

Ent 846378 BK 935 Pg 483  
Date: 06-AUG-2019 1:37:46PM  
Fee: \$45.00 Credit Card Filed By: CR  
KARLA MEDLEY, Recorder  
CARBON COUNTY CORPORATION  
For: BRADLEY LING

### EXISTING DESCRIPTIONS

DEED DESCRIPTIONS  
FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS COMMITMENT NO. NCS-938278-SLC1, COMMITMENT DATE: DECEMBER 10, 2018.

**PARCEL 1:**  
BEGINNING AT A POINT ON THE SOUTH LINE OF A HIGHWAY RIGHT OF WAY AND THE WEST LINE OF A STREET; SAID POINT BEING NORTH 827.95 FEET AND WEST 1677.63 FEET FROM THE NORTHEAST CORNER OF SUNSET VIEW SUBDIVISION, SAID NORTHEAST CORNER OF SUNSET VIEW SUBDIVISION SAID TO BE SOUTH 945.23 FEET AND WEST 339.30 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M, RUNNING THENCE SOUTH 89°26'13" WEST 502.17 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY; THENCE SOUTH 93°35'59" EAST 446.94 FEET; THENCE SOUTHEASTERLY 510.12 FEET ALONG THE ARC OF A 636.197 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 32°37'14" EAST 496.57 FEET); THENCE SOUTH 55°35'29" EAST 91.37 FEET; THENCE NORTH 14°48'42" WEST 61.24 FEET; THENCE NORTH 55°35'29" WEST 45.00 FEET; THENCE NORTHWESTERLY 5.00 FEET ALONG THE ARC OF A 596.197 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 55°21'05" WEST 5.00 FEET); THENCE EAST 444.13 FEET; THENCE NORTH 429.092 FEET (RECORD) (428.73 FEET-MEASURED); THENCE NORTHWESTERLY 533.19 FEET ALONG THE ARC OF A 413 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 37°34'27" WEST 496.925 FEET; THENCE NORTH 0°35'21" WEST 5.02 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
BEGINNING AT A POINT ON A FENCE LINE WHICH POINT IS EAST 3554.75 FEET AND SOUTH 840.21 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 89°25'52" WEST PARTIALLY ALONG A FENCE 397.36 FEET; THENCE SOUTH 15°30'40" EAST 30.09 FEET TO THE NORTHEASTERLY LINE OF A CARBON COUNTY PARCEL OF LAND HAVING DEED NO. 1-2041 ON FILE WITH THE CARBON COUNTY RECORDER'S OFFICE; THENCE SOUTH 56°49'38" EAST ALONG SAID NORTHEASTERLY LINE 242.59 FEET; THENCE SOUTH 33°10'22" WEST ALONG SAID LINE 20.00 FEET; THENCE CONTINUING ALONG SAID LINE AND ALONG THE ARC OF 558.366 FOOT RADIUS CURVE TO THE RIGHT 203.31 FEET THE CHORD OF WHICH BEARS SOUTH 46°19'24" EAST 202.19 FEET; THENCE NORTH 89°32'34" EAST PARTIALLY ALONG THE NORTH LINE OF WEDGEWOOD ESTATES SUBDIVISION 536.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 600 WEST STREET; THENCE NORTH 0°34'08" WEST ALONG SAID RIGHT OF WAY LINE 721.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 45°34'08" WEST 21.21 FEET TO THE SOUTH RIGHT OF WAY LINE OF PRICE RIVER DRIVE; THENCE SOUTH 89°25'52" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 357.63 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE RIGHT 529.81 FEET, THE CHORD OF WHICH BEARS NORTH 82°50'53" WEST 110.97 FEET; THENCE SOUTH 00°34'08" EAST 428.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE PORTION OF SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JUNE 30, 2010 IN BOOK 725 AT PAGE 55, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°14'04" WEST 2015.57 FEET AND SOUTH 00°45'56" EAST 8.37 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 01°19'26" WEST 5.15 FEET; THENCE SOUTHEASTERLY 114.98 FEET, ALONG THE ARC OF A 413 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 08°33'53" EAST 114.61 FEET); THENCE SOUTH 80°32'56" WEST 250.81 FEET; THENCE NORTH 00°00'00" EAST 157.40 FEET; THENCE NORTH 89°26'12" EAST 230.47 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED SOUTH 89°14'04" WEST ALONG THE SECTION LINE 2516.58 FEET AND SOUTH 86.60 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; SAID POINT BEING AT THE NORTHWEST CORNER OF THE CREEKVIEW SHOPPING CENTER PARCEL; THENCE NORTH 89°26'13" EAST ALONG THE NORTH LOT LINE OF SAID PARCEL, 271.70 FEET; THENCE SOUTH 105.80 FEET; THENCE SOUTH 80°36'34" WEST 250.56 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH 09°38'59" WEST ALONG SAID WEST LINE 146.08 FEET TO THE POINT OF BEGINNING.

**SURVEY DESCRIPTION FOR BOTH PARCELS COMBINED:**  
BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF CREEKVIEW PLAZA-BIG O TIRE SUBDIVISION WHICH IS EAST 2741.39 FEET; THENCE SOUTH 25.21 FEET AND SOUTH 10°13'07" EAST 146.08 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 10°13'07" EAST 300.86 FEET; THENCE ALONG THE ARC OF A 636.197 FOOT RADIUS CURVE TO THE LEFT 510.12 FEET, THE CHORD OF WHICH BEARS SOUTH 33°11'22" EAST 496.57 FEET; THENCE SOUTH 56°09'37" EAST 91.37 FEET; THENCE NORTH 15°22'56" WEST 61.24 FEET; THENCE NORTH 56°09'37" WEST 45.00 FEET; THENCE ALONG THE ARC OF A 596.197 FOOT RADIUS CURVE TO THE RIGHT 5.00 FEET, THE CHORD OF WHICH BEARS NORTH 55°55'13" WEST 5.00 FEET; THENCE NORTH 89°25'52" EAST 46.77 FEET; THENCE SOUTH 15°30'40" EAST 30.11 FEET TO THE NORTHEASTERLY LINE OF A CARBON COUNTY PARCEL OF LAND HAVING DEED NO. 1-2041 ON FILE WITH THE CARBON COUNTY RECORDER'S OFFICE; THENCE SOUTH 56°49'38" EAST ALONG SAID NORTHEASTERLY LINE 242.59 FEET; THENCE SOUTH 33°10'22" WEST ALONG SAID LINE 20.00 FEET; THENCE CONTINUING ALONG SAID LINE AND ALONG THE ARC OF A 558.366 FOOT RADIUS CURVE TO THE RIGHT 203.31 FEET, THE CHORD OF WHICH BEARS SOUTH 46°19'24" EAST 202.19 FEET; THENCE NORTH 89°32'34" EAST PARTIALLY ALONG THE NORTH LINE OF WEDGEWOOD ESTATES SUBDIVISION 536.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 600 WEST STREET; THENCE NORTH 00°34'08" WEST ALONG SAID RIGHT OF WAY LINE 721.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET; THENCE CHORD OF WHICH BEARS NORTH 45°34'08" WEST 21.21 FEET TO THE SOUTH RIGHT OF WAY LINE OF PRICE RIVER DRIVE; THENCE SOUTH 89°25'52" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 357.63 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE RIGHT 529.81 FEET, THE CHORD OF WHICH BEARS NORTH 82°50'53" WEST 110.97 FEET; THENCE SOUTH 80°02'10" WEST 250.56 FEET ALONG THE SOUTH LINE OF PRICE OIL EXPRESS LOT SPLIT; THENCE NORTH 00°34'36" WEST 51.60 FEET; THENCE SOUTH 80°02'10" WEST 250.56 FEET ALONG THE SOUTH LINE OF CREEKVIEW PLAZA-BIG O TIRE SUBDIVISION TO THE POINT OF BEGINNING.

### NEW DESCRIPTIONS

**NEW EAST PARCEL DESCRIPTION**  
BEGINNING AT A POINT WHICH IS NORTH 89°40'35" EAST 3554.97 FEET ALONG THE SECTION LINE (EAST 3554.75 FEET BY RECORD) AND SOUTH 00°00'00" EAST 920.47 FEET (SOUTH 840.21 FEET BY RECORD) FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, CARBON COUNTY, UTAH, AND RUNNING THENCE SOUTH 89°25'52" WEST 37.29 FEET TO A POINT ON A LINE 35.00 FEET DISTANT FROM AND PARALLEL TO THE EXTENSION OF AN EXISTING BUILDING WALL LINE THENCE SOUTH 00°34'08" EAST 178.69 FEET ALONG SAID PARALLEL LINE AND ITS EXTENSION TO A POINT ON A LINE 50.00 FEET DISTANT FROM AND PARALLEL TO AN EXISTING BUILDING WALL LINE; THENCE SOUTH 32°23'45" WEST 108.02 FEET ALONG SAID PARALLEL LINE AND ITS EXTENSION TO A NON-TANGENT, 558.366-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 67.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°52'35", CHORD BEARS SOUTH 39°19'49" EAST 66.97 FEET; THENCE NORTH 89°32'34" EAST 536.73 FEET, PARTIALLY ALONG THE NORTH LINE OF WEDGEWOOD ESTATES SUBDIVISION, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 600 WEST STREET; THENCE NORTH 00°34'08" WEST 721.40 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A TANGENT, 15.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 45°34'08" WEST 21.21 FEET, TO THE SOUTH RIGHT OF WAY LINE OF PRICE RIVER DRIVE; THENCE SOUTH 89°25'52" WEST 357.63 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON A TANGENT, 413.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 111.30 FEET ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 15°26'28", CHORD BEARS NORTH 82°50'54" WEST 110.97 FEET; THENCE SOUTH 00°34'08" EAST 428.72 FEET TO THE POINT OF BEGINNING, CONTAINING 8.545 ACRES.

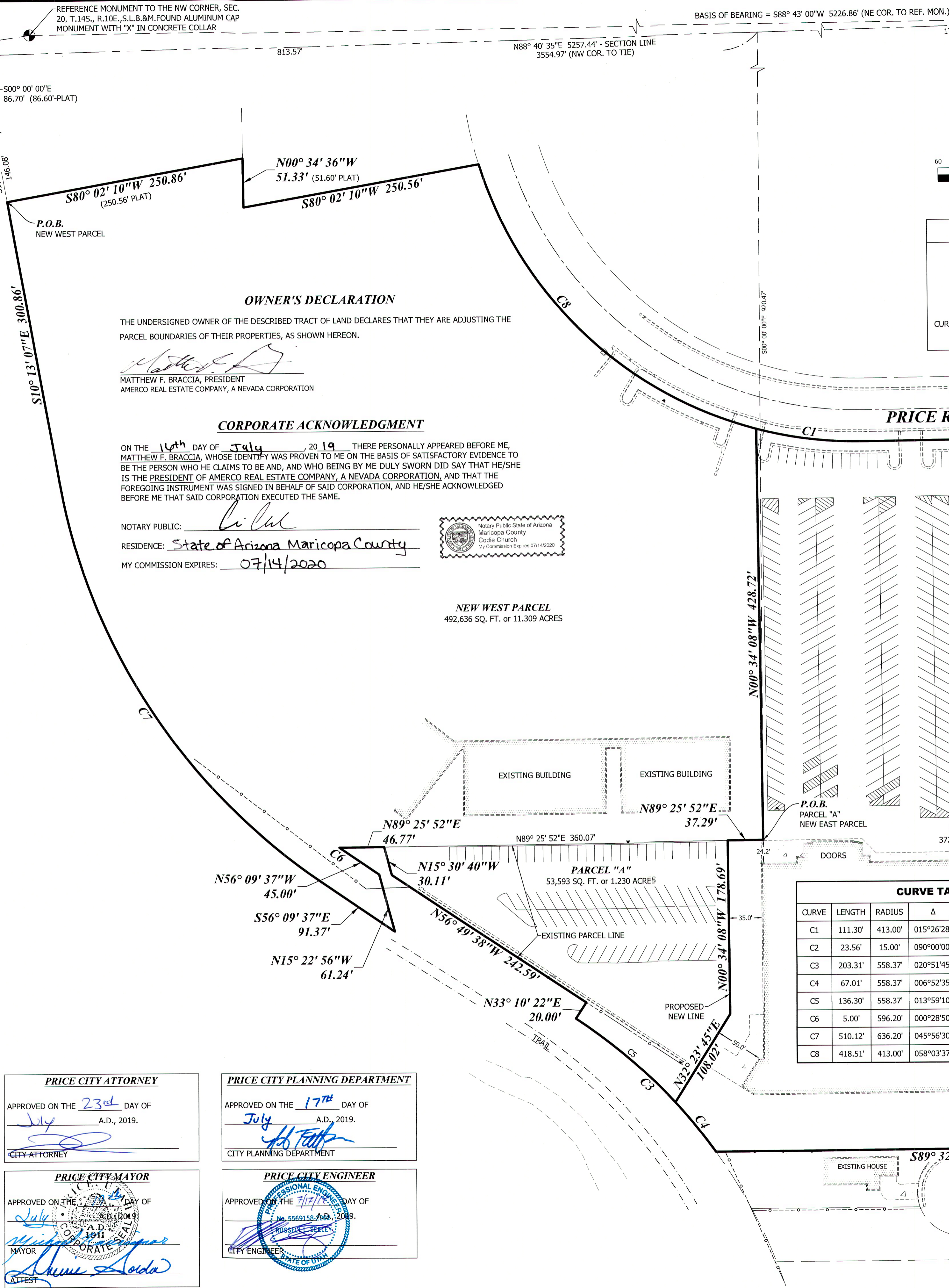
**NEW WEST PARCEL DESCRIPTION**  
BEGINNING AT THE SOUTHWEST CORNER OF THE CREEKVIEW PLAZA-BIG O TIRE SUBDIVISION, SAID CORNER BEING NORTH 88°40'35" EAST 2741.40 FEET ALONG THE SECTION LINE (EAST 2741.39 FEET BY RECORD) AND SOUTH 00°00'00" EAST 86.70 FEET (86.60 FEET BY RECORD) AND SOUTH 10°13'07" EAST 146.08 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, CARBON COUNTY, UTAH, AND RUNNING THENCE SOUTH 10°13'07" EAST 300.86 FEET TO A TANGENT, 636.197-FOOT-RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 510.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°56'30", CHORD BEARS SOUTH 33°11'22" EAST 496.57 FEET; THENCE SOUTH 56°09'37" EAST 91.37 FEET; THENCE NORTH 15°22'56" WEST 61.24 FEET; THENCE NORTH 56°09'37" WEST 45.00 FEET TO A TANGENT, 96.197-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 5.00 FEET THROUGH A CENTRAL ANGLE OF 00°28'50", CHORD BEARS NORTH 55°55'13" WEST 5.00 FEET; THENCE NORTH 89°25'52" EAST 46.77 FEET; THENCE SOUTH 15°30'40" EAST 30.11 FEET TO THE NORTHEASTERLY LINE OF A CARBON COUNTY PARCEL OF LAND HAVING DEED NO. 1-2041 ON FILE WITH THE CARBON COUNTY RECORDER'S OFFICE; THENCE SOUTH 56°49'38" EAST 242.59 FEET ALONG SAID NORTHEASTERLY LINE; THENCE SOUTH 33°10'22" WEST 20.00 FEET ALONG SAID LINE TO A NON-TANGENT, 558.366-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 136.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°59'10", CHORD BEARS SOUTH 49°45'42" EAST 135.96 FEET, TO A POINT ON A LINE 50.00 FEET DISTANT FROM AND PARALLEL TO THE EXTENSION OF AN EXISTING BUILDING WALL LINE; THENCE NORTH 32°23'45" EAST 108.02 FEET ALONG SAID PARALLEL LINE TO A POINT ON A LINE THAT IS 35.00 FEET DISTANT FROM AND PARALLEL TO AN EXISTING BUILDING WALL LINE; THENCE NORTH 00°34'08" WEST 178.69 FEET ALONG SAID PARALLEL LINE AND ITS EXTENSION; THENCE NORTH 89°25'52" EAST 37.29 FEET TO A POINT WHICH IS NORTH 88°40'35" EAST 3554.97 FEET ALONG THE SECTION LINE (EAST 3554.75 FEET BY RECORD) AND SOUTH 00°00'00" EAST 920.47 FEET (SOUTH 840.21 FEET BY RECORD) FROM SAID NORTHWEST CORNER OF SECTION 20; THENCE NORTH 00°34'08" WEST 428.72 FEET TO THE SOUTH LINE OF PRICE RIVER DRIVE AT A POINT ON A NON-TANGENT 413.00-FOOT-RADIUS-CURVE TO THE RIGHT; THENCE NORTHWESTERLY 418.51 FEET ALONG SAID SOUTH LINE AND ARC THROUGH A CENTRAL ANGLE OF 58°03'37", CHORD BEARS NORTH 46°05'52" WEST 400.83 FEET, TO THE SOUTHEAST CORNER OF THE PRICE OIL EXPRESS LOT SPLIT; THENCE SOUTH 80°02'10" WEST 250.56 FEET ALONG THE SUBDIVISION LINE TO A CORNER; THENCE NORTH 00°34'36" WEST 51.33 FEET (51.60 FEET BY RECORD) ALONG THE SUBDIVISION LINE TO THE SOUTHEAST CORNER OF SAID CREEKVIEW PLAZA-BIG O TIRE SUBDIVISION; THENCE SOUTH 80°02'10" WEST 250.86 FEET (250.56 FEET BY RECORD) ALONG THE SOUTH SUBDIVISION LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION AND TO THE POINT OF BEGINNING, CONTAINING 11.309 ACRES.

**PRICE CITY ATTORNEY**  
APPROVED ON THE 23<sup>rd</sup> DAY OF July A.D., 2019.  
CITY ATTORNEY

**PRICE CITY PLANNING DEPARTMENT**  
APPROVED ON THE 17<sup>th</sup> DAY OF July A.D., 2019.  
CITY PLANNING DEPARTMENT

**PRICE CITY MAYOR**  
APPROVED ON THE 17<sup>th</sup> DAY OF July A.D., 2019.  
MAYOR

**PRICE CITY ENGINEER**  
APPROVED ON THE 17<sup>th</sup> DAY OF July A.D., 2019.  
CITY ENGINEER



BASIS OF BEARING = S88° 43' 00"W 5226.86' (NE COR. TO REF. MON.)  
NE CORNER, SEC. 20, T.14S., R.10E., S.L.B.&M. FOUND MONUMENT NAIL IN CONCRETE

SCALE: 1" = 60'

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- CURB, GUTTER, SIDEWALK
- EXISTING BUILDING

**OWNER'S DECLARATION**  
THE UNDERSIGNED OWNER OF THE DESCRIBED TRACT OF LAND DECLARES THAT THEY ARE ADJUSTING THE PARCEL BOUNDARIES OF THEIR PROPERTIES, AS SHOWN HEREON.  
MATTHEW F. BRACCIA, PRESIDENT  
AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION

**CORPORATE ACKNOWLEDGMENT**  
ON THE 16<sup>th</sup> DAY OF July, 2019 THERE PERSONALLY APPEARED BEFORE ME, MATTHEW F. BRACCIA, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE AND, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE PRESIDENT OF AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED BEFORE ME THAT SAID CORPORATION EXECUTED THE SAME.

Notary Public State of Arizona  
Maricopa County  
Candle Church  
My Commission Expires 07/14/2020

**CURVE TABLE**

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	111.30'	413.00'	015°26'28"	S 82°50'54" E	110.97'
C2	23.56'	15.00'	090°00'00"	S 45°34'08" E	21.21'
C3	203.31'	558.37'	020°51'45"	S 46°19'24" E	202.19'
C4	67.01'	558.37'	006°52'35"	N 39°19'49" W	66.97'
C5	136.30'	558.37'	013°59'10"	S 49°45'42" E	135.96'
C6	5.00'	596.20'	000°28'50"	N 55°55'12" W	5.00'
C7	510.12'	636.20'	045°56'30"	S 33°11'22" E	496.57'
C8	418.51'	413.00'	058°03'37"	N 46°05'52" W	400.83'

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com



ALTANS/SPS LAND TITLE SURVEY FOR:  
**AMERCO REAL ESTATE COMPANY**  
ENTITY # 20073  
610 WEST PRICE RIVER DRIVE  
TAX PARCEL #01-2042-0073 & #01-2042-0075  
LOCATED IN THE NE 1/4 OF SECTION 20, T.14S., R.10E., S.L.B.&M.  
PRICE CITY ■ CARBON COUNTY, UTAH

REV #1 BY: JH 06/14/2019 NEW TITLE REPORT  
REV #2 BY: JH 06/24/2019 CLIENT REVISIONS  
DRAWN: 05/24/2019  
REV: JRC 06/25/2019  
PROJECT #: 1478002  
ALTA 1478002.dwg  
X902  
ALTANS/SPS SURVEY