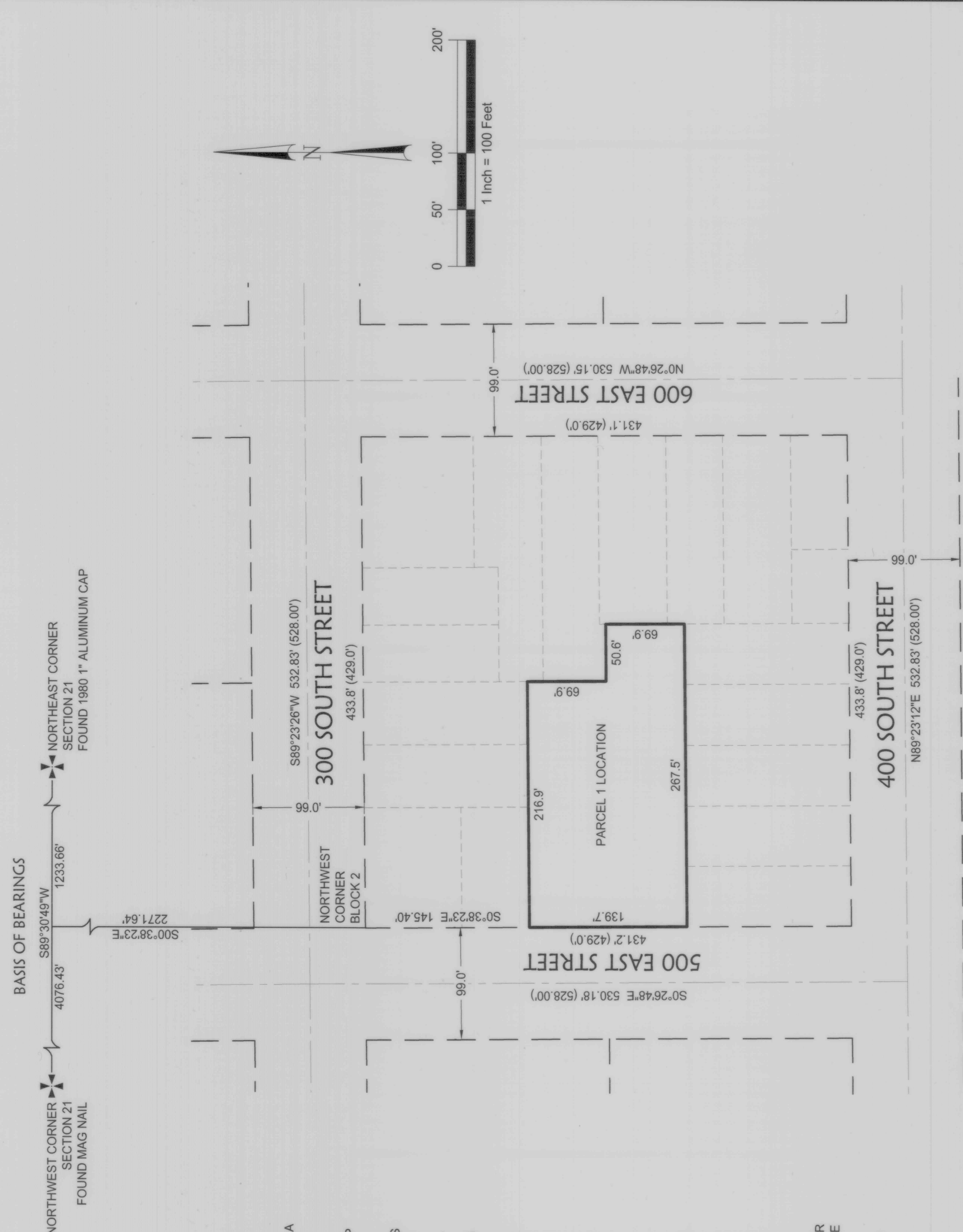


FOXBOROUGH I & II, LTD. - A.L.T.A. / N.S.P.S. Land Title Survey

PARCEL 1

Located in Block 2, Price Township Survey
Carbon County, Utah, 2024

FOXBOROUGH I & II, LTD. #932 2 of 2



NOTES

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/CMS LAND TITLE SURVEY FOR THE PURPOSE OF A...
- THE BASIS OF BEARING OF THE PARCELS SHOWN HEREON, FOR THE CLIENT'S OWN INTERESTS AND PURPOSES...
- THE TITLE REPORT PREPARED BY STEWART TITLE OF UTAH INC. FILE NO. 2142403.032, DATED: 10/22/2023, WAS...
- THIS PROPERTY FALLS WITHIN THE LIMITS OF PRICE CITY BLOCK SURVEY, NO INTERSECTION MONUMENTS...
- THIS DRAWING, ITS DESIGN, AND INVENTION THEREOF IS THE PROPERTY OF JONES & DEMILLE...
- THIS DRAWING AND ANY COPY THEREOF, MAY ALSO NOT BE RELIED UPON FOR ANY PURPOSE UNDER ANY...
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, NO ATTEMPT HAS BEEN MADE AS A PART OF...
- THIS PROPERTY FALLS WITHIN 93.7 MILE TITLED RESIDENTIAL DISTRICT AND IS SUBJECT TO THE FOLLOWING...
- OFF STREET PARKING PER PRICE CITY CODE EXISTING: REGULAR PARKING STALLS - 24
- THE LOCATION OF THE EXISTING TELEPHONE LINES AS SHOWN HEREON WERE SCALED FROM DRAWINGS...
- THE SIZE OF THE EXISTING SEWER AND WATER LINES AS SHOWN HEREON WERE TAKEN FROM DRAWINGS...

BLOCK BREAKDOWN

SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

TO FOXBOROUGH I & II, LTD., A UTAH LIMITED PARTNERSHIP COMPANY, AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPLS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 10(b), 11, 12, 15, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/15/2024.
DATE OF PLAN OR MAP: 2/26/2024



PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com
FILE NAME: h:\jg\p\2312-011\wq\2312-011_alta.dwg
DRAWN BY: SMB
UPDATED: 2/26/2024 PLOTTED: 2/26/2024

FOXBOROUGH I & II, LTD.
A.L.T.A. / N.S.P.S.
Land Title Survey
CARBON COUNTY, UTAH

SCHEDULE B PART II - EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN...
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING, UNLESS BY THE RECORDS OF ANY TAXING...
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH...
- EASEMENTS, LIENS, OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC...
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE...
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE...
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED...
- TAXES FOR THE YEAR 2023 NOW DUE AND PAYABLE IN THE AMOUNT OF \$4,468.03, BUT WILL NOT BECOME...
- THE LAND IS LOCATED WITHIN THE BOUNDARIES OF PRICE CITY, CARBON COUNTY, TAX DISTRICT NO. 1, AND IS...
- MINERALS OR WATER RIGHTS AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COALS, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATED THERETO...
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC...
- EASEMENT AND RIGHT-OF-WAY, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR...
- A MORTGAGE SECURED BY DEBECHER INVESTMENTS COMPANY, A PARTNERSHIP COMPOSED OF DONALD...
- OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, IN FAVOR OF THE UNITED STATES OF AMERICA, ACTING...
- EASEMENT AND RIGHT-OF-WAY, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR...
- NOVEMBER 27, 1976 AS ENTRY NO. 147468, IN BOOK 184, PAGE 38, OF PUBLIC RECORDS; (AFFECTS PARCEL 1)

ALTA / NSPS LAND TITLE SURVEY TABLE A CERTIFICATIONS

- MONUMENTS PLACED OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER AT ALL MAJOR CORNERS OF THE...
- ADDRESSES OF THE SURVEYED PROPERTY: 323 SOUTH 500 EAST, PRICE UT 84501 (PARCEL 1)
- FLOOD ZONE CLASSIFICATION: THIS PROPERTY IS WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2%...
- GROSS LAND AREA: 0.78 ACRES, MORE OR LESS.
- NOT REQUESTED.
- ZONING REQUIREMENTS: THE CURRENT ZONING IS R2.7 AS SHOWN ON THE PRICE CITY ZONING MAP. ALL OF THE...
- GRAPHICALLY DEPICTED BUILDING SETBACKS: SHOWN ON SHEET 1.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: SHOWN ON SHEET 1.
- NOT REQUESTED.
- NOT REQUESTED.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: SHOWN ON SHEET 1.
- NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: 24 REGULAR...
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY...
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB: CLIENT DID NOT REQUEST...
- LOCATION OF EXISTING UTILITIES ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
UTILITY LOCATE: SHOWN ON SHEET 1 AND DISCUSSED IN THE NOTES OF THIS SHEET. 811 CALL WAS MADE BUT WAS TOLD...
- HAD SURVEYOR'S REQUIREMENTS:
1. SITE GRADING INVOLVED: COMPLY WITH TABLE A, ITEM 4. CONTOURS MAY NOT EXCEED 1-FOOT VERTICAL INTERVALS.
2. FLOOD HAZARD INVOLVED: WHERE ANY PORTION OF THE SITE IS SUBJECT TO FLOOD HAZARD, SHOW THE 100-YEAR...
- CONDOMINIUM AIR RIGHTS INVOLVED: THE SURVEYOR MUST PROVIDE A SURVEY MADE IN ACCORDANCE WITH ANY...
- PROPERTY JURISDICTION REQUIREMENTS OR, IN THE ABSENCE OF SUCH REQUIREMENTS, PROFESSIONALLY RECOGNIZED...
- FLOOD HAZARD INVOLVED: WHERE ANY PORTION OF THE SITE IS SUBJECT TO FLOOD HAZARD, SHOW THE 100-YEAR...
- BLANKET EASEMENT INVOLVED: SHOW ON MAP/PLAN THE LOCATION OF ANY FACILITY THAT IS LOCATED WITHIN...
- NAMES OF CO-OWNERS INVOLVED: ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER IS IDENTIFIED THE...
- NOT REQUESTED.
- NOT REQUESTED.
- NOT REQUESTED.
- PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINE: IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY...
- IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT,...
- INCLUDE ANY PLOTTABLE OFFSITE (I.E. ADJACENT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS...
- NOT REQUESTED.
- NOT REQUESTED.