

#189

DAVID B. DRAPER  
PROFESSIONAL LAND SURVEYOR  
No. 6991599  
06/15/16  
STATE OF UTAH

### DESCRIPTION PER TITLE REPORT

PARCEL 1  
ALL OF LOT 2, BLOCK 36, PRICE TOWNSHIP SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 36, PRICE TOWNSHIP SURVEY; AND RUNNING  
THENCE EAST 214.5 FEET; THENCE NORTH 84.5 FEET; THENCE WEST 47 FEET; THENCE NORTH 160 FEET;  
THENCE WEST 47.5 FEET; THENCE SOUTH 160 FEET; THENCE WEST 120 FEET; THENCE SOUTH 54.5 FEET TO  
BEGINNING.

NORTHWEST CORNER OF SECTION 21,  
TOWNSHIP 14 SOUTH, RANGE 10 EAST,  
SALT LAKE BASE AND MERIDIAN,  
FOUND PLUG IN SIDEWALK

### TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING  
RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO  
TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 83755-C PREPARED BY SOUTH EASTERN  
UTAH TITLE COMPANY. EFFECTIVE DATE: MARCH 16, 2016, AT 8:00 AM.

### SCHEDULE B-2 EXCEPTIONS

EASEMENTS, NOTES, RESTRICTIONS AND OTHER MATTERS, AS SET FORTH ON THE RECORDED PLAT OF  
MCD SUBDIVISION, (NOTHING TO PLOT)

TERMS AND CONDITIONS AS CONTAINED IN THE RIGHT OF WAY EXECUTED BY G.H. GUYMON IN FAVOR OF  
THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO., ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT,  
PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND  
TELEGRAPH, RECORDED NOVEMBER 10, 1925 IN BOOK 31 AT PAGE 479. (AREA AFFECTS SHOWN HEREON)

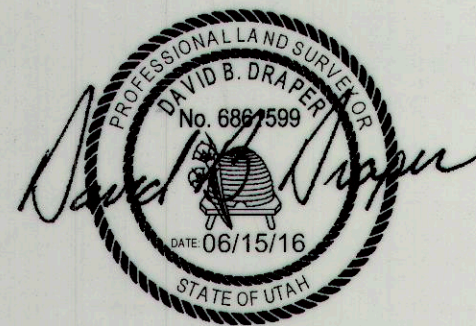
### SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY, 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE  
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(B)(1), 8, 9  
AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2016.

DATE OF PLAT OR MAP: JUNE 15, 2016

DAVID B. DRAPER  
LICENSE NO. 6991599



### TABLE "A" ITEMS

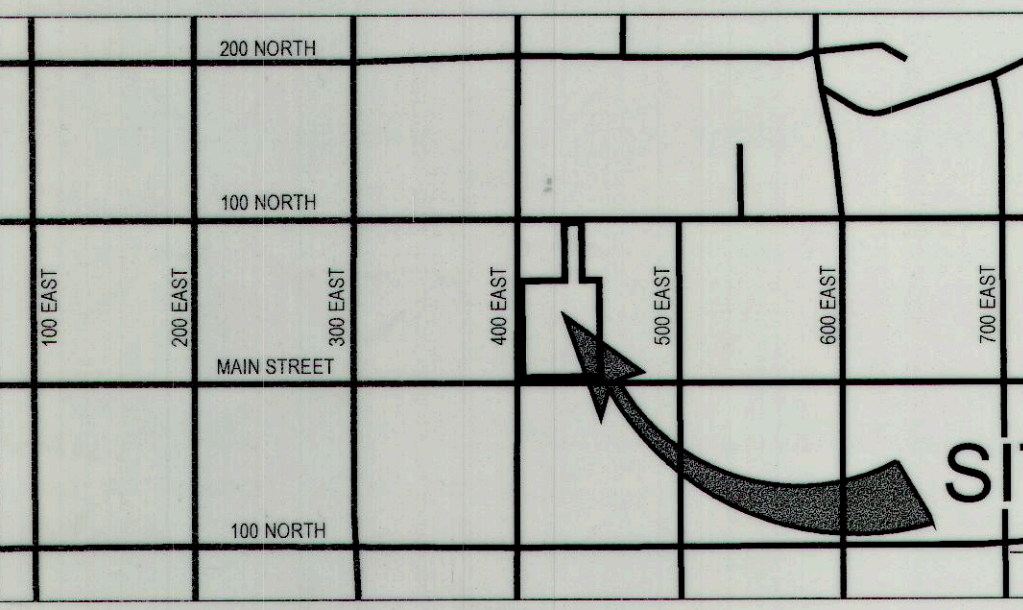
2. ADDRESS OF SUBJECT SITE: 409 EAST MAIN STREET, PRICE, UTAH 84501 PER TITLE REPORT
4. GROSS LAND AREA SHOWN HEREON
- 7(B)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
8. ALL SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON
9. 44 REGULAR PARKING STALLS AND 3 ADA PARKING STALLS
11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES,  
OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND  
UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR  
STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO  
LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES.  
THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

### SURVEY NARRATIVE

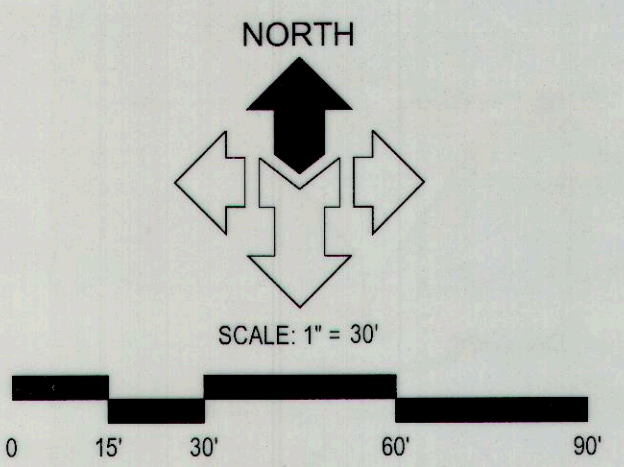
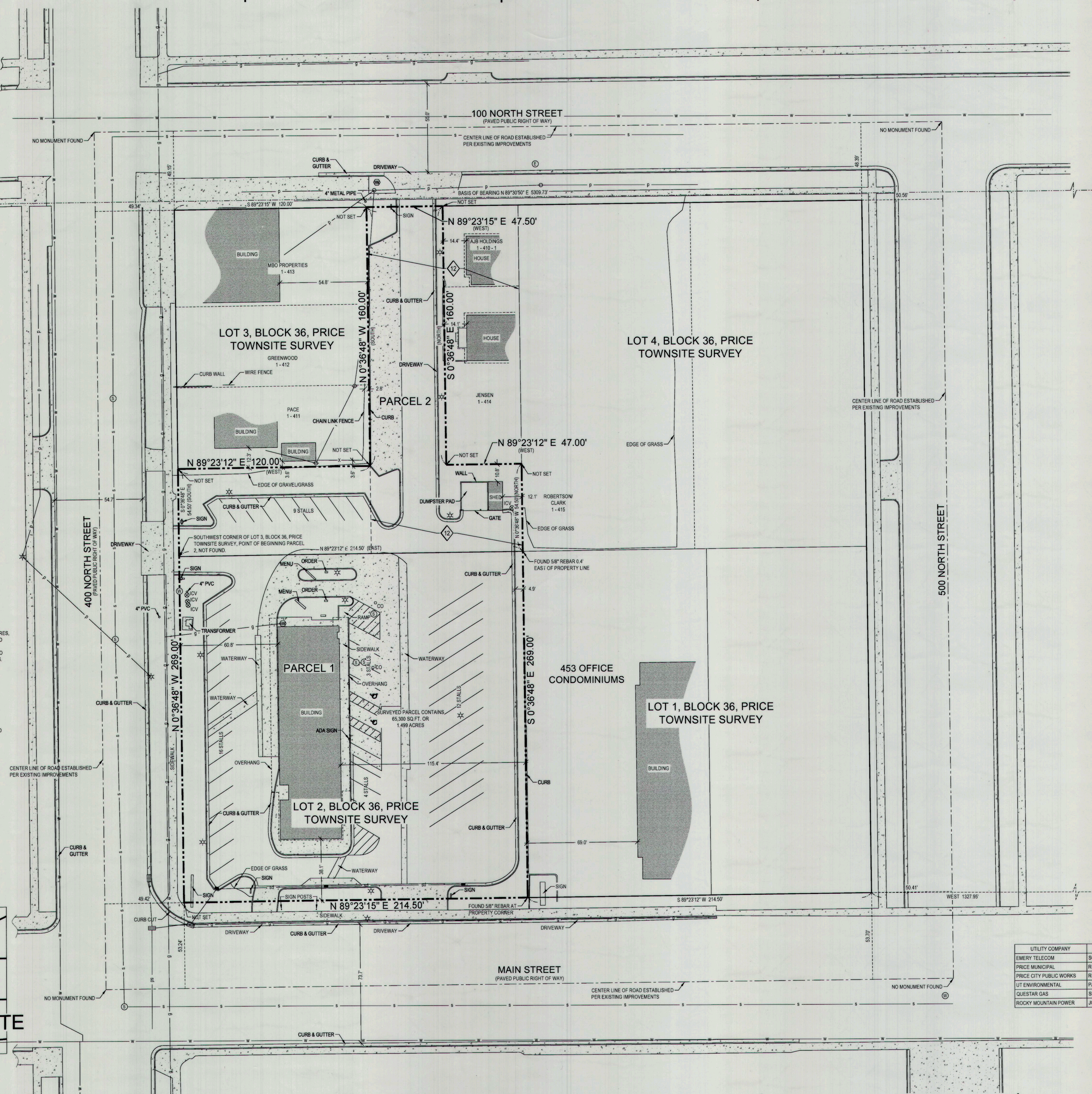
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY  
PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°30'50" EAST ALONG THE SECTION  
LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH,  
RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEY PROPERTY LINES AND  
BLOCK 36 WERE ESTABLISHED ACCORDING TO SURVEY PREPARED BY WARE SURVEYING ON FILE WITH THE  
OFFICE OF THE CARBON COUNTY RECORDER AS 434.

### GENERAL NOTES

1. M&NEIL ENGINEERING OR M&NEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO  
THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE  
SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS WERE NOT SET AS PART OF THIS PROJECT.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN  
THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN  
PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED  
TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS  
PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.



VICINITY MAP  
SCALE: N.T.S.



NORTHEAST CORNER OF SECTION 21,  
TOWNSHIP 14 SOUTH, RANGE 10 EAST,  
SALT LAKE BASE AND MERIDIAN, FOUND  
REBAR & ALUMINUM CAP

### LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- CONCRETE
- BUILDING
- WATER MANHOLE
- WATER METER
- ELECTRIC MANHOLE
- LIGHT POLE
- POWER POLE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS MANHOLE
- STORM DRAIN CATCH BASIN
- IRRIGATION CONTROL VALVE
- SIGN

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
EMERY TELECOM	SCOTT WILLIAMS	435-637-2263	NOT PROVIDED
PRICE MUNICIPAL	RUSSELL SEELEY	435-637-5010	SHOWN
PRICE CITY PUBLIC WORKS	RUSSELL SEELEY	435-637-5010	SHOWN
UT ENVIRONMENTAL	PAUL ZAHN	801-536-4161	NOT PROVIDED
QUESTAR GAS	SL MAPPING DEPT.	801-324-3070	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacifiCorp.com	NA

REV	DATE	DESCRIPTION

PROJECT NO: 16336  
 CAD FILE: 16336ALT  
 DRAWN BY: KSL  
 CALC BY: DBD  
 FIELD CREW: DA/HD  
 CHECKED BY: DBD  
 DATE: 6-15-16

ALTA/NSPS  
 LAND TITLE  
 SURVEY

1 OF 1

**M&NEIL ENGINEERING**  
 Economic and Sustainable Designs, Professionals You Know and Trust  
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mneilengineering.com  
 Civil Engineering • Consulting & Landscape Architecture  
 Structural Engineering • Land Surveying & HDS

**MCDONALDS**  
 409 EAST MAIN STREET  
 PRICE, UTAH 84501  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SIB&M