

SURVEYORS NARRATIVE

I Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575 (expires March 31, 2019) as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to provide boundary information and an ALTANSPS Land Title survey of the subject property.

For additional information about the Boundary Line Agreement between Castle Country Apartments, Limited Partnership, and Housing Authority of Carbon County you can refer to the previous prepared survey, dated September 28, 2018, and recorded October 1, 2018 as Entry No. 843170 in Book 915 at Page 5 of the Carbon County Records.

The basis of bearing for this survey is the line between the found monuments at the North Quarter Corner and the South Quarter Corner of Section 21, Township 14 South, Range 10 East, Salt Lake Base and Meridian, which bears South 0°00'09" East 5376.54 feet.

BOUNDARY DESCRIPTION

Record Description

Beginning at a point North 0°00'09" West 606.38 feet along the center of section line and North 89°59'51" East 359.88 feet from the center of Section 22, Township 14 South, Range 10 East, Salt Lake Base and Meridian, and running thence South 89°59'51" West 67.38 feet; thence along a curve to the right with a radius of 15.00 feet, through an angle of 89°00'00", for a distance of 23.58 feet; thence North 0°00'09" West along the East right-of-way line of a 50-foot road, a distance of 252.00 feet, more or less, to the South boundary of the Elderly Housing Project owned by the Housing Authority of Carbon County, thence North 89°59'51" East 320.00 feet; thence South 0°00'09" East 267.01 feet; thence South 89°59'51" West 237.62 feet to the point of beginning.

Excepting therefrom all oil, gas and mineral rights in and to said lands.
 (Tax Parcel No. 01-2530-0001)

Surveyed Description

A parcel of land, situate in the Northeast Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the East line of 1600 East Street, which is located South 0°00'09" East 1790.39 feet along the Quarter Section line and East 269.67 feet from the North Quarter Corner of Section 22, Township 14 South, Range 10 East, Salt Lake Base and Meridian, and running:

thence North 87°37'51" East 319.11 feet along an existing chainlink fence line, to a corner thereof;
 thence South 0°21'50" West 286.74 feet along an existing chainlink fence line, to the North line of 300 South Street;
 thence North 89°40'29" West 302.97 feet along said North line;
 thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 0°19'31" East, and the long chord bears North 44°44'56" West 21.19 feet, through a central angle of 89°51'07"), along said North line, to the East line of said 1600 East Street;
 thence North 0°10'37" East 236.78 feet along said East line, to the Point of Beginning.

Parcel contains: 82,483 square feet or 1.89 acres.

To: Castle Country Apartments of Price, L.L.C. a Limited Partnership, Cordes Development 2, L.L.C., Wincopin Circle LLLP it's successors and assigns, Enterprise Housing Partners XXX Limited Partnership, Commonwealth Land Title Insurance Company, and Cottonwood Title.

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 include items 1, 2, 4, 6a, 6b, 7d, 8, 9, 11, 13, and 14 of Table A thereof. The field work was completed on January 26, 2018 and as of the date of the last site visit.

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report supplied by Cottonwood Title, under Order No. 113204-LHF, dated effective July 9, 2015, at 7:30 A.M.

MARCH 2, 2021

Date
 Douglas J. Kinsman
 License no. 334575
 License Expires March 31, 2019

Notes:

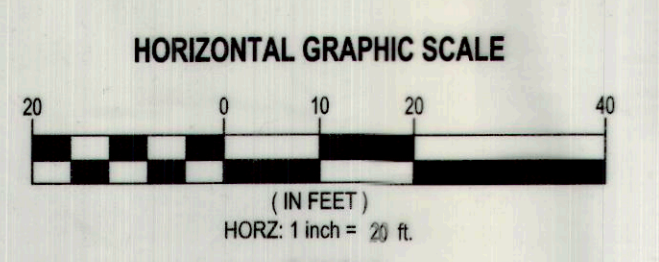
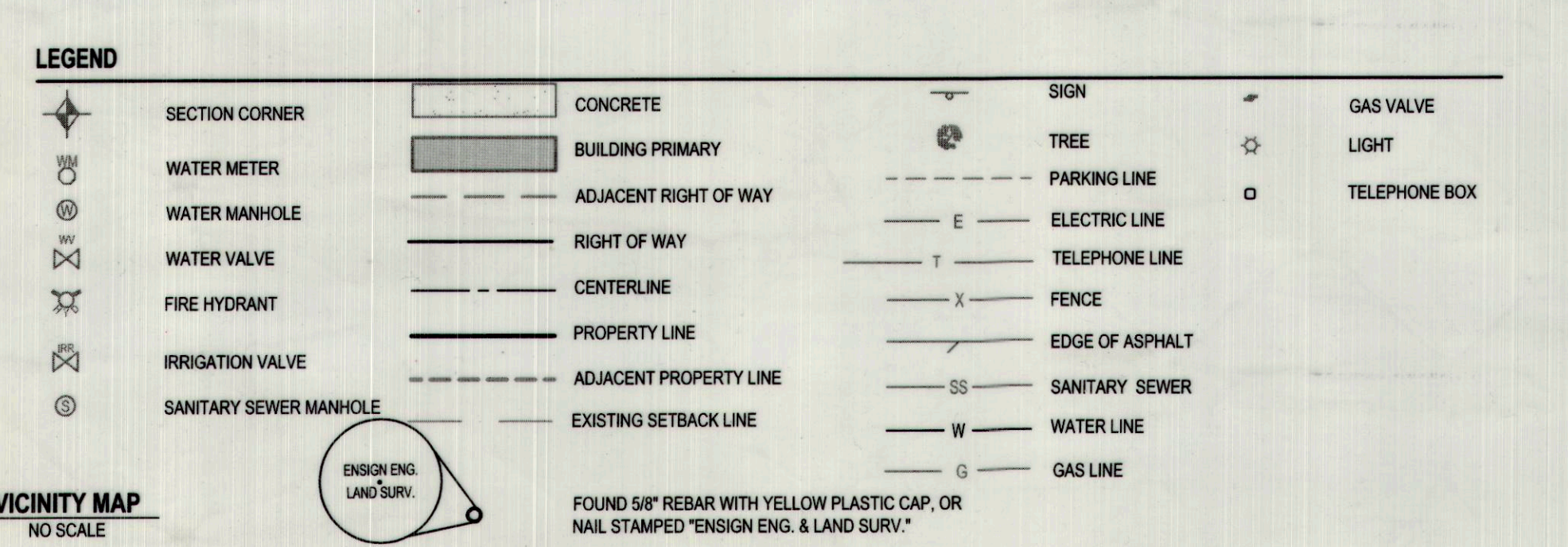
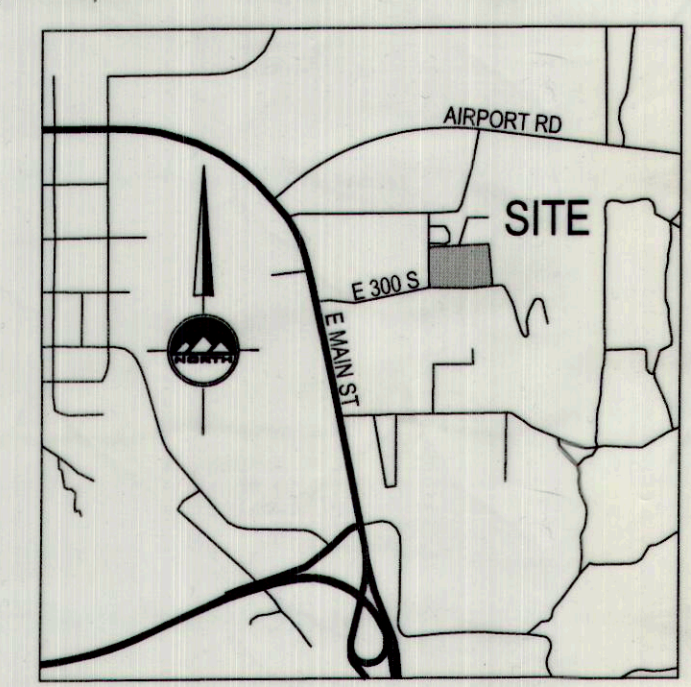
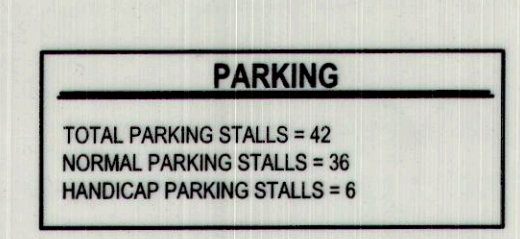
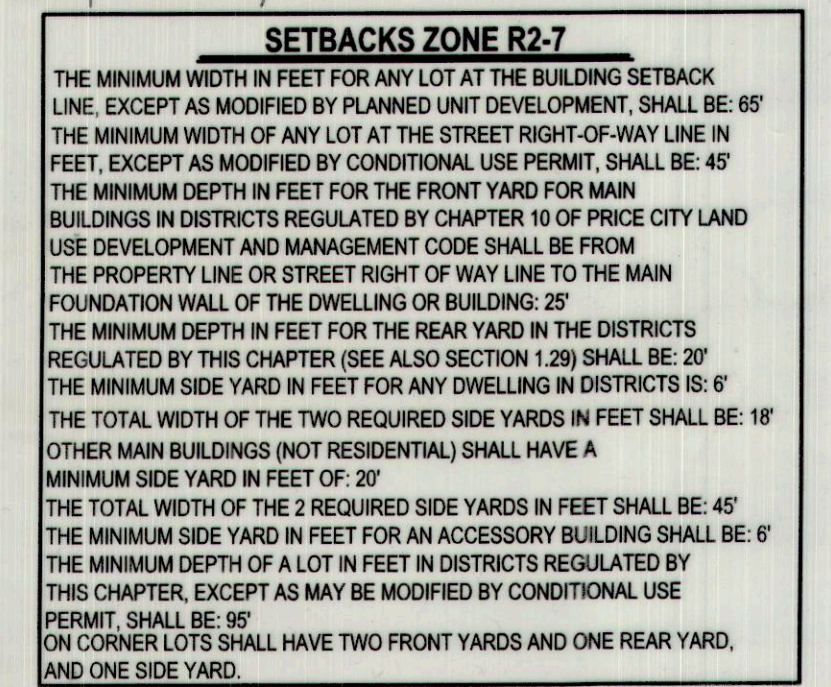
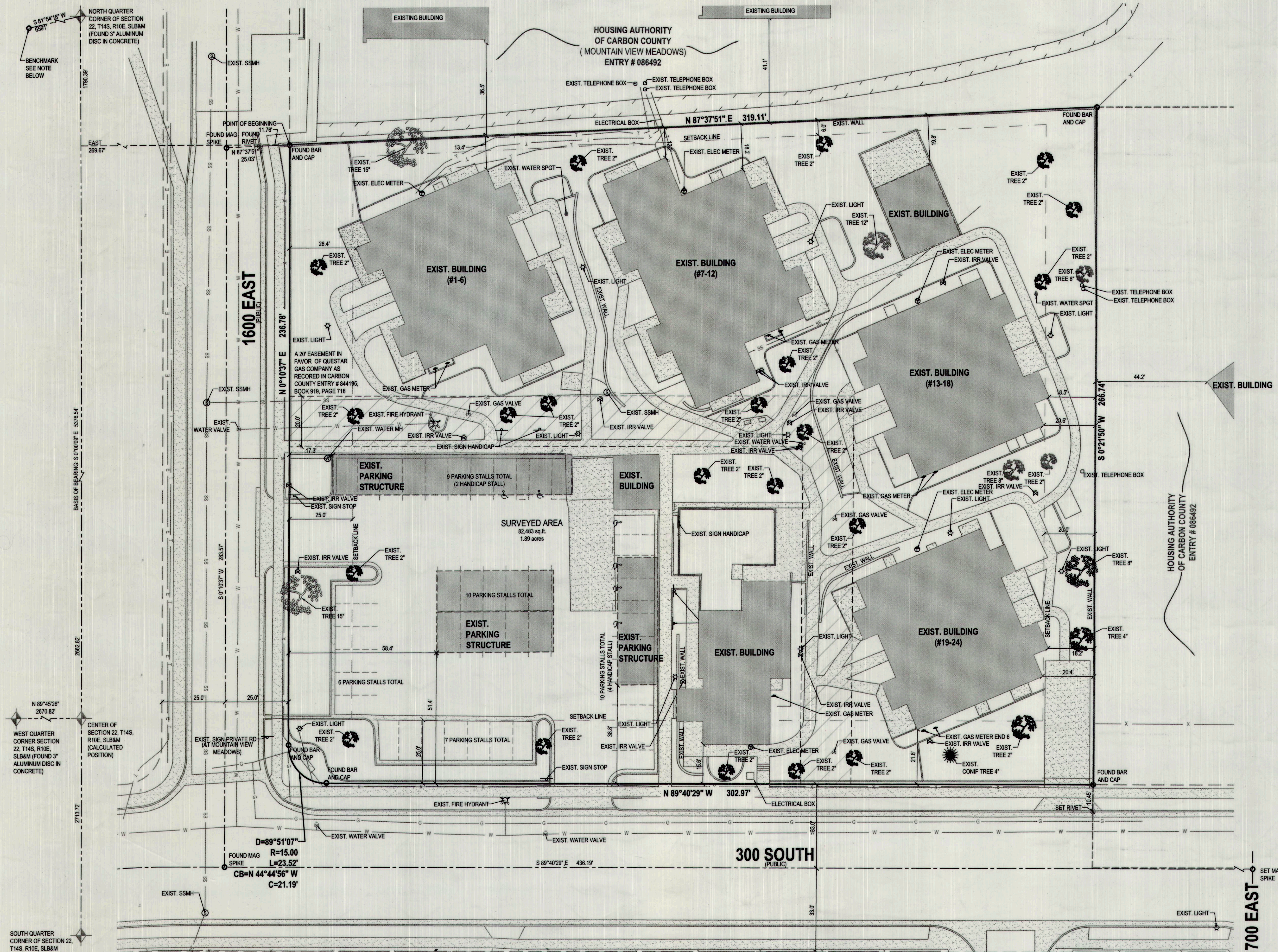
- Exception 13, Schedule B - Section 2:
 - Mentions an Oil and Gas Lease, dated February 20, 2006, in favor of Conoco Phillips Company.
 Oil, Gas and Mineral Leases from Test Pumps and Recycle Pumps, husband and wife, as joint tenants to ConocoPhillips Company, for a term of five (5) years from May 23, 2006, and so long thereafter as oil and gas are produced in paying quantities upon the terms, conditions and covenants therein provided, dated February 20, 2006 and recorded April 11, 2006 as Entry No. 116687 in Book 616 at Page 228 of the official records, and any subsequent assignments, modifications, etc., thereof.
- Exception 14, Schedule B - Section 2:
 - Mentions a Right of Way and Easement Grant, dated December 26, 2018, in favor of Questar Gas Company.
 Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah and Dominion Energy Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, water boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded December 26, 2018, as Entry No. 844195, in Book 915, at Page 718.
- Exception 15, Schedule B - Section 2:
 - Mentions encroaching telephone lines and a sanitary sewer line.
 Subject to the matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of February 28, 2018 and revised on November 1, 2018, as Job No. 8029, by Douglas J. Kinsman, a Registered Land Surveyor holding License No. 334575 including but not limited to:
 a. Encroaching telephone lines along the Northern boundary
 b. Sanitary sewer line transcending subject Land

Table A of ALTANSPS Land Title Notes

1. As shown on survey.
2. As shown on survey.
3. Area of minimal flood hazard, Zone X, areas determined to be outside of the 0.2% annual chance flood plain. The map number is 4800706566. The panel number is 656.
4. As shown on survey.
5. Zoning
- a. As shown on survey.
- b. As shown on survey.
6. Dimensions
7. Dimensions
8. (1) As shown on survey.
9. As shown on survey.
10. As shown on survey.
11. As shown on survey.
12. As shown on survey.
13. As shown on survey.
14. As shown on survey.

Additional Notes

- 300 South and 1600 East are public roads. As 1600 East enters into Mountain View Meadows, it becomes a private road.
- Setbacks are depicted on the survey.
- The surveyed property is the same property described in the title commitment.
- The property description mathematically closes, no gaps or overlaps.
- There are no cotermines within 100' of the surveyed property.
- The surveyed property has access to 300 South and 1600 East.
- The surveyed property has a setback encroachment of 3.2 feet at sound end of building and 1.8 feet at east end of building (#19-24).
- The surveyed property has a setback encroachment of 1.5 feet of building (#13-18).
- The surveyed property has a setback encroachment of 9.4 feet of the southernmost building.



LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, PRICE CITY, CARBON COUNTY, UTAH



NO.	DATE	REVISION	BY
1	10/30/2018	UPDATED ALTANSPS	C.C.
2	10/10/2018	UPDATED ALTANSPS	C.C.
3	11/10/2018	UPDATED ALTANSPS	C.C.
4			
5			
6			
7			
8			

ALTANSPS LAND TITLE SURVEY

PROJECT NUMBER: 8029
 PRINT DATE: 3/1/21
 DRAWN BY: J. SHAW
 CHECKED BY: D. KINSMAN
 PROJECT MANAGER: D. KINSMAN