

ALTA/NSPS LAND TITLE SURVEY

Graphite Solar I Project

SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SLB&M  
 SECTIONS 4, 5 & 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SLB&M

Ent: 852396, Bk: 978, Pg: 138  
 Date: 24-NOV-2020 11:07:38PM  
 Fee: \$45.00 Check: Filed By: RD  
 KARLA MEDLEY, Recorder  
 CARBON COUNTY CORPORATION  
 For: CODY WARE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND PERFORM AN ALTA/NSPS LAND TITLE SURVEY OF THE BOUNDARIES OF THE PARCELS SHOWN HEREON FOR THE GRAPHITE SOLAR I PROJECT.

THE BASIS OF BEARING USED FOR THIS SURVEY IS N89°20'07"E BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

TABLE "A" ITEMS

- MONUMENTS WERE SET AT THE CORNERS OF THE PROPERTY AS SHOWN HEREON.
- PROPERTY ADDRESS IS 2750 ENERGY DRIVE, PRICE, UTAH 84501. OBTAINED FROM CARBON COUNTY PLANNING & ZONING DEPARTMENT.
- AREA ALONG AND ADJACENT TO COAL CREEK LIE WITHIN FLOOD ZONE "A" PER FLOOD INSURANCE RATE MAP NUMBER 48007C0890E.
- GROSS LAND AREA AS SURVEYED = 677.58 ACRES
- ZONING SHOWN ON SHEET 3. OBTAINED FROM CARBON COUNTY PLANNING & ZONING DEPARTMENT AND CARBON COUNTY DEVELOPMENT CODE. SETBACKS WERE MODIFIED BY THE CONDITIONAL USE PERMIT GRANTED BY CARBON COUNTY.
- NO BUILDINGS PRESENT ON SURVEYED PROPERTY.
- OBSERVED EVIDENCE SHOWN ON SHEET 2.
- UTILITIES OBSERVED ARE SHOWN ON SHEET 2.
- ADJOINING PARCEL NAMES SHOWN ON SHEET 1.
- DISTANCE FROM PROJECT BOUNDARY TO HIGHWAY 6 IS 1328.5' AS SHOWN ON SHEET 2.
- MINOR EVIDENCE OF RECENT EARTHWORK SHOWN ON SHEET 2. AFFECTED AREA IS LESS THAN 1/2 ACRE.
- NO EVIDENCE OR INFORMATION OF PROPOSED CHANGES IN STREET ROW LINES FOUND.
- WETLANDS SHOWN ON SHEETS 1 & 2.
- OFFSITE ACCESS EASEMENT AND POWER LINE EASEMENT SHOWN ON SHEETS 1-3.

REFERENCES

- TITLE COMMITMENTS PROVIDED BY CLIENT:
- STEWART TITLE GUARANTY CO. COMMITMENT NO. 500421, NOVEMBER 5, 2020, REVISION 4.
- PARCELS 1 & 2 - (LEASEHOLD INTEREST) GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY
- PARCELS 3 & 4 - (LEASEHOLD INTEREST) GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY
- PARCEL 5 - (LEASEHOLD INTEREST) GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY
- PARCEL 6 - (EASEMENT INTEREST) GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY
- PARCEL 7 - (EASEMENT INTEREST) GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY
- 1967 B.L.M. DEPENDENT RESURVEY OF TOWNSHIP 14 SOUTH, RANGE, 11 EAST, S.L.B.&M.
- 1988 CARBON COUNTY GEODETIC SURVEY OF TOWNSHIP 15 SOUTH, RANGE 11 EAST, S.L.B.&M.
- ALTA/NSPS SURVEY BY JONES & DEMILLE ENGINEERING INC. DATED MAY 11, 2018 RECORDED AT ENTRY 844403, BOOK 921, PAGE 112.
- AQUATIC RESOURCES SURVEY REPORT BY POWER ENGINEERS, INC. DATED DECEMBER 19, 2019. PROJECT NUMBER 159217.

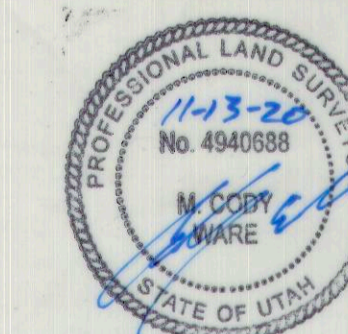
CERTIFICATE OF SURVEY

TO GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY, CITRINE SOLAR LLC, A DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE OF UTAH, INC., AS AGENT FOR STEWART TITLE GUARANTY COMPANY, PROFESSIONAL TITLE SERVICES, AS AGENT FOR STEWART TITLE GUARANTY COMPANY, AND ANY OTHER PARTIES IDENTIFIED BY rPlus Energies, LLC (AND A LENDER IF THERE IS ONE ASSOCIATED WITH THIS PROJECT):

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING NOVEMBER, 2019.

DATE OF PLAT OR MAP: NOVEMBER 13, 2020

M. CODY WARE, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 4940688



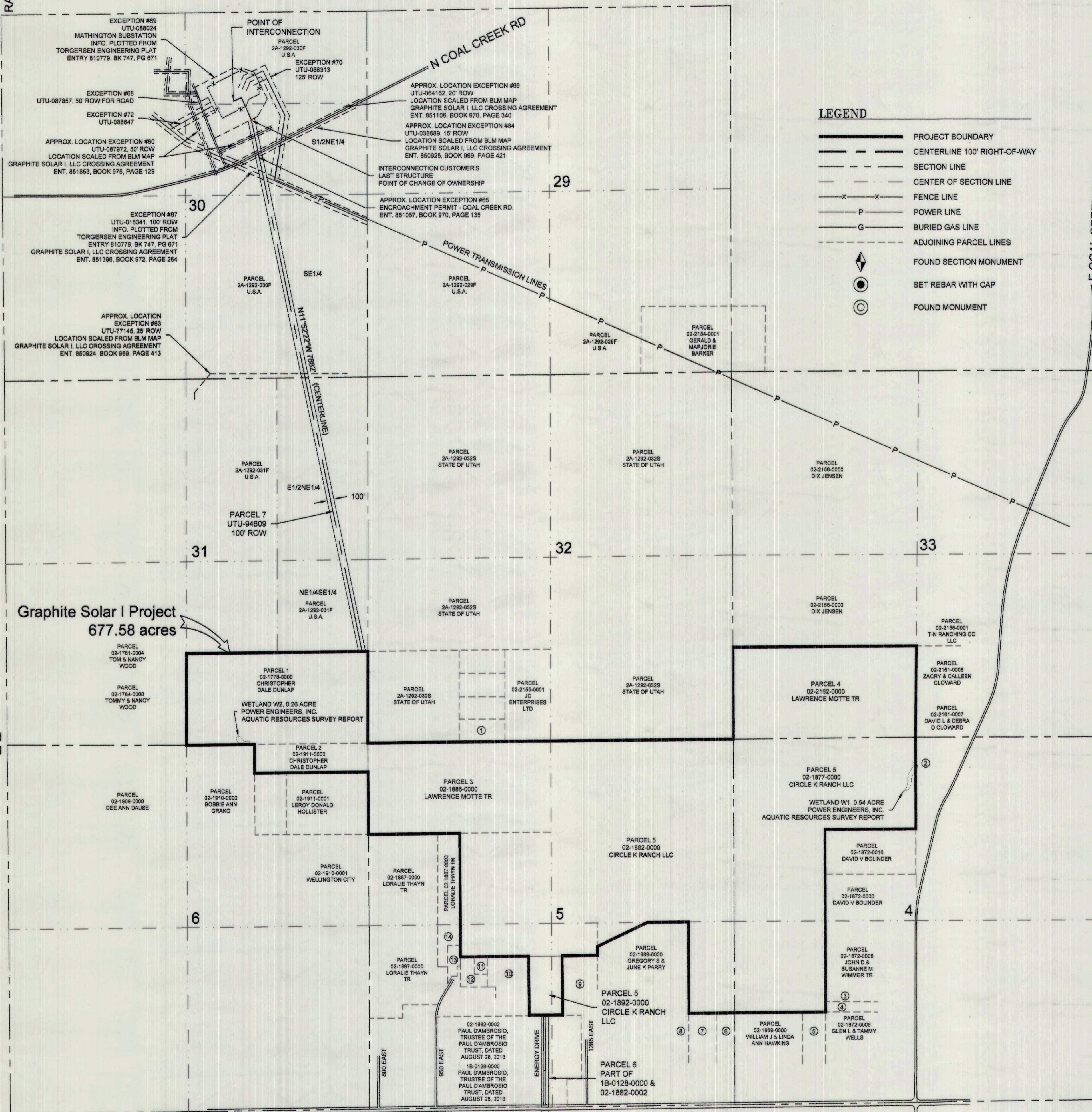
SHEET 1 OF 6  
 OVERALL & OWNERSHIP

ALTA/NSPS LAND TITLE SURVEY FOR:  
 Graphite Solar I Project  
 2750 Energy Drive, Price, Utah 84501  
 SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SLB&M  
 SECTIONS 4, 5 & 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SLB&M

NO.	DATE	DESCRIPTION	BY
1	11-24-19	DATE OF SURVEY	M.C.W.
2	10-15-20	PLOTTED FOR REVIEW	M.C.W.
3	11-13-20	MINOR REVISIONS, PLOTTED FOR REVIEW	M.C.W.

WARE SURVEYING, L.L.C.  
 Phone: 435-820-4335  
 Email: waresurveying@emerytel.com.net  
 1344 North 1000 West  
 Price, Utah 84501

RANGE 10 EAST  
 RANGE 11 EAST



LEGEND

- PROJECT BOUNDARY
- CENTERLINE 100' RIGHT-OF-WAY
- SECTION LINE
- CENTER OF SECTION LINE
- FENCE LINE
- POWER LINE
- BURIED GAS LINE
- ADJOINING PARCEL LINES
- FOUND SECTION MONUMENT
- SET REBAR WITH CAP
- FOUND MONUMENT

TOWNSHIP 14 SOUTH  
 TOWNSHIP 15 SOUTH

GRAPHIC SCALE  
 800 0 400 800  
 1 in. = 800 ft.

HIGHWAY 6

EXCEPTION #48, 100' ACCESS EASEMENT  
 ENTRY 148036, BK 965, PG 192  
 ENTRY 850289, BK 965, PG 347