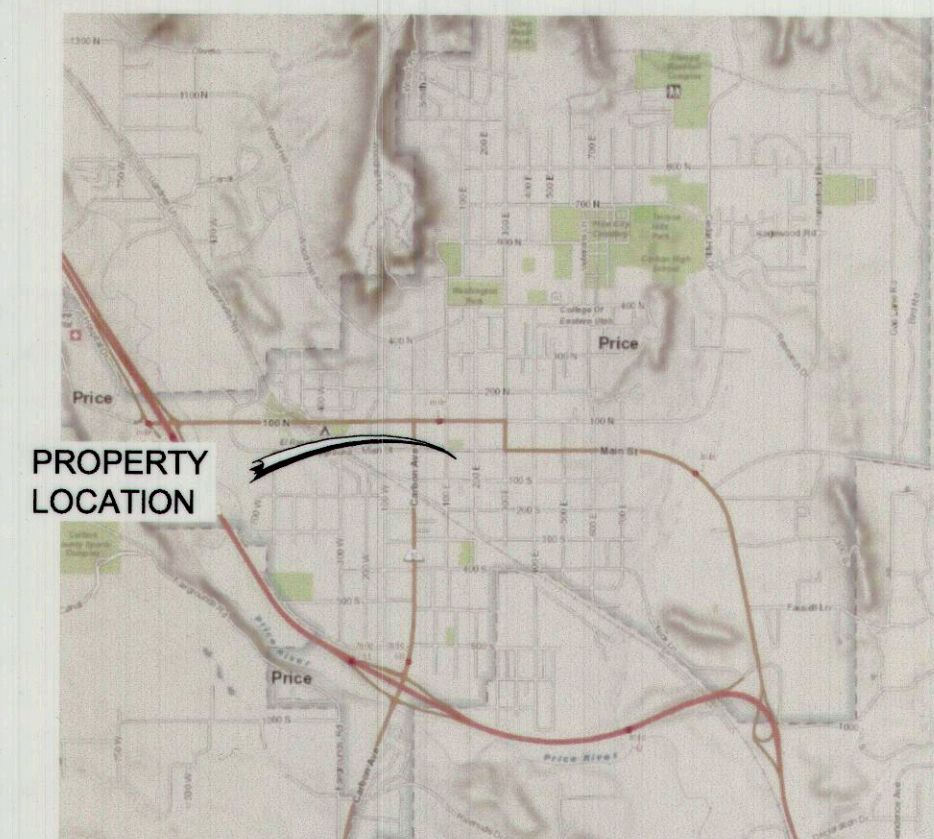
MONUMENTS SET:

- Denotes a #5 rebar with a 1 1/2" aluminum cap set on top marked LMS J&T ENG LS 163634 and additionally stamped as shown on drawing.
- Denotes other monuments set as described herein.

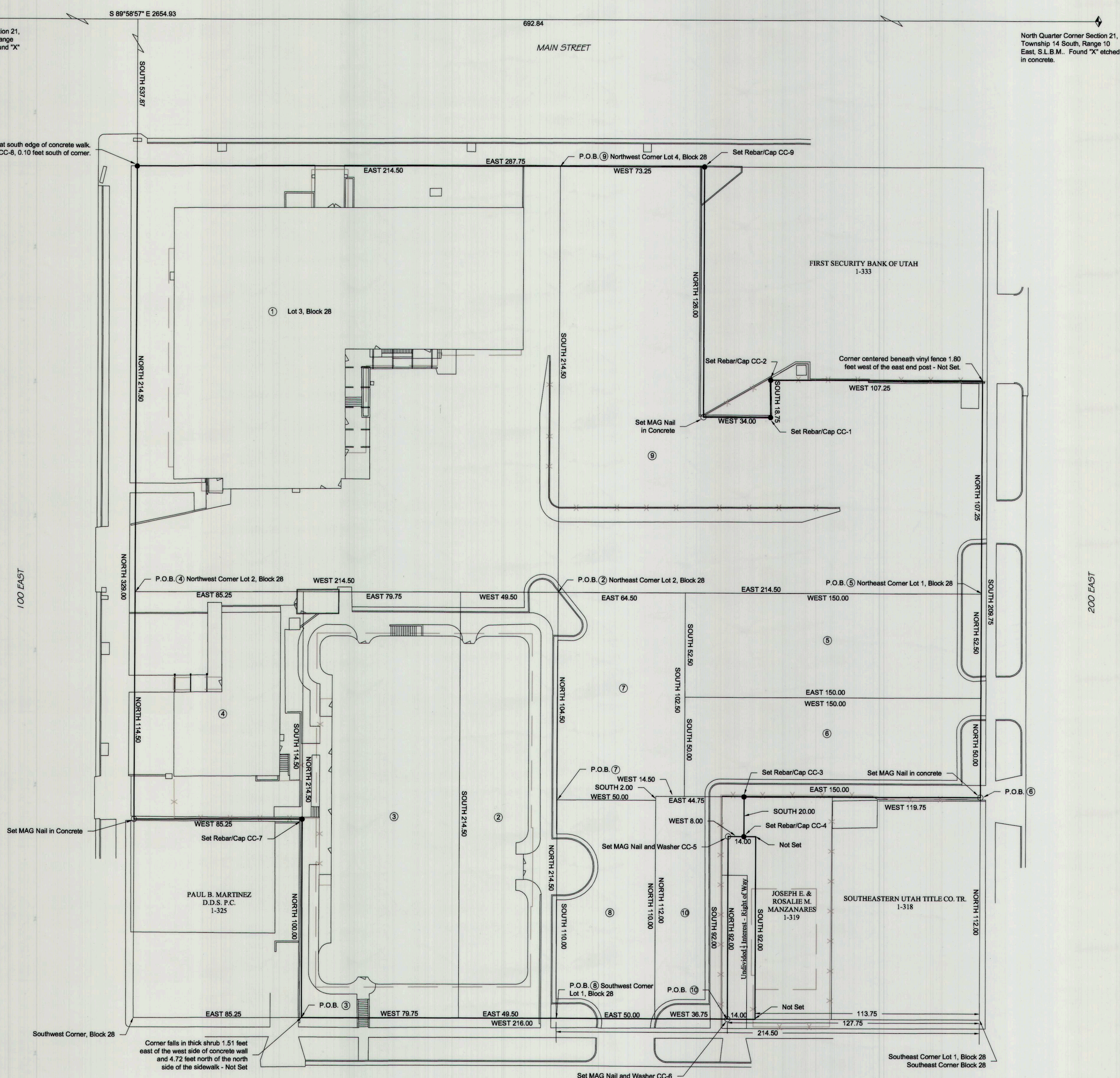


BLOCK 28  
 PRICE TOWNSITE SURVEY

VICINITY MAP



PROPERTY LOCATION

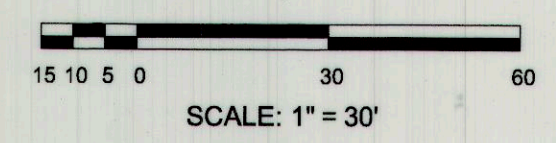


Northwest Corner Section 21,  
 Township 14 South, Range  
 10 East, S.L.B.M. Found "X"  
 etched in concrete.

North Quarter Corner Section 21,  
 Township 14 South, Range 10  
 East, S.L.B.M. Found "X" etched  
 in concrete.

Corner falls at south edge of concrete walk.  
 Set Rebar/Cap, CC-8, 0.10 feet south of corner.

Corner falls in thick shrub 1.51 feet  
 east of the west side of concrete wall  
 and 4.72 feet north of the north  
 side of the sidewalk - Not Set



SCALE: 1" = 30'

DESIGNED	CHECKED	DATE	TOWNSHIP	RANGE	SECTION	LOT	PROJECT No.
DRAWN	JUL 12:15	12/23/15	14 S.	10 E.	21	1-4	
SURVEYED	JUL 12:15		BLOCK	SURVEY			
R.O.W.	JUL 12:15		20	Price Townsite			
CHECKED	BHT 12:15						
CHECKED	LMS 12:15						
CHECKED							
PROJECT FILE: PPS20150501A.000 CARBON COUNTY.							
LEE M. SWASEY PROFESSIONAL LAND SURVEYOR 163634							
ALTA / ACSM LAND TITLE SURVEY CARBON COUNTY COURTHOUSE							
P.O. Box 487, Castle Dale, UT 84513 (435) 381-2523 Fax (435) 381-2522, e-mail jlt@sv.net							
SHEET No. 1 of 4							

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