

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, UHAUL CO. OF UTAH, AND FIRST AMERICAN TITLE INSURANCE 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 1, 2, 3, 4, 5, 6a, 6b, 7a, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 and 21(a-c) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 23, 2019.
 DATE OF PLAT OR MAP: JUNE 25, 2019



#783
 Ent #846795 & 937 P. 777
 Date: 11-SEP-2019 11:53:45AM
 Fee: \$45.00 Check Filed By: CR
 KARLA WEDLEY, Recorder
 CARBON COUNTY CORPORATION
 For: ENTELLUS

DESCRIPTIONS

DEED DESCRIPTION
 FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS COMMITMENT NO. NCS-938278-SLC1, REVISION NO.2, COMMITMENT DATE: JUNE 03, 2019, AT 8.00 AM.

BEGINNING AT 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 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, 558.36-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.

PARCEL CONTAINS 372,233 SQUARE FEET OR 8.545 ACRES.

NARRATIVE

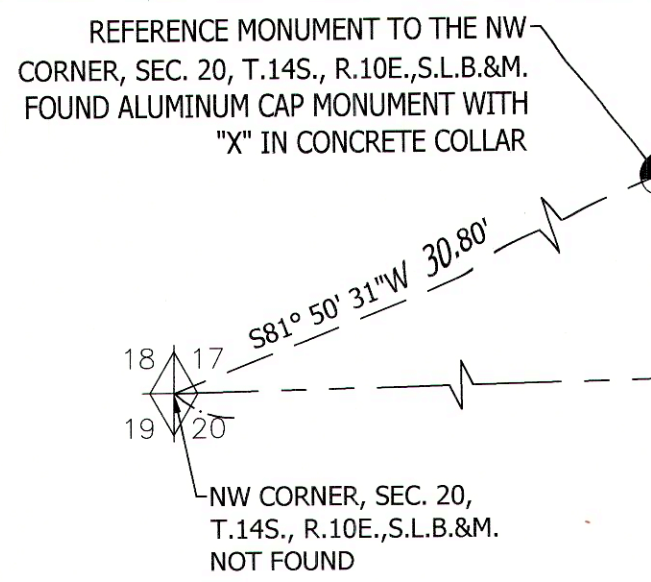
THE PURPOSE OF THE SURVEY WAS TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY ON THE PARCEL AND TO STAKE THE CORNERS OF THE PARCEL SUBJECT TO A PARCEL BOUNDARY ADJUSTMENT. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE NORTHEAST CORNER OF THE SECTION AND A REFERENCE MONUMENT TO THE NORTHWEST CORNER OF THE SECTION, AS SHOWN. MEASUREMENTS ALONG STREETS WERE ROTATED TO MATCH THE RECORD LOCATION OF PRICE RIVER DRIVE AND OR 600 WEST STREET.

RECORD BEARINGS FROM DOCUMENTS AND SURVEYS IN THIS AREA ARE INCONSISTENT, AND OFTEN ONLY ONE MONUMENT IS SHOWN OR REFERRED TO IN THE RECORD DOCUMENT. THIS MADE RETRACEMENT VERY DIFFICULT BASED ENTIRELY ON THE RECORD DOCUMENTS. THE PARCEL IS BOUNDED ON THREE SIDES BY STREETS: PRICE RIVER DRIVE, 600 WEST STREET, AND 200 SOUTH STREET. THE SOUTHWEST PORTION OF THE PARCEL IS BOUNDED BY A RIGHT OF WAY NEXT TO THE PRICE RIVER, AND THE WEST LINE IS BOUNDED BY A PARCEL OWNED BY CREEKVIEW PLAZA, LLC.

WE REVIEWED THE DEDICATION PLAT FOR PRICE RIVER DRIVE, ENTRY # 162631 IN BOOK 4 OF PLATS AT PAGE 229, CARBON COUNTY RECORDER'S OFFICE, TO VERIFY THE LOCATION OF PRICE RIVER DRIVE AND 600 WEST STREET. THE BASIS OF BEARING IS UNCLEAR FROM THIS SURVEY, AND IT APPEARS THAT THE DESCRIPTIONS IN THE RECORD HAVE ROTATED THE ROADWAY BEARINGS ON THIS PLAT COUNTER-CLOCKWISE BY 00°34'08". WE ALSO RETRACED THE WEDGEWOOD ESTATES SUBDIVISION (ENTRY # 135483 IN BOOK 3 OF PLATS AT PAGE 147, CARBON COUNTY RECORDER) BASED ON THE RECORD SOUTH LINE OF THE SURVEYED PARCEL. THIS ROTATED THE SUBDIVISION'S RECORD BEARINGS ALSO, BUT THIS SOLUTION FIT THE ROAD VERY WELL.

THERE HAVE BEEN MULTIPLE SURVEYS ON THIS PARCEL, AND WE MAINLY BASED OUR WORK ON AN ALTA/ACSM SURVEY BY RB&G ENGINEERING, PROJECT NUMBER 200709-001, WHICH IS UNFILED WITH THE COUNTY SURVEYOR. WE WERE ABLE TO LOCATE THREE OF THE POINTS IDENTIFIED ON THIS SURVEY ON THE SOUTHWEST LINES OF THE PARCEL. IT APPEARS THAT THESE POINTS WERE SET AS PART OF A PRIOR UNFILED SURVEY WHEN MEASURED IN RELATION TO THE ROADWAYS THESE FIT VERY WELL. THE RB&G SURVEY DOES NOT CLEARLY SHOW A RELATIONSHIP BETWEEN SECTION CORNERS. WE ALSO RETRACED A SURVEY OVER A PORTION OF THIS PARCEL THAT WAS PERFORMED BY GREAT BASIN ENGINEERING- SOUTH, SURVEY # 0266. THIS SURVEY ALSO SHOWS THE SEVERAL OF THE SAME CORNER MARKERS BEING IN PLACE. ALTHOUGH THE BEARING ALONG THE SECTION LINE DIFFERS FROM THOSE THAT WE MEASURED, THE DISTANCE BETWEEN THE SECTION CORNERS IS VERY SIMILAR.

WE PREPARED A NEW DESCRIPTION, BASED ON THE EXISTING DESCRIPTION AND OUR CLIENT'S INSTRUCTION, WHICH HAS BEEN USED IN THE LATEST TITLE REPORT, REFERENCED HEREON, AND WE MARKED THE NEW CORNERS.



ENCROACHMENT LIST

NO OBSERVED ENCROACHMENTS

PARKING STALLS (TABLE A ITEM 8)

REGULAR PARKING STALLS	533
ADA PARKING STALLS	12
TOTAL	545

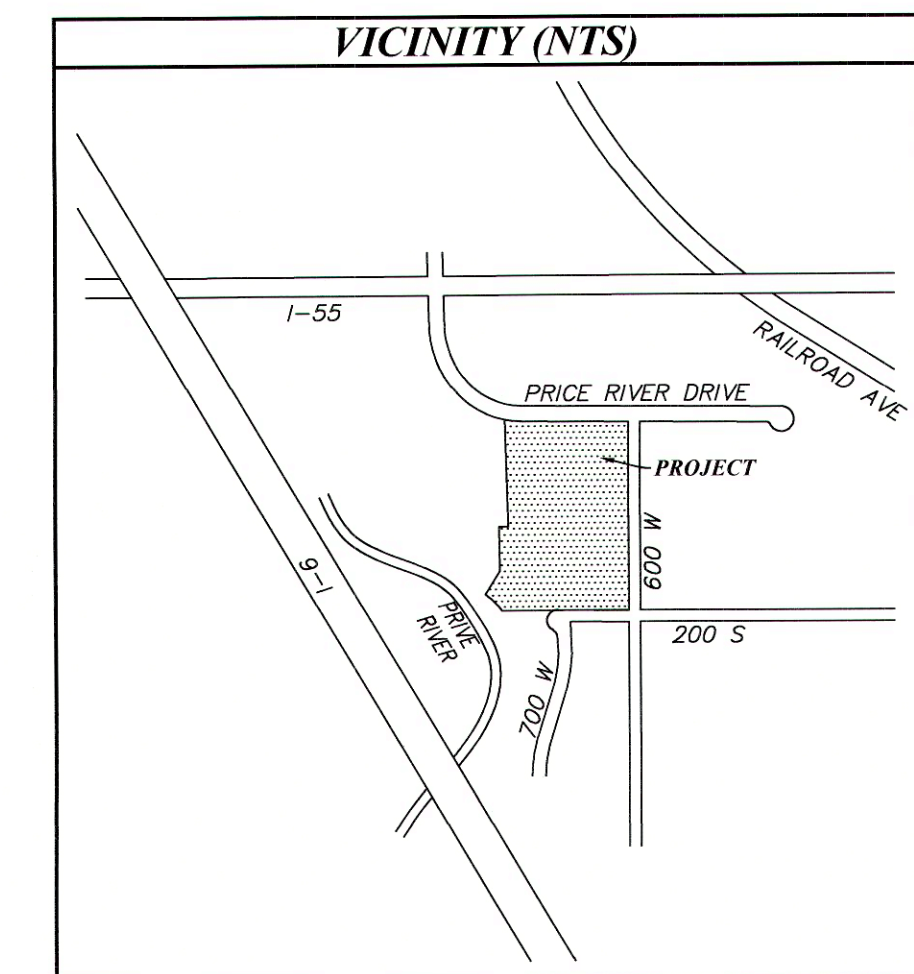
BENCHMARK LIST

LOCATION:	ELEVATION
WEST LINE MAG NAIL IN ASPH.	5525.17
NORTHWEST COR. MAG NAIL IN ASPH.	5527.26
NORTHEAST COR. REBAR & CAP	5528.59
SOUTHEAST COR. REBAR & CAP	5523.49

NOTE: ALL VERTICAL ELEVATION SHOWN ARE ON THE NAVD 88 DATUM, SEE NOT 11, SHEET 2

CURVE TABLE

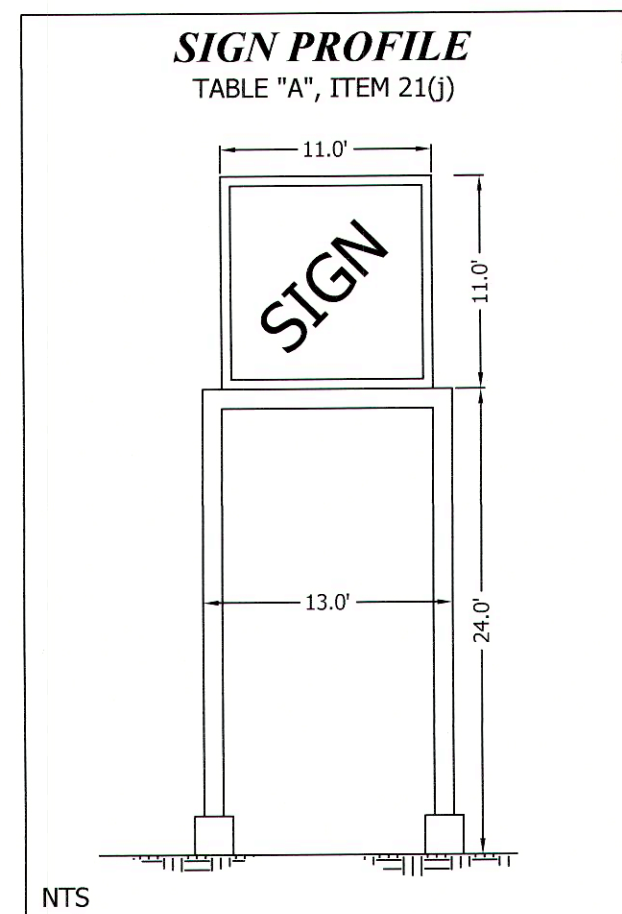
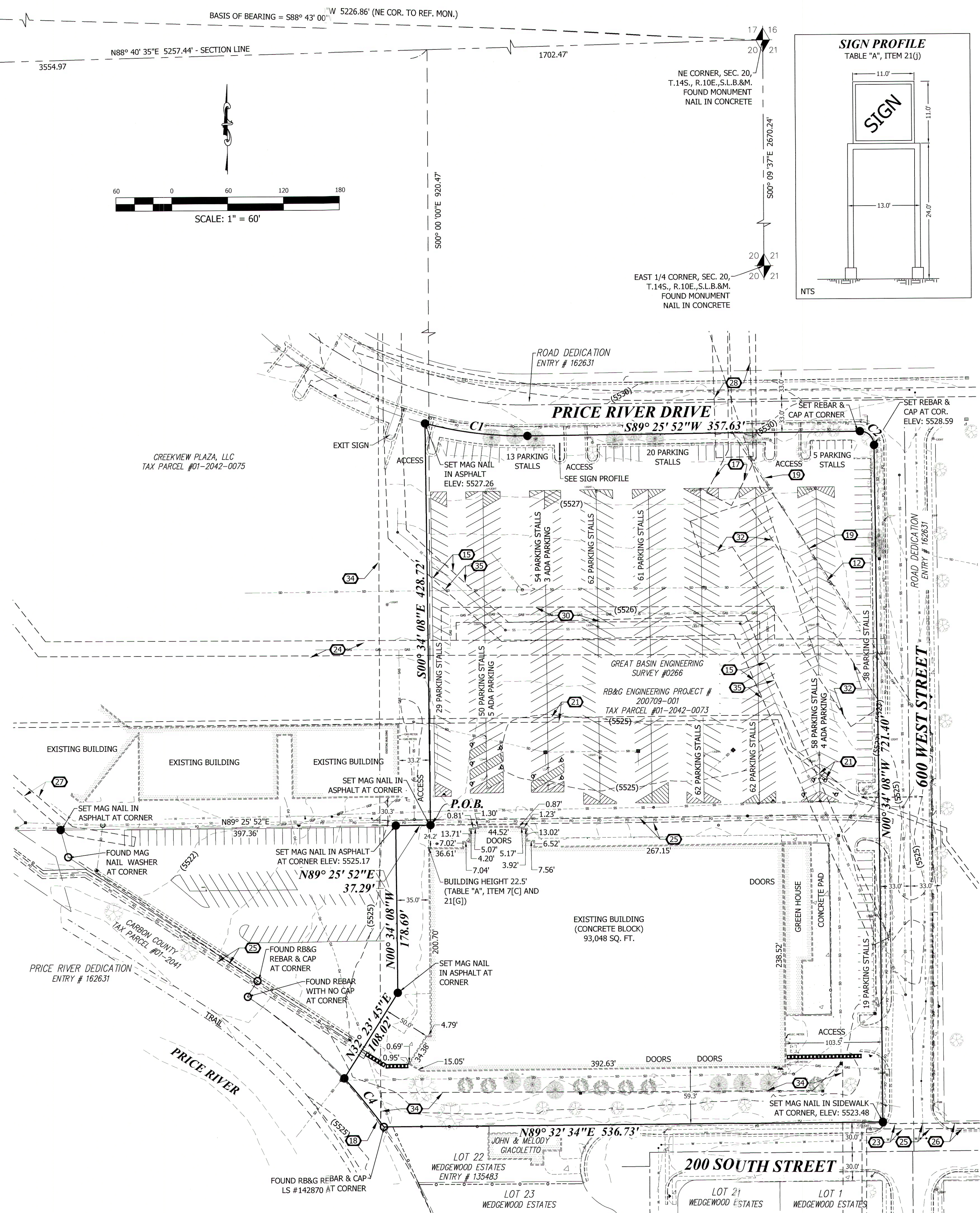
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	111.30'	413.00'	015°26'28"	S 82°50'54" E	110.97'
C2	23.56'	15.00'	090°00'00"	S 45°34'08" E	21.21'
C4	67.01'	558.37'	006°52'35"	N 39°19'49" W	66.97'



LEGEND

- | | | |
|--------------------------------------------------------------------------------------|--------------------------|--------|
| PROPERTY LINE | FIBER OPTIC BOX | FIBER |
| ADJACENT PROPERTY | COMMUNICATION BOX | COMM |
| SECTION LINE | ELECTRIC TRANSFORMER | ELEC |
| TIE TO MONUMENT | IRRIGATION BOX | IRR |
| EASEMENT LINE | FIBER OPTIC JUNCTION BOX | |
| EDGE OF PAVEMENT | ELECTRICAL CONTROL BOX | |
| CURB, GUTTER, SIDEWALK | POWER POLE | OPWR |
| BUILDING | LIGHT POLE | SLIGHT |
| BLOCK WALL | SANITARY SEWER MANHOLE | SS |
| CHAIN LINK FENCE | STORM DRAIN MANHOLE | SD |
| INDEX 1-FOOT CONTOUR | WATER MANHOLE | WM |
| MINOR 1-FOOT CONTOUR | STORM DRAIN CATCH BASIN | |
| UNDERGROUND POWER LINE | FIRE HYDRANT | |
| STORM DRAIN LINE | WATER/IRRIGATION VALVE | |
| SANITARY SEWER LINE | | |
| CULINARY WATER LINE | | |
| GAS LINE | | |
| OVER HEAD POWER LINE | | |
| FIBER OPTIC LINE | | |
| A.D.A. STALL | TREE | |
| RECORD CALLS () | | |
| SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) | | |
| FOUND PROPERTY MARKER (AS NOTED) | | |
| EXCEPTION NUMBER | | |
| MEASURED SECTION CORNER | | |
| CALCULATED SECTION CORNER | | |
| MEASURED MONUMENT (AS NOTED) | | |

NOTE: SEE SHEETS 3 AND 4 FOR TOPOGRAPHICAL DETAILS



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AMERCO REAL ESTATE COMPANY
 ENTITLE #720073
 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

ALTA/NSPS LAND TITLE SURVEY FOR:
 REV #1 BY: JH 06/14/2019 NEW TITLE REPORT
 REV #2 BY: JH 06/24/2019 CLIENT REDLINES
 DRAWN: 05/24/2019
 REV: JRC 06/25/2019
 PROJECT #: 1478002
 ALTA 1478002.dwg
SHEET 1 OF 4
 ALTA/NSPS SURVEY