

ALTA/NSPS LAND TITLE SURVEY
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
 S.W. 1/4 - N.E. 1/4, SECTION 25, TOWNSHIP 13 S., RANGE 9 E., SLB&M.

Ent 858062 & 1011, P. 8
 Date: 09-01-2021 3:58:44PM
 Fee: \$40.00 Check Filed By: RO
 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 PARCEL 02-0339-0000, DESCRIBED BY WARRANTY DEED RECORDED AT ENTRY 850337, BOOK 965, PAGE 669 IN THE OFFICIAL RECORDS OF THE CARBON COUNTY RECORDER.

A 2003 SURVEY FOR JOHN C. AND ELENA MARCHELLO BY EVAN HANSEN RECORDED AS SURVEY #400 WAS ACCEPTED AND USED AS A REFERENCE FOR THIS SURVEY.

TITLE COMMITMENT PROVIDED BY CLIENT, FILE NUMBER: N0033038 // 145070-TTF, DATED JUNE 14, 2021.

BASIS OF BEARING USED FOR THIS SURVEY IS N00°18'47"W BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN. THE DESCRIPTION OF SAID SUBJECT PROPERTY WAS ROTATED COUNTER CLOCKWISE 00°18'47" TO MATCH SAID BASIS OF BEARING.

HIGHWAY RIGHT-OF-WAY MONUMENTS WERE FOUND AND USED TO ESTABLISH THE EAST BOUNDARY OF THE SUBJECT PARCEL.

BOUNDARY DESCRIPTION

PARCEL 1:
 Beginning at a point located 2668.57 feet North and 447.40 feet East from the South Quarter corner of Section 25, Township 13 South, Range 9 East, Salt Lake Base and Meridian, said beginning point is located in the center of an existing 16 foot gate, and running thence West 447.4 feet; thence North 641.10 feet; thence East 413.92 feet, more or less, to the West right-of-way line of the state highway; thence Southeasterly along said right-of-way line 641.90 feet, more or less, to the point of beginning.

EXCEPTING therefrom the following described portion of said land, as released, relinquished and quit claimed in that certain Boundary Line Agreement recorded March 24, 2004, as Entry No. 104943, in Book 562, at Page 761, records of the Carbon County Recorder:
 Beginning at a point which is located South 0°18'48" East along the West line of the Southwest Quarter of the Northeast Quarter of Section 25, Township 13 South, Range 9 East, Salt Lake Base and Meridian, 693.11 feet from the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 25, and running thence North 89°35'21" East along an existing fence line 405.27 feet to the West state road right-of-way fence line of Highway 50 and 6; thence North 02°50'51" West along said right-of-way fence line 32.21 feet; thence South 89°25'35" West 403.84 feet, more or less, to the West line of the Southwest Quarter of the Northeast Quarter of said Section 25; thence South 0°16'46" East along the West line of the Southwest Quarter of the Northeast Quarter of said Section 25 a distance of 31.03 feet to the point of beginning.
 (Bearing of South 0°16'46" East between the North Quarter corner and South Quarter corner of said Section 25 used as the basis of bearing.)

PARCEL 1A:
 A non-exclusive easement and right-of-way for ingress and egress and for utility purposes, disclosed in various instruments of record, including that certain Warranty Deed recorded August 19, 1983 as Entry No. 508 in Book 231 at Page 127 of the official records of the County Recorder of Carbon County, State of Utah, described as follows:
 Beginning at a point located 2668.57 feet North and 447.4 feet East from the South Quarter corner of Section 25, Township 13 South, Range 9 East, Salt Lake Base and Meridian, said beginning point is located in the center of an existing 16 foot gate, and running thence Northerly along the right-of-way 10 feet; thence West 75 feet; thence South 20 feet; thence East 75 feet to the right-of-way fence; thence Northerly 10 feet to the point of beginning.

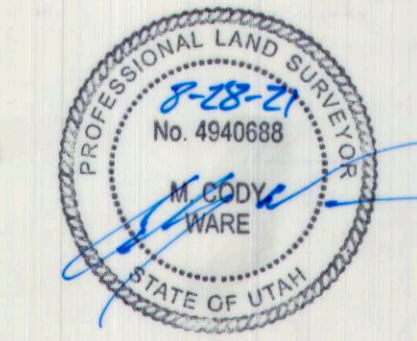
TABLE "A" ITEMS

- PROPERTY ADDRESS IS APPROXIMATELY 4515 NORTH HIGHWAY 6, HELPER, UTAH 84526. FINAL ADDRESS TO BE ASSIGNED BY CARBON COUNTY AFTER DESIGN PLANS HAVE BEEN SUBMITTED.
- SUBJECT PARCEL LIES WITHIN FLOOD ZONE "AE", ZONE "X", AND AREA OUTSIDE OF A FLOOD ZONE. ZONE "AE" ARE AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. ZONE "X" ARE AREAS SUBJECT TO INUNDATION BY THE 0.2% ANNUAL CHANCE FLOOD. LINES ARE SHOWN HEREON AS DIGITIZED FROM THE FLOOD INSURANCE RATE MAP #49007C0386E, DATED MAY 2, 2012.
- GROSS LAND AREA AS SURVEYED = 5.88 ACRES
- SUBJECT PROPERTY IS CURRENTLY ZONED I-1, LIGHT INDUSTRIAL ZONE. SETBACK AND OTHER ZONING REQUIREMENTS ARE DEFINED AT 4.2.13 OF THE CARBON COUNTY DEVELOPMENT CODE.
- OBSERVED EVIDENCE SHOWN HEREON. LAND IS PRIMARILY CULTIVATED.
- UTILITIES OBSERVED ARE SHOWN HEREON BASED ON BLUE STAKE MARKINGS.
- NO EVIDENCE OR INFORMATION OF PROPOSED CHANGES IN STREET ROW LINES FOUND.

CERTIFICATE OF SURVEY

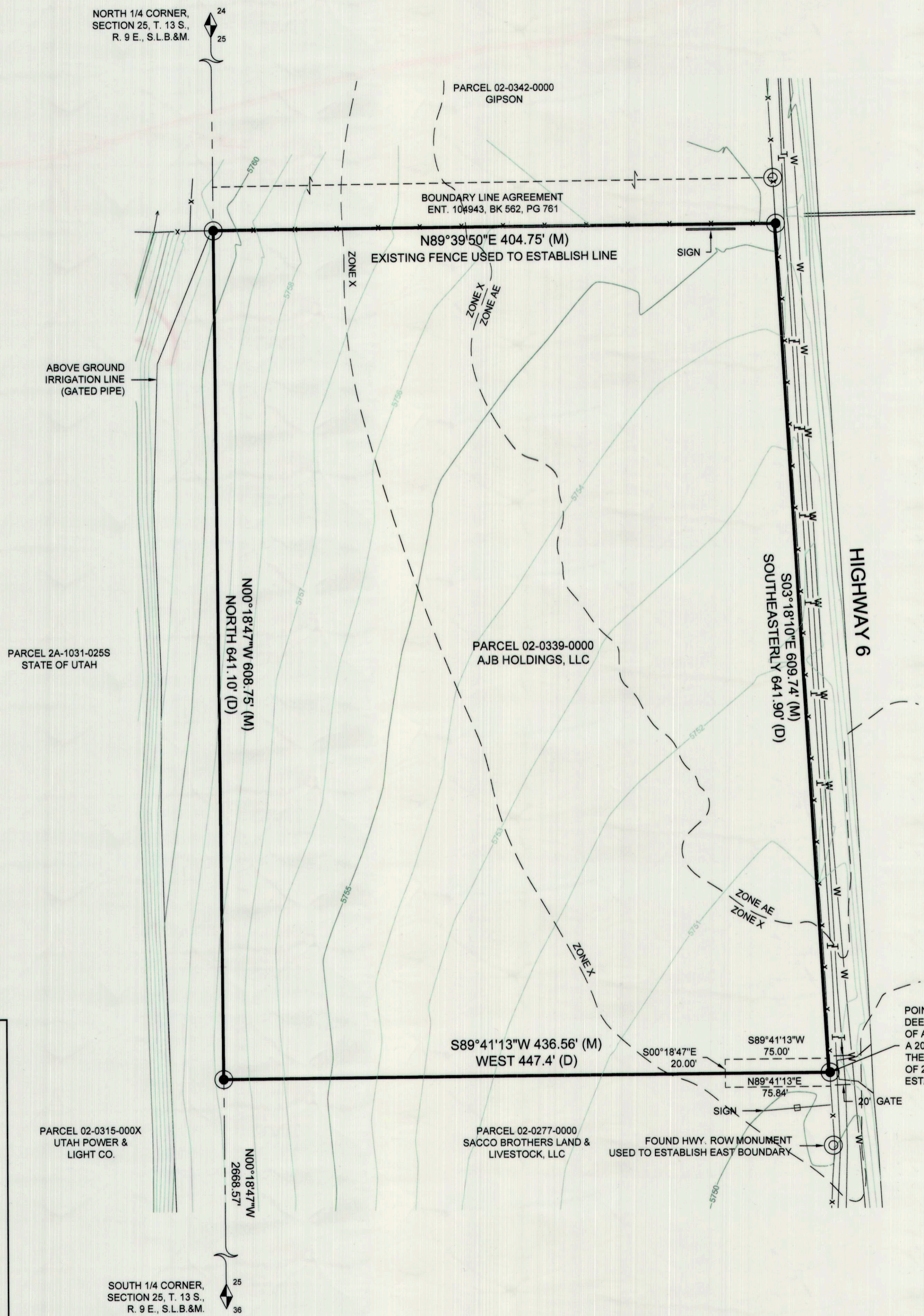
TO Love's Travel Stops & Country Stores, Inc. and Chicago Title Insurance Company:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 11(b), & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING JULY, 2021.

DATE OF PLAT OR MAP: 8/28/21
 M. CODY WARE, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 4940688

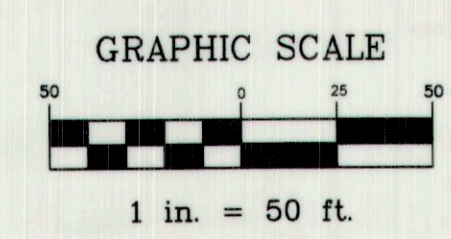
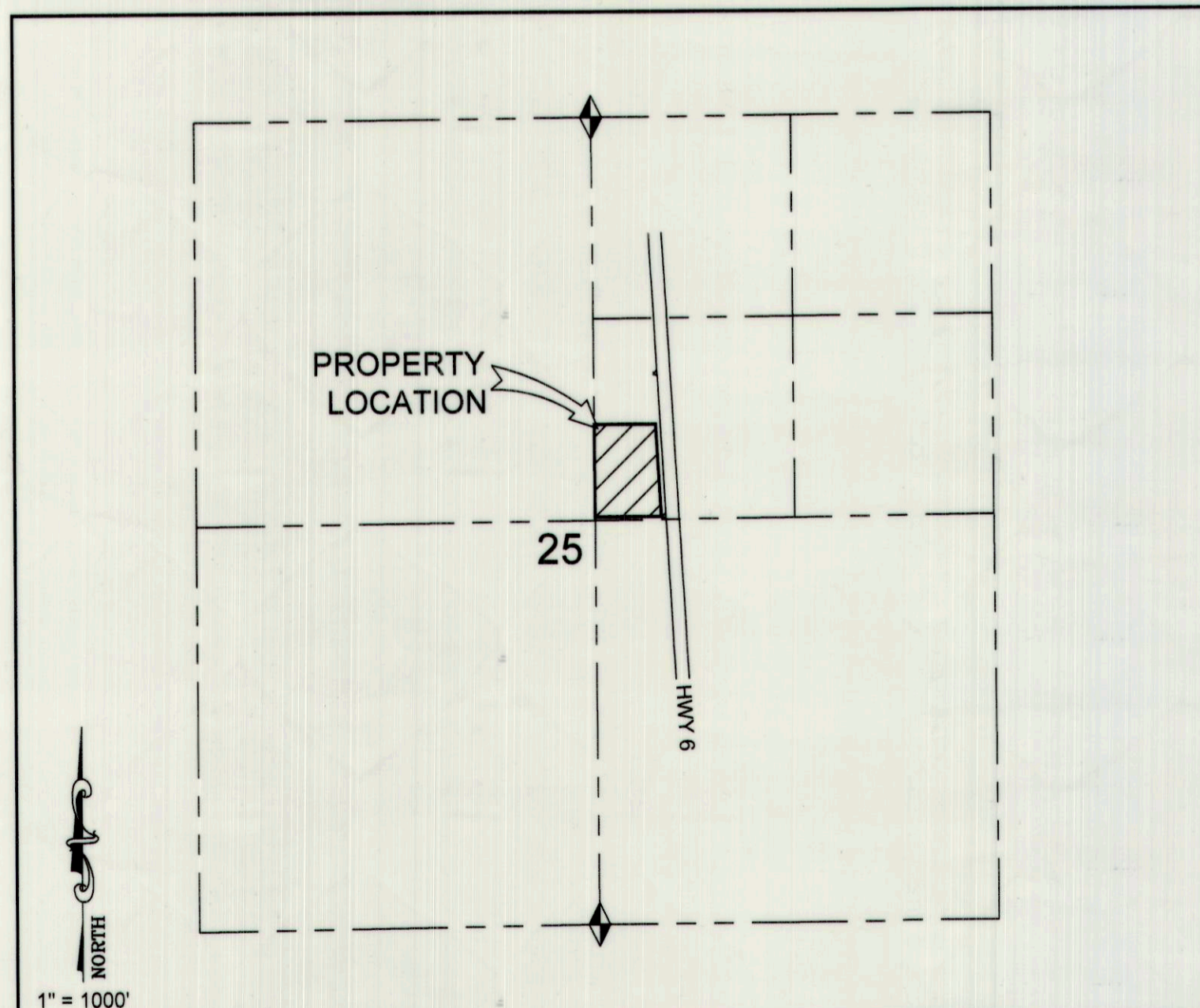


LEGEND

- DESCRIBED BOUNDARY
- - - - - PARCEL LINE
- - - - - SECTION LINE
- x - x - FENCE LINE
- W - BURIED WATER LINE
- T - BURIED TELECOM
- - - - - 5' INTERVAL CONTOUR
- - - - - 1' INTERVAL CONTOUR
- (D) DEED BEARING/DISTANCE
- (M) MEASURED BEARING/DISTANCE
- SET 5/8" REBAR AND CAP
- FOUND MONUMENT
- ⬆ FOUND MONUMENT



VICINITY MAP
 TOWNSHIP 13 SOUTH, RANGE 9 EAST, S.L.B.&M.



ALTA/NSPS LAND TITLE SURVEY FOR:
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
 CARBON COUNTY, UTAH
 S.W. 1/4 - N.E. 1/4, SECTION 25, TOWNSHIP 13 S., RANGE 9 E., S. L. B. & M.

| DRAWING RECORD | | DESCRIPTION | BY |
|----------------|----------|--------------------|--------|
| NO. | DATE | | M.C.W. |
| 1 | 08-02-21 | PLOTTED FOR REVIEW | |

WARE SURVEYING, L.L.C.

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