

LEGAL DESCRIPTION (FILE NO. 2270918MT)

PARCEL 1: 01-1973-091A)  
BEGINNING 50 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, STERLING ADDITION TO THE CITY OF PRICE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH, AND RUNNING THENCE SOUTH 50 FEET; THENCE EAST 150 FEET; THENCE NORTH 50 FEET; THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (01-1973-0092)  
BEGINNING 50 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH, AND RUNNING THENCE SOUTH 250 FEET; THENCE EAST 150 FEET; THENCE NORTH 250 FEET; THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (01-1973-0099)  
LOTS 2, 3, 4, 5, 6, 13, 14, 15, 16 AND 17, BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH.

LESS AND EXCEPTING ALL OF THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED (CONTROLLED ACCESS) RECORDED APRIL 15, 1977, AS ENTRY NO. 140378 IN BOOK 167 AT PAGE 789, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY KNOWN AS PROJECT NO. 028-2, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE STERLING ADDITION SE1/4SW1/4 OF SECTION 21, T. 14 S., R. 10 E., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 6, BLOCK 6, STERLING ADDITION, SAID POINT OF BEGINNING ALSO BEING APPROXIMATELY 43 FT. EAST AND 586 FT. SOUTH FROM THE NW CORNER OF SAID SE1/4SW1/4, THENCE NORTH 34.94 FEET, MORE OR LESS, ALONG THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 330.0 FT. PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE CENTERLINE OF THE EASTBOUND LANE FOR SAID PROJECT; THENCE S. 63°05' E. 77.18 FT., MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 68.82 FT., MORE OR LESS, TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 4: (01-1973-0104)  
LOT 9 AND 10, BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH.

PARCEL 5: (01-2176-0000)  
BEGINNING 890 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 346 FEET; THENCE NORTH 70° 49' WEST 351 FEET; THENCE NORTH 22° 11' EAST 255 FEET; THENCE EAST 238 FEET TO BEGINNING.

ALSO:

BEGINNING 110 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 780 FEET; THENCE WEST 255 FEET, MORE OR LESS TO STATE ROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG STATE ROAD RIGHT OF WAY TO BEGINNING.

LESS AND EXCEPTING THOSE LANDS CONTAINED IN THE FINAL ORDER OF CONDEMNATION TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED MAY 24, 1979, AS ENTRY NO. 149540 IN BOOK 188 AT PAGE 371, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT APPROXIMATELY 124 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M, WHICH POINT IS ALSO 275.0 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 410+23, THENCE NORTH 63°05' WEST 350 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY U-10; THENCE NORTHEASTERLY 609 FEET, MORE OR LESS, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT 330 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID CENTER LINE, THENCE SOUTH 63°05' EAST 112 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 681 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING.

AND

BEGINNING IN THE EASTERLY BOUNDARY LINE OF AN ENTIRE TRACT OF PROPERTY AT A POINT 275.0 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTER LINE OF THE EASTBOUND LANES OF AN EXPRESSWAY, WHICH POINT IS APPROXIMATELY 125 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M, THENCE SOUTH 25 FEET; THENCE NORTH 70°49' WEST 351 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY U-10; THENCE NORTH 22°11' EAST 78 FEET, MORE OR LESS, ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY NO-ACCESS LINE OF SAID EXPRESSWAY, THENCE SOUTH 63°05' EAST 350 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY NO-ACCESS LINE TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THAT PORTION CONTAINED IN THE QUIT-CLAIM DEED TO UTAH STATE DIVISION OF WILDLIFE RESOURCES RECORDED JANUARY 2, 1985, AS ENTRY NO. 6571 IN BOOK 245 AT PAGE 591, MORE PARTICULARLY DESCRIBED AS:

BEGINNING 1210 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M; THENCE SOUTH 26 FEET; THENCE NORTH 70°49' WEST 351 FEET; THENCE, NORTH 22°11' EAST 70 FEET; THENCE SOUTHEASTERLY ALONG THE STATE ROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL 6: (NOT ASSESSED)  
THAT PORTION OF CARBON AVENUE ADJACENT TO THE WEST SIDE OF BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE AND THE ALLEY THAT TRAVERSES THROUGH THE CENTER OF BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, AS DEDICATED BY THE PLAT OF STERLING ADDITION TO THE CITY OF PRICE RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH.

SCHEDULE B - SECTION 2 - EXCEPTIONS

TITLE REPORT ..... OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NO.: 2270918MT  
COMMITMENT DATE: OCTOBER 3, 2022 AT 8:00 AM  
AMENDED DATE: OCTOBER 24, 2022 AT 5:33 PM

EXCEPTIONS 1-13 AND 28 - 29 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN.

- 14 ALL NON-EXCLUSIVE AND EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY WHICH AFFECT THE COMMON AREA (IF ANY), AS WELL AS ALL EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE RECORDED PAT OF STERLING ADDITION TO THE CITY OF PRICE, RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21.  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, RIGHTS-OF-WAY SHOWN)
- 15 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF STATE ROAD COMMISSION OF UTAH  
RECORDED DECEMBER 13, 1935  
ENTRY NO 28289  
BOOK 3Q  
PAGE 301, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: DOES AFFECTS SUBJECT PROPERTY, EASEMENT IS BETWEEN STATIONS 47+30 AND 49+50, WHICH IS SOUTH OF SUBJECT PROPERTY)

SCHEDULE B - SECTION 2 - EXCEPTIONS (CONT.)

- 16 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF STATE ROAD COMMISSION OF UTAH  
RECORDED DECEMBER 13, 1935  
ENTRY NO 28290  
BOOK 3Q  
PAGE 302, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, EXISTING RIGHT-OF-WAY OF SHOWN, STATIONS 35+12 TO 40+64 AND 45+38 TO 49+36)
- 17 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF STATE ROAD COMMISSION OF UTAH  
RECORDED DECEMBER 13, 1935  
ENTRY NO 28291  
BOOK 3Q  
PAGE 303, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, EXISTING RIGHT-OF-WAY OF SHOWN, STATIONS 40+64 TO 45+38)
- 18 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF STATE ROAD COMMISSION OF UTAH  
RECORDED DECEMBER 13, 1935  
ENTRY NO 28292  
BOOK 3Q  
PAGE 304, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: DOES NOT AFFECTS SUBJECT PROPERTY, THE CHANNEL CHANGE AND DYKE FOR THE PRICE RIVER ARE AT STATION 46+80 OF W.P.M.H. PROJECT NO. 4G)
- 19 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF STATE ROAD COMMISSION OF UTAH  
RECORDED DECEMBER 13, 1935  
ENTRY NO 28293  
BOOK 3Q  
PAGE 305, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: DOES NOT AFFECTS SUBJECT PROPERTY, THE CHANNEL CHANGE AND DYKE FOR THE PRICE RIVER ARE AT STATION 46+80 OF W.P.M.H. PROJECT NO. 4G)
- 20 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF PRICE CITY  
RECORDED AUGUST 23, 1957  
ENTRY NO 82266  
BOOK 48  
PAGE 431, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, PLOTTED)
- 21 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF PRICE RIVER WATER IMPROVEMENT DISTRICT  
RECORDED JANUARY 28, 1971  
ENTRY NO 121214  
BOOK 123  
PAGE 134, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, PLOTTED)
- 22 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF PRICE RIVER WATER IMPROVEMENT DISTRICT  
RECORDED JANUARY 28, 1971  
ENTRY NO 121216  
BOOK 123  
PAGE 136, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, PLOTTED)
- 23 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF PRICE RIVER WATER IMPROVEMENT DISTRICT  
RECORDED JANUARY 28, 1971  
ENTRY NO 121217  
BOOK 123  
PAGE 137, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, PLOTTED)
- 24 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
RECORDED OCTOBER 10, 1971  
ENTRY NO 124983  
BOOK 134  
PAGE 398, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, LEGAL DESCRIPTION CALLS FOR A RIGHT OF WAY FENCE THAT IS NO LONGER ON THE PROPERTY. THE LOCATION OF THE TELEPHONE LINE IS SHOWN ON SHEET 4 PER SUBSURFACE UTILITY ENGINEERING (SUE))
- 25 ACCESS TO EXPRESSWAY KNOWN AS PROJECT NO. 028-2 LI LIMITED TO THOSE OPENINGS PERMITTED BY THE STATE OF UTAH AS EVIDENCED BY THAT CERTAIN WARRANTY DEED (CONTROLLED ACCESS) RECORDED APRIL 15, 1977, AS ENTRY NO. 140378 IN BOOK 167 AT PAGE 789, OF THE OFFICIAL RECORDS.  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, PLOTTED AS SHOWN)
- 26 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
RECORDED SEPTEMBER 13, 1977  
ENTRY NO 142279  
BOOK 172  
PAGE 38, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, DOCUMENT DOES NOT HAVE A LEGAL DESCRIPTION TO PLOT, THE EXHIBIT IS UNREADABLE. THE LOCATION OF THE TELEPHONE LINE IS SHOWN ON SHEET 4 PER SUBSURFACE UTILITY ENGINEERING (SUE))
- 27 THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN FINAL ORDER OF CONDEMNATION:  
RECORDED MAY 24, 1979  
ENTRY NO 149540  
BOOK 188  
PAGE 371, OF THE OFFICIAL RECORDS  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, THE EXTENTS OF PARCEL 028-2-51-1A IS SHOWN, ALL OTHER PARCELS ARE EITHER PROPERTY THAT WAS TAKEN THAT IS NOW PART OF THE RIGHT OF WAY OR EASEMENTS THAT EXPIRED AT THE COMPLETION OF THE PROJECT)

LEGAL DESCRIPTION (FILE NO. 2271017MT)

PARCEL 1: (01-1973-0102)  
LOT 7 AND 8, BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH.

PARCEL 2: (01-1973-0106 AND 01-1973-0107)  
LOT 11 AND 12, BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, RECORDS OF THE CARBON COUNTY RECORDER, STATE OF UTAH.

SCHEDULE B - SECTION 2 - EXCEPTIONS

TITLE REPORT ..... OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NO.: 2271017MT  
COMMITMENT DATE: OCTOBER 3, 2022 AT 8:00 AM

EXCEPTIONS 1-13 AND 16 - 19 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN.

- 14 EASEMENT AND RESERVATIONS AS REFERENCED IN THAT CERTAIN WARRANTY DEED:  
RECORDED: JANUARY 22, 1900  
ENTRY NO.: 988  
BOOK 5  
PAGE 415, OF THE OFFICIAL RECORDS.  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, THE DEED EXCEPTS AND RESERVES THE RIGHT OF WAY FOR ALL IRRIGATION DITCHES ON THE DESCRIBED PROPERTY, IT IS UNCLEAR WHERE THE IRRIGATION DITCHES WERE IN 1900, THERE ARE NO LEGAL DESCRIPTION OF THESE DITCHES, NOT PLOTTED)
- 15 ALL NON-EXCLUSIVE AND EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY WHICH AFFECT THE COMMON AREA (IF ANY), AS WELL AS ALL EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE RECORDED PAT OF STERLING ADDITION TO THE CITY OF PRICE, RECORDED AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21.  
(SURVEYORS FINDINGS: AFFECTS SUBJECT PROPERTY, RIGHTS-OF-WAY SHOWN)

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 6, STERLING ADDITION AS RECORDED ON AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, OF OFFICIAL RECORDS, SAID POINT ALSO BEING 1694.10 FEET NORTH 89°49'58" EAST AND 789.18 FEET NORTH 00°10'02" WEST FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 6 OF STERLING ADDITION, SOUTH 89°55'43" WEST 246.18 FEET TO THE EASTERLY LINE OF A WARRANTY DEED (CONTROLLED ACCESS) RECORDED APRIL 15, 1977, AS ENTRY NO. 140378 IN BOOK 167 AT PAGE 789, OF THE OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE OF THE WARRANTY DEED RECORDED AS ENTRY NO. 140378, NORTH 63°09'17" WEST 77.18 FEET TO THE WEST LINE BLOCK 6, STERLING ADDITION; THENCE SOUTH 00°04'17" EAST 34.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6, STERLING; THENCE, ALONG THE PROJECTION OF THE SOUTH LINE OF SAID STERLING ADDITION, SOUTH 89°55'43" WEST 24.01 FEET TO THE NORTHERLY RIGHT OF WAY OF AN EXPRESSWAY KNOWN AS PROJECT NO. 028-2. AS RECORDED AS PARCEL NO. 028-2-51-A IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, ON MAY 24, 1979 AS ENTRY NO. 149540 IN BOOK 188 AT PAGE 371, OF THE OFFICIAL RECORDS, SAID NORTHERLY LINE ALSO SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT-OF-WAY PLANS (RF-028-2(17)). THENCE, ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 63°37'48" WEST 143.68 FEET TO THE EASTERLY LINE OF CARBON AVENUE (HIGHWAY U-10); THENCE ALONG SAID EASTERLY LINE OF CARBON AVENUE, NORTHERLY 496.70 FEET ALONG THE ARC OF A 3869.80 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°21'14", CHORD BEARS NORTH 12°50'58" EAST 496.35 FEET TO THE EXTENSION OF THE NORTH LINE OF SAID BLOCK 6 OF STERLING ADDITION; THENCE, ALONG THE SAID NORTH LINE OF THE EXTENSION AND THE NORTH LINE OF BLOCK 6, STERLING ADDITION, NORTH 89°55'43" EAST 355.53 FEET TO THE EAST LINE OF SAID BLOCK 6, STERLING ADDITION; THENCE, ALONG SAID EAST LINE OF BLOCK 6, STERLING ADDITION, SOUTH 00°04'17" EAST 550.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 221,680 SQ. FT. OR 5.089 ACRES.

TABLE A

ITEM 1 ..... NO CORNERS WERE SET WITH THIS SURVEY.

ITEM 2 ..... FILE NO. 2270918MT  
PARCEL 1: 605 SOUTH CARBON AVE, PRICE, UTAH (01-1973-091A)  
PARCEL 2: NO ADDRESS GIVEN (01-1973-0092)  
PARCEL 3: NO ADDRESS GIVEN (01-1973-0099)  
PARCEL 4: 630 SOUTH ROSE AVENUE, PRICE, UTAH (01-1973-0104)  
PARCEL 5: NO ADDRESS GIVEN (01-2176-0000)  
PARCEL 6: NO ADDRESS GIVEN (NOT ASSIGNED)

FILE NO. 2271017MTMT  
PARCEL 1: 620 ROSE STREET, PRICE, UTAH (01-1973-0102)  
PARCEL 2: 660 ROSE STREET, PRICE, UTAH (01-1973-0106 & 01-1973-0107)

ITEM 3 ..... THE SUBJECT PROPERTY LIES WITHIN : FLOOD ZONE ZONE "AE" AND "X" PER FEMA FIRM MAP 49007C0658E, EFFECTIVE MAY 2, 2012

ITEM 4 ..... THE GROSS LAND AREA IS: 221,694 SQ. FT. (5.089 AC)  
FILE NO. 2270918MT  
PARCEL 1: 7,500 SQ. FT. (0.172 AC.)  
PARCEL 2: 37,500 SQ. FT. (0.861 AC.)  
PARCEL 3: 73,798 SQ. FT. (1.694 AC.)  
PARCEL 4: 15,000 SQ. FT. (0.344 AC.)  
PARCEL 5: 22,296 SQ. FT. (0.512 AC.)  
PARCEL 6: 33,233 SQ. FT. (0.763 AC.)  
GAP AREA: 2,353 SQ. FT. (0.054 AC.)

FILE NO. 2271017MT  
PARCEL 1: 15,000 SQ. FT. (0.344 AC.)  
PARCEL 2: 15,000 SQ. FT. (0.344 AC.)

ITEM 6 ..... ZONING LETTER WAS PROVIDED BY PRICE CITY AND DATED NOVEMBER 16, 2022.

PARCELS 1, 2, 3 AND 5 (FILE NO 2270918MT) ARE GOVERNED AND ADMINISTERED AS COMMERCIAL 1 (C-1) ZONING DISTRICT.

PARCELS 4 (FILE NO. 2270918MT), 1 & 2 (FILE NO. 2271017MT) ARE GOVERNED WITHIN THE RESIDENTIAL 2-7 (R2-7) ZONING DISTRICT.

ITEM 8 ..... SHOWN ON SHEET 3.

ITEM 11(A) ..... UTILITIES SHOWN HEREON, ARE FROM OBSERVED EVIDENCE, RECORD DRAWINGS, AND SUBSURFACE UTILITY ENGINEERING (SUE) PERFORMED BY PSOMAS.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

ITEM 13 ..... SHOWN ON SHEET 2.

ITEM 16 ..... THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK GOING ON.

ALTA/NSPS LAND TITLE SURVEY  
MAVERIK PRICE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN  
PRICE CITY, CARBON COUNTY, UTAH

COMMENTS

TITLE REPORT ..... OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NO.: 2270918MT  
COMMITMENT DATE: OCTOBER 3, 2022 AT 8:00 AM  
AMENDED DATE: OCTOBER 24, 2022 AT 5:33 PM

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NO.: 2271017MT  
COMMITMENT DATE: OCTOBER 3, 2022 AT 8:00 AM

○ - INDICATES TITLE REPORT EXCEPTION NUMBER SHOWN ON PLAT.

BOUNDARY LINES... WERE ESTABLISHED FROM SECTION MONUMENTS, VARIOUS DEEDS AND RECORD OF SURVEYS.

EASEMENTS ..... PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

BASIS OF BEARINGS... THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°49'58" EAST BETWEEN FOUND THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER .....  
FILE NO. 2270918MT  
PARCEL(S) 1, 2, 3 & 5 RLK REAL ESTATE HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY  
PARCEL 4: RLK REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY  
PARCEL 6: PRICE CITY

FILE NO. 2271017MT  
PARCEL 1 620 ROSE, LLC  
PARCEL 2 660 ROSE, LLC

NOTES .....  
1 THE ALTA/NSPS LAND TITLE SURVEY WAS PREFORMED AT THE REQUEST OF MAVERIK  
2 BLOCK 6 OF STERLING ADDITION WAS ESTABLISHED USING EXISTING IMPROVEMENTS AND OCCUPATION LINES.  
THERE ARE A FEW SURVEYS THAT ARE RECORDED THAT HAVE HELPED DEFINE STERLING ADDITION AND FIT THE IMPROVEMENTS AND OCCUPATION LINES.  
A PROPERTY SURVEY FOR RANDALL B. NAIREMORE PREPARED BY ART F. BARKER & ASSOC. DATED OCTOBER 24, 1995, CARBON COUNTY SURVEYOR REFERENCE NO. 102.

A PROPERTY SURVEY FOR UDOT REGION FOUR, PREPARED BY ESI ENGINEERING DATED SEPTEMBER 13, 2002, CARBON COUNTY SURVEYOR REFERENCE NO. 322 AND 332.

3 THE RIGHT OF WAY OF HIGHWAY 6 AS SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT OF WAY PLANS, PROJECT NO. RF-028-2(17), EXISTING RIGHT OF WAY LINES AND ALIGNMENTS WERE PLACED USING FOUND RIGHT OF WAY MARKER AT STATION 403+00 275 R AND A FOUND RIGHT OF WAY MARKER BY INSITE ENGINEERING AT STATION 353+00 155 RT AS SHOWN ON A SURVEY FILED UNDER SURVEY NO. 458 WITH CARBON COUNTY RECORDERS OFFICE.

NO OTHER RIGHT OF WAY MARKERS WERE FOUND WITH THIS SURVEY. THERE WAS OLD FENCE POST FOUND AT CALCULATED POSITIONS AND SHOWN HEREON.

4 THE RIGHT OF WAY OF HIGHWAY 6 SHOWN IS PER THE DEEDS THAT BEGIN AT THE BLOCK CORNERS.

5 STERLING ADDITION AS SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT OF WAY PLANS (PROJECT NO. RF-028-2(17)) APPEARS TO BE NOT IN THE CORRECT LOCATION AS THE STERLING ADDITION LOCATION AS OCCUPIED. THERE ARE DEEDS THAT ARE CALLED FROM LOT CORNERS OF STERLING VILLAGE THAT WERE PART OF THIS PROJECT THAT CREATE A DIFFERENT LOCATION THAN WHAT IS SHOWN IN THE RIGHT OF WAY PLANS OF SAID PROJECT. FOR THIS SURVEY, WE HAVE HELD THE RIGHT OF WAY LOCATION AS SHOWN IN THE PLANS AND MONUMENTED ON THE GROUND. FOR DEEDS THAT CALL TO STERLING ADDITION, WE HAVE HELD THE LOCATION OF STERLING ADDITION AS SURVEYED AND OCCUPIED. (SEE UTAH STATE DEPARTMENT OF HIGHWAYS DETAIL ON SHEET 3)

SURVEYORS CERTIFICATE

TO MAVERIK, COTTONWOOD TITLE AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7, 8, 9, 10, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2022.

DATE OF PLAT OR MAP: MARCH 17, 2023



SHAWN R. VERNON P.L.S.  
UTAH NO. 8744084

DATE: 3-15-2023	DESIGNED: SRV	SHEET
PLOT DATE:	DRAFTED: SRV	1
SCALE: NA	CHECKED: CEA	3
PROJECT NUMBER: 8MAV010200	OF	

**PSOMAS**

11456 South Temple Drive, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)