## ALTA/NSPS LAND TITLE SURVEY NARRATIVE Graphite Solar I Project THE PURPOSE OF THIS SURVEY IS TO LOCATE AND PERFORM AN ALTA/NSPS LAND TITLE SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SLB&M SURVEY OF THE BOUNDARIES OF THE PARCELS SHOWN HEREON FOR THE GRAPHITE SECTIONS 4, 5 & 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SLB&M 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. 100.0' ROW THE COMBINED PROJECT BOUNDARY DESCRIBED BELOW HAS BEEN PREPARED TO FOUND B.L.M. CREATE AN OVERALL DESCRIPTION THAT DOES NOT CREATE ANY GAPS OR OVERLAPS 32 BRASS CAP (1965) FOUND B.L.M. WITH ADJOINING PARCELS OR WITHIN THE PROJECT BOUNDARY. **BRASS CAP (1965)** PROJECT BOUNDARY DESCRIPTION A PORTION OF SECTIONS 4, 5, & 6 TOWNSHIP 15 SOUTH, RANGE 11 EAST, AND SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, CARBON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 5. TOWNSHIP 15 SOUTH. RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°20'07" EAST 2670.88 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 89°22'01" EAST 2667.44 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00°13'29" WEST 1335.23 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°33'01" EAST 2673.85 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 00°28'08" WEST 1325.48 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 00°18'13" EAST 1329.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4: THENCE SOUTH 89°32'11" WEST 1328.42 FEET SET REBAR ON LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST 510.5' FROM CORNER QUARTER OF SAID SECTION 4; THENCE SOUTH 00°19'31" EAST 1325.00 FEET TO THE N89°21'11"E SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF 2652.59' SAID SECTION 4; THENCE SOUTH 00°18'35" EAST 1321.32 FEET TO THE SOUTHEAST N89°33'01"E CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID 2673.85 SECTION 4: THENCE SOUTH 89°28'57" WEST 1327.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°15'07" WEST 667.48 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5 THENCE NORTH 00°18'43" WEST 1327.50 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°16'37" WEST 602.17 FEET; THENCE SOUTH 64°21'08" WEST 810.60 FEET; PARCEL 02-2162-0000 THENCE SOUTH 00°18'17" EAST 128.38 FEET: THENCE SOUTH 89°16'37" WEST 516.24 FEET: PARCEL 02-1778-0000 LAWRENCE MOTTE TR THENCE SOUTH 00°44'54" EAST 858,28 FEET: THENCE SOUTH 89°15'06" WEST 488,67 FEET: ZONE M&G THENCE NORTH 00°44'54" WEST 858.50 FEET; THENCE SOUTH 89°16'37" WEST 994.88 FEET; CHRISTOPHER DALE DUNLAP THENCE NORTH 00°13'44" WEST 470.00 FEET TO THE SOUTHWEST CORNER OF THE ZONE M&G SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°22'50" WEST 1323.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°18'22" POINT OF BEGINNING WEST 1333.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST CORNER, FOUND B.L.M. NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°27'36" WEST 907.10 FEET SECTION 5, T. 15 S., R. 11 E., BRASS CAP (1965) TO A POINT ON SECTION LINE AND 416.7 FEET FROM THE NORTHEAST CORNER OF SAID FOUND 1965 BRASS CAP TOWNSHIP 14 SOUTH S89°23'34"W SECTION 6; THENCE SOUTH 89°23'34" WEST 1656.29 FEET; THENCE NORTH 00°25'05" WEST 993.59 TOWNSHIP 15 SOUTH 416.70 FEET TO SECTION LINE; THENCE SOUTH 89°23'34" WEST 993.59 FEET TO THE N89°22'01"E SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°06'25" WEST 1329.29 N89°20'07"E NORTHEAST CORNER, FOUND B.L.M. 2667.44 SECTION 5, T. 15 S., R. 11 E., 2670.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST **BRASS CAP (1965)** 02-1911-0000 **FOUND 1965** FOUND B.L.M. BRASS CAP (1965) BASIS OF BEARING QUARTER OF SAID SECTION 31: THENCE NORTH 89°21'11" EAST 2652.59 FEET TO THE CHRISTOPHER NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF **BRASS CAP** DALE DUNLAP SAID SECTION 31; THENCE SOUTH 00°01'20" WEST 1331.17 FEET TO THE POINT OF **ZONE M&G** BEGINNING. CONTAINS: 677.58 ACRES. S89°23'34"W 1656.29 PARCEL 02-1877-0000 ZONING INFORMATION CIRCLE K RANCH LLC PARCEL 02-1886-0000 ZONE RR 2.5 LAWRENCE MOTTE TR DEVELOPMENT CODE OF CARBON COUNTY, UTAH **ZONE M&G** Amended April 3, 2019 4.2.15 M&G Mining and Grazing Zone Main building: 60' front, 60' street, 30' side, 30' rear Accessory building: 60' front, 30' - 40' street, 30' side, 30' rear Height of building: None listed PARCEL 02-1882-0000 Minimum area of building: 600 square feet S89°18'22"W CIRCLE K RANCH LLC 4.2.3 RR-2.5 Rural Residential 2.5 Acre Zone 1333.61' 1328.42' Main building: 30' front, 30' street, 10' side, 30' rear Accessory building: 50' front, 40' street, 8' side, 10' rear Height of building: Maximum height shall be 20 feet or two stories, whichever is higher Minimum area of building: 720 square feet 4.2.4 RR-1 One-acre Rural Residential Zone Setbacks: Main building: 30' front, 30' street, 10' side, 30' rear Accessory building: 50' front, 40' street, 8' side, 8' rear PARCEL 02-1882-0000 Height of building: Maximum height shall be 20 feet or two stories, whichever is higher CIRCLE K RANCH LLC Minimum area of building: 720 square feet ZONE M&G SETBACKS WERE MODIFIED BY THE CONDITIONAL USE PERMIT DATED SEPTEMBER 20, 2019 GRANTED BY CARBON COUNTY. CERTIFICATE OF SURVEY TO GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY; CITRINE SOLAR LLC, A COUNTY ALUM. S89°16'37"W DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE OF UTAH, INC., AS AGENT FOR CAP (1982) FOUND LONE 602.17' STEWART TITLE GUARANTY COMPANY; PROFESSIONAL TITLE SERVICES, AS AGENT FOR CEDAR POST 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 S89°16'37"W THEREOF. THE FIELD WORK WAS COMPLETED DURING NOVEMBER, 2019. 994.88' DATE OF PLAT OR MAP: NOVEMBER 13, 2020 S89°16'37"W 516.24 M. CODY WARE, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 4940688 No. 4940688 M. CODY LEGEND PARCEL 02-1892-0000 S89°28'57"W S89°15'07"W PROJECT BOUNDARY S89°15'06"W CIRCLE K RANCH LLC 1327.79' 667.48' 488.67' SHEET 3 OF 6 ZONE RR1 CENTERLINE 100' RIGHT-OF-WAY ZONING, AS SURVEYED BOUNDARY SECTION LINE EAST 100' (DEED) \_\_\_\_x\_\_\_x\_\_\_\_ FENCE LINE N89°15'06"E 100.04' (MEASURED) & DESCRIPTION 02-1882-0002 PAUL D'AMBROSIO, TRUSTEE OF THE POWER LINE ALTA/NSPS LAND TITLE SURVEY FOR: - BURIED GAS LINE PAUL D'AMBROSIC TRUST, DATED Graphite Solar I Project ADJOINING PARCEL LINES AUGUST 28, 2013 2750 Energy Drive, Price, Utah 84501 SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SLB&M **FOUND SECTION MONUMENT** SECTIONS 4, 5 & 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SLB&M 1B-0128-0000 GRAPHIC SCALE PAUL D'AMBROSIO SET REBAR WITH CAP TRUSTEE OF THE NO. DATE DATE OF SURVEY 1 11-24-19 TRUST, DATED PLOTTED FOR REVIEW FOUND MONUMENT AUGUST 28, 2013 MINOR REVISIONS, PLOTTED FOR REVIEW 100' ACCESS EASEMENT ENTRY 148036, BK 185, PG 192 --WARE SURVEYING, L.L.C. HIGHWAY 6 --- --- --- --- ---CALCULATED 8 9 WEST 100' (DEED) Phone: 435-820-4335 1344 North 1000 West CALCULATED 7 POSITION S89°13'35"W 100.05' (MEASURED) Price, Utah 84501 Email: waresurveying@emerytelcom.net POSITION