East 1/4 Cor. of Sec. 17, T5N, R1W, SLB&M fd. Brass Monument

N 0°26' E – Bearing Base (N 0°53'08" E WCS State Plane Grid Bearing)

2639.93' WCS – 2639.83' meas.

S.E. Corner of Sec. 17, T5N, R1W, SLB&M fd. Brass Monument

N 0°26' E 231.93' M&D (230.00' R)

Point of Beginning

County Road - Adams Avenue - 500 East

1265.67'
1217.65'
1231.87'

884.32'

620.00'

1359.40' M 1361.33' D

N 0°28'00" E

Driveway Easement (20)

78.49'

Asphalt Parking Lot

Boyer Lease Phase 1 (44)

Bi-Lateral Easement Bk 1572, Pg 59 (22)

16' MFSC Easement Bk 1464, Pg 561 (15)

(St. Benedict's Way) 5350 South Street

N 89°54' W

NUIC Parcel 1 Excepting (07-053-0043)

St. Benedict's Hospital

St. Benedict Development Lease Parcel Phase I

Asphalt Parking Lot

Professional Medical Building

Walkway

Asphalt Parking Lot

40' Right of Way

Asphalt Parking Lot

Mount Ogden Convalescent Center

St. Benedict Development Lease Parcel Phase II

Asphalt Parking Lot

Asphalt Parking Lot

MOCC Lease Line

Easement for Medical Office Building (45)

St. Benedict Development Company Easement Bk 1291, Pg 443 (16)

Access Drive & Parking Lot Easement for Medical Office Building (51)

30'

Asphalt Parking Lot

Bonneville Dialysis Center

The City of Washington Terrace

20' City of Washington Terrace — Sewer Line Easement Portion of Original Easement Vacated by City by Ordinance 07-91, Rec. Bk 1603, Pg 1361

15' MFSC Easement Bk 1605, Pg 494 (23)

Easement for Medical Office Building (45)

15' MFSC Easement Bk 1586, Pg 1055 (14)

Medical Office Building

Hatch Lease Parcel (42)

Access Drive & Parking Lot Easement for Medical Office Building (51)

Undeveloped

Asphalt Parking Lot

St. Benedict Development Company Easement Bk 1291, Pg 443 (16)

827.50'

264.32'

936.99'

N 0°26' E

6' MST&T Easement Bk 1573, Pg 1066 (21)

20' City of Washington Terrace — Sewer Line Easement Bk 1479, Pg 464 (17)

20' City of Washington Terrace — Sewer Line Easement Bk 1487, Pg 1239 (18)

Undeveloped

Excepting (07-053-0031)

N 0°26' E 200.00' M&D

S 89°51'29" E (M to close) 326.68' M 326.70' D

S 89°44'56" E (D)

S 89°44'56" E 1.80' M&D 31.93' M&D (30.00' R) N 0°28' E

1008.47' M 1008.50' D (1004.11' R)

S 89°48'32" E (M) S 89°44'56" E (D)

S 89°48'32" E – (S 89°21'24" E WCS)

5282.86' WCS

5450 South Street

S 67°34' E

N 0°26' E 1231.93' M&D

N 0°26' E 1410.81' M 1415.49' D

1.0' Holding Strip

S 0°26' W

Δ = 30°00'48"
R = 156.35'
L = 81.89' M&D
LC = 80.96'
S 14°34'24" E

300 East

S.W. Cor. of Sec. 17, T5N, R1W, SLB&M Not found

Jack B. Parson Companies

Scale : 1" = 60'

Legend

Manhole	○
Utility Box	□
Fire hydrant	
Water Valve	W
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Secondary waterline	IW
Sign	
Power pole	
Power pole w/guy	
Fence	
Underground Power	P
Underground Telephone	T
Storm Drain	SD
Light Pole	
Measured	M
Deed	D
Recorded	R
Weber County Surveyor	WCS
Centerline	CL

DESCRIPTION

A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point which is North 0°26' East 231.93 feet (230.00 feet record) along the Section line and North 89°54' West 66 feet from the Southeast Corner of said Section 17 (said point is also on the West line of an existing County Road known as Adams Avenue); running thence North 0°26' East 156.33 feet; thence North 89°54' West 435.00 feet; thence Southerly along the arc of a 1482.08 foot radius curve to the right 452.75 feet (chord bears South 8°30' West 451.00 feet); thence South 17°35'25" West 107 feet (100 feet record); thence South 45°00' West 41.93 feet; thence Westerly along the arc of a 1140.92 foot radius curve to the right 307.07 feet; thence South 60°25'30" West 94.10 feet, more or less, to the East line of Mountain States Telephone and Telegraph Co. Bk 1143, Pg 187 & Bk 1237, Pg 751 (said point is also on the arc of a 1140.92 foot radius curve to the right, the radius point bears North 72°24'35" East 1140.92 feet); thence Southerly along the arc of a 156.35 foot radius curve to the left 81.89 feet, thence South 0°26' West 827.50 feet; thence East along the South line of said Southeast Quarter South 89°44'56" East 1008.50 feet (East 1004.11 feet record); thence North 0°28' East 51.93 feet (30.00 feet record); thence South 89°44'56" East 1.80 feet; thence North 0°26' East 200 feet; thence South 89°44'56" East 326.70 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the roads or rights of way known as Adams Avenue and 5350 South Street.

SUBJECT TO AND TOGETHER WITH a 40 foot Right Of Way for ingress and egress to and from said Property, being the Northerly 40 feet of the following described Property: A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point which is North 0°26' East 884.32 feet along the Section line and North 89°54' West 66 feet from the Southeast Corner of said Section 17; said point is also on the West line of existing County Road and running thence North 89°54' West 1330.00 feet; thence North 0°26' East 827.50 feet; thence North 45° East 197.3 feet; thence South 89°54' East 1100 feet; thence Easterly along the arc of a 1482.08 foot radius curve to the left 427.08 feet, thence South 89°54' East 435 feet to the West line of County Road; thence South 0°26' West 140.0 feet to the point of beginning.

ALSO together with a Right of Way over and across the Adelaide Building.

ALSO together with an Easement and Right of Way over and across the Adelaide and Driveways of the following described Property:

A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point which is North 0°26' East 884.32 feet along the Section line and North 89°54' West 66 feet from the Southeast Corner of said Section 17 (said point is also on the West line of an existing County Road); running thence North 89°54' West 1050.0 feet; thence North 0°26' East 827.50 feet; thence North 45° East 197.3 feet; thence South 45° East 827.50 feet; thence Easterly along the arc of a 549.06 foot radius curve to the left 427.08 feet; thence South 89°54' East 435.0 feet to the West line of a County Road; thence South 0°26' West 140.0' feet to the point of beginning.

ALSO EXCEPTING: Part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point which is North 0°26' East 620.00 feet along the Section line, North 89°54' West 1096.00 feet and North 0°26' East 376.99 feet from the Southeast Corner of said Section 17, running thence North 29°34'30" West 100.00 feet, South 60°25'30" West 254.95 feet, thence North 29°34'30" West 100.00 feet, thence North 60°25'30" East 254.95 feet, thence Northwesterly along the arc of a regular 1482.60 foot radius curve to the left 307.07 feet, thence North 45° East 41.93 feet, thence South 89°54' East 1100 feet, thence South 45° East 54.1 feet, thence South 0°26' West 154.83 feet to the point of beginning. (07-053-0053)

ALSO EXCEPTING: A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point on the East outside wall of the Main Hospital Building of St. Benedict's Hospital which is North 89°54' West 1.80 feet and South 0°26' West 51.93 feet from the Northeast corner of the existing Radiation Therapy Building; thence South 89°44'56" East 1.80 feet along the East line of said Building to St. Benedict's Hospital which is North 89°54' West 443.83 feet and North 0°26' East 443.83 feet from the Southeast Corner of said Section 17; and running thence North 89°54' West 86.67 feet, North 17°35'25" West 23.80 feet, thence North 72°24'35" East 2.80 feet, thence North 17°35'25" West 100.75 feet along the Easterly wall of the Main Building, thence South 72°24'35" West 103.50 feet to a point North 17°35'25" West from the Northeast corner of the existing Radiation Therapy Building; thence South 17°35'25" East 117.58 feet to the point of beginning. (07-053-0043)

ALSO EXCEPTING: A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point on the West line of Adams Avenue which is 1231.87 feet North 0°26'00" East along the East line of said Section 17 and 66.00 feet North 89°34'00" West from the Southeast Corner of said Section 17; and running thence South 72°24'35" West 268.99 feet; thence North 17°35'25" West 23.92 feet; thence North 62°35'25" West 28.28 feet; thence North 17°35'25" West 27.53 feet; thence North 72°24'35" East 20.00 feet; thence South 17°35'25" East 23.39 feet; thence North 72°24'35" East 17.50 feet; thence South 17°35'25" East 25.00 feet; thence North 72°24'35" East 275.76 feet to the said West line of Adams Avenue; thence South 0°26'00" West 78.49 feet along said West line of Adams Avenue to the point of beginning. (07-053-0053)

To: HOLY CROSS HEALTH SERVICES OF UTAH; RAY, QUINNEY & NEBEKER; HEALTHTRUST, INC. – THE HOSPITAL COMPANY; FIRST AMERICAN TITLE COMPANY OF UTAH AND OGDEN MEDICAL CENTER, INC.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items (none) of Table A thereof. and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Date 8-22-94

Registration No. 2430

REGISTERED LAND SURVEYOR No. 2430 JAY R ANDERSON STATE OF UTAH

Narrative:
This Survey was done at the request of Holy Cross Health Services of Utah. The Bearing Base was established between monuments found at the East Quarter Corner and the Southeast Corner of Section 17, T5N, R1W, using a local bearing of N 0°26' E between monuments. The State Plane Grid Bearing is given as N 0°53'08" E from the Weber County Surveyors Office

Survey Parcels and Easements are from "Commitment for Title Insurance", Issued by First American Title Company of Utah, Commitment No: W-69751, Forth Amended, Dated May 31, 1994.

Notes:
Item 13: Easements in favor of Mountain States Telephone and Telegraph Co. Bk 1143, Pg 187 & Bk 1237, Pg 751 are unplottable.
Bk 1176, Pg 338 is plotted.

Note:
The Last Number in Parenthesis (1) on Easement Labeling represents the Corresponding Item No. in Schedule B – Section 2 of the Commitment for Title Insurance.

RECEIVED AUG 29 1994

A.L.T.A. / A.C.S.M. Land Title Survey
St. Benedict's Hospital
5475 So. 500 East, Washington Terrace, Weber County, Utah
Part of the Southeast Quarter of Section 17, T5N, R1W, SLB&M, U.S. Survey

Holy Cross Health Services
420 East South Temple, Suite 200
Salt Lake City, Utah 84111

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544

SCALE : 1" = 60'
DRAWN : kr
HC-STBEN
DATE : 28 Jul, 1994
REVISIONS : 9 Aug., 1994
DRWG. NO.