

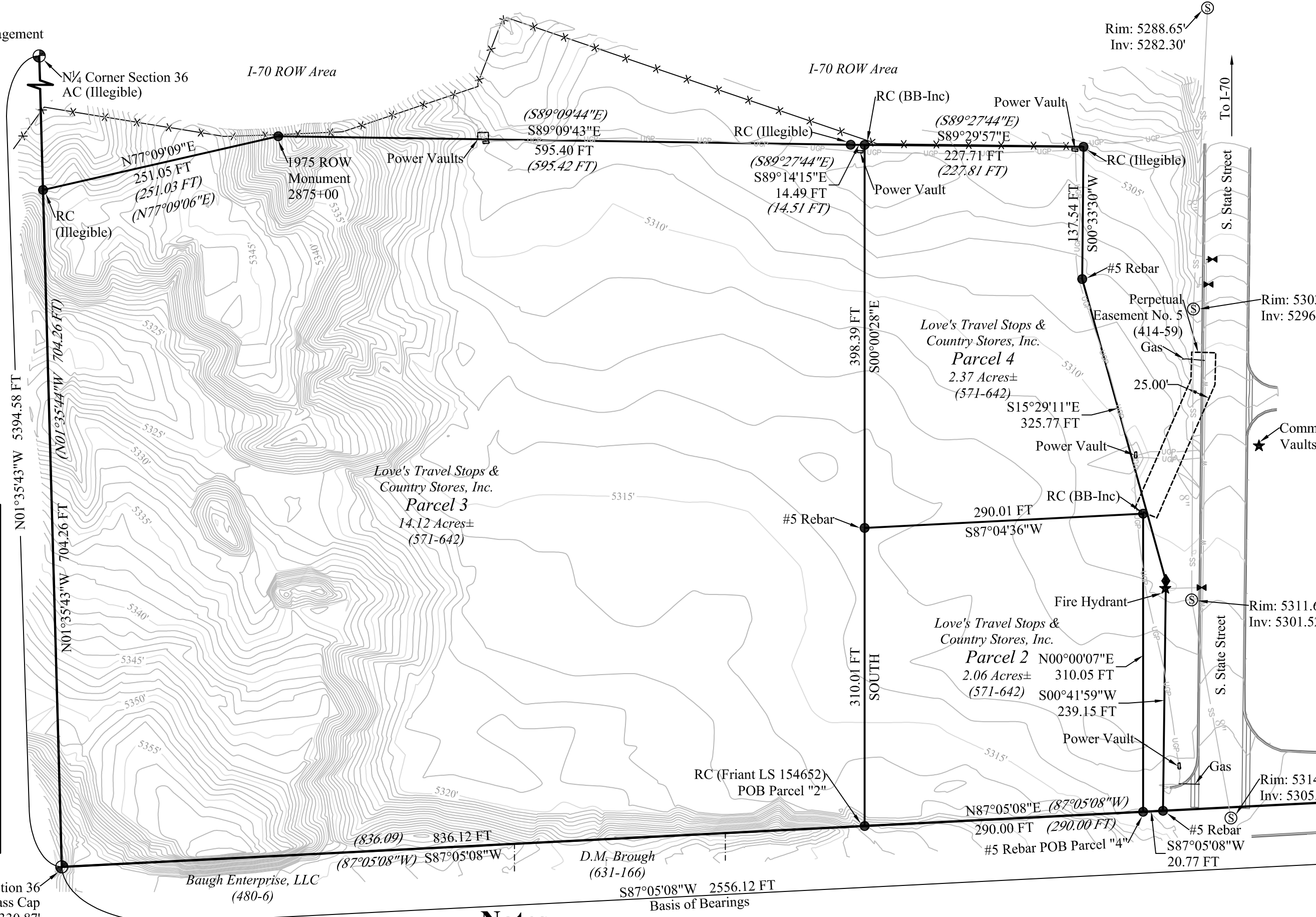
Record of Survey for Love's Travel Stops

Within the SW¹/₄ SE¹/₄ of Section 36, T21S, R1W, SLB&M Salina, UT

Total Area: 18.55 Acres±

Legend

- ⊙ Found section monument as labeled
- Found monument as labeled
- ★ Feature as labeled
- ◆ Calculated corner location (not set)
- ⊕ Water Valve
- ⊙ Sewer Manhole
- x— Fence
- Easement
- - - - - Protracted Parcels
- ==== Curb and Gutter
- (-----) Record Measurements (Deed 571-643)
- POB Point of Beginning
- AC Aluminum Cap
- BC Brass Cap
- BLM Bureau of Land Management
- GLO General Land Office
- RC Rebar/Cap
- ROW Right-of-Way



Narrative

The purpose of this survey was to locate on the ground the Love's Travel Stops and Country Stores, Inc. tracts of land as recorded in a Personal Representative's Deed in book 571 page 642 in the Sevier County Recorder's Office. Specifically the tracts of land included in this survey are recorded as Parcel #2, Parcel #3, and Parcel #4.

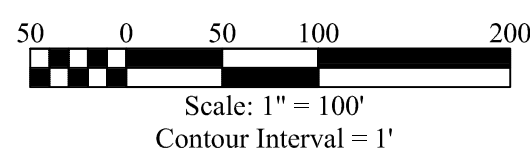
The basis of bearings for this survey is S87°05'08"W between the southeast corner and S¹/₄ corner of Section 36, Township 21 South, Range 4 West, SLB&M. This is in accordance with the basis of bearings of a previous survey performed by a 2007 Bulloch Brothers Engineering, Inc. survey which also identified the same aforementioned Parcels 2, 3, and 4. (Also, see note 1)

Descriptions

- As Surveyed Parcel "2"**
A tract of land within the SW¹/₄ SE¹/₄ of Section 36, Township 21 South, Range 4 West, SLB&M, County of Sevier, State of Utah, more particularly described as follows; Beginning at a point on the south line of said Section 36 located N87°05'08"E 836.12 feet from the S¹/₄ corner of said Section 36; thence North 310.01 feet, thence N87°04'36"E 290.01 feet, thence S00°00'07"W 310.05 feet to the south line of said Section 36, thence S87°05'08"W 290.00 feet to the point of beginning, containing 2.06 acres more or less.
- Parcel "3"**
A tract of land within the SW¹/₄ SE¹/₄ of Section 36, Township 21 South, Range 4 West, SLB&M, County of Sevier, State of Utah, more particularly described as follows; Beginning at the S¹/₄ corner of said Section 36; thence along the north-south C¹/₄ section line N01°35'43"W 704.26 feet to a point on the I-70 "no access" right-of-way line, thence N77°09'09"E 251.05 feet along said right-of-way line, thence S89°09'43"E 595.40 feet along said right-of-way line, thence S89°14'15"E 14.49 feet along said right-of-way line, thence S00°00'28"E 398.39 feet, thence South 310.01 feet to a point on the south line of said Section 36, thence S87°05'08"W 836.12 feet to the point of beginning, containing 14.12 acres more or less.
- Parcel "4"**
A tract of land within the SW¹/₄ SE¹/₄ of Section 36, Township 21 South, Range 4 West, SLB&M, County of Sevier, State of Utah, more particularly described as follows; Beginning at a point on the south line of said Section 36 located N87°05'08"E 1126.12 feet from the S¹/₄ corner of said Section 36; thence N00°00'07"E 310.05 feet, thence S87°04'36"W 290.01 feet, thence N00°00'28"W 398.39 feet to a point on the I-70 south right-of-way line, thence S89°29'57"E 227.71 feet along said right-of-way line, thence S00°33'30"W 137.54 feet, thence S15°29'11"E 325.77 feet, thence S00°41'59"W 239.15 feet to the south line of said Section 36, thence S87°05'08"W 20.77 feet to the point of beginning, containing 2.37 acres more or less.

Survey Control

Original Coordinate System: Utah State Plane Central Zone (4302)
Datum: NAD83
Vertical Datum: NAVD88
Geoid Model: 12B (Conus)
 State Plane Coordinates for scale and rotation point is the S¹/₄ Corner of Section 36, T21S, R1W, SLB&M (1976 BLM brass cap)
 N: 6,779,412.01
 E: 1,538,322.41
 Elev: 5,330.87
Project Coordinate System: Local
Coordinate Transformation
 Combined Scale Factor: 1.000229157
 Rotation: -0.0004649
 Project Coordinates: S¹/₄ Corner of Section 36, T21S, R1W, SLB&M (1976 BLM brass cap)
 N: 10,000.00
 E: 10,000.00
 Elev: 5,330.87
 Distances: US survey foot (ground)

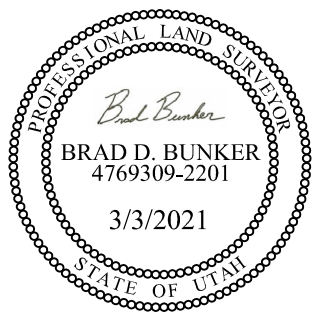


Notes

- There exist two separate legal descriptions for Parcel 2 in the Love's deed (571-642). There are also separate legal descriptions for Parcels 3 and 4 as well in previous deeds. It appears that at a certain point in time surveyors in the area began using a basis of bearings which resembled the Utah State Plane Central Zone bearings. In spite of this, it was found that the two descriptions reflect the same tract of land as located on the ground. For consistency this survey is aligned with the most recent surveys and bearing called for in Parcels 2, 3, and 4 in the Love's Deed (571-642).
- Information provided hereon regarding easements, ordinances and zoning is information that was encountered as part of this boundary survey which may be useful and pertinent to future development, however, this survey was performed without the benefit of a complete title commitment or similar research. As such, this document does not purport to show all pertinent development information and does not guarantee the applicability or current state of easements, ordinances, or zoning. According to the 2015 Salina City Zoning Map this area is zoned C-2 (Community Commercial)
- Recording Statement as recorded in book 426 page 338 and Salina City Council Ordinance 011104 as recorded in book 426 page 340 indicate the area on this survey is within the Tipperary Industrial Park Economic Development Project Area.
- The Rex Friant Survey as recorded on 6/27/2003 and the Bulloch Brothers Survey as performed on 2/14/2007 were used as reference surveys for this current survey.
- Underground utilities were located based on above ground features and/or Blue Stakes paint markings. This survey does not guarantee the locations of any underground utilities.

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. No new monuments were set as part of this survey. I also certify that this record of survey has been prepared under my direction at the request of Love's Travel Stops.



Brad Bunker
 Brad D. Bunker Utah P.L.S. #4769309 3/3/2021
 Date

Record of Survey for Love's Travel Stops
 Within the SW¹/₄ SE¹/₄ of Section 36, T21S, R1W, SLB&M

Bunker Engineering
 965 South Creek Road, Monticello, UT 84535
 P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: Mar. 2021	Drawn By: B.D. Bunker	Scale: 1" = 100'	Sheet: 1 of 1
Drawing Name: Survey Reference Number: BE1069			