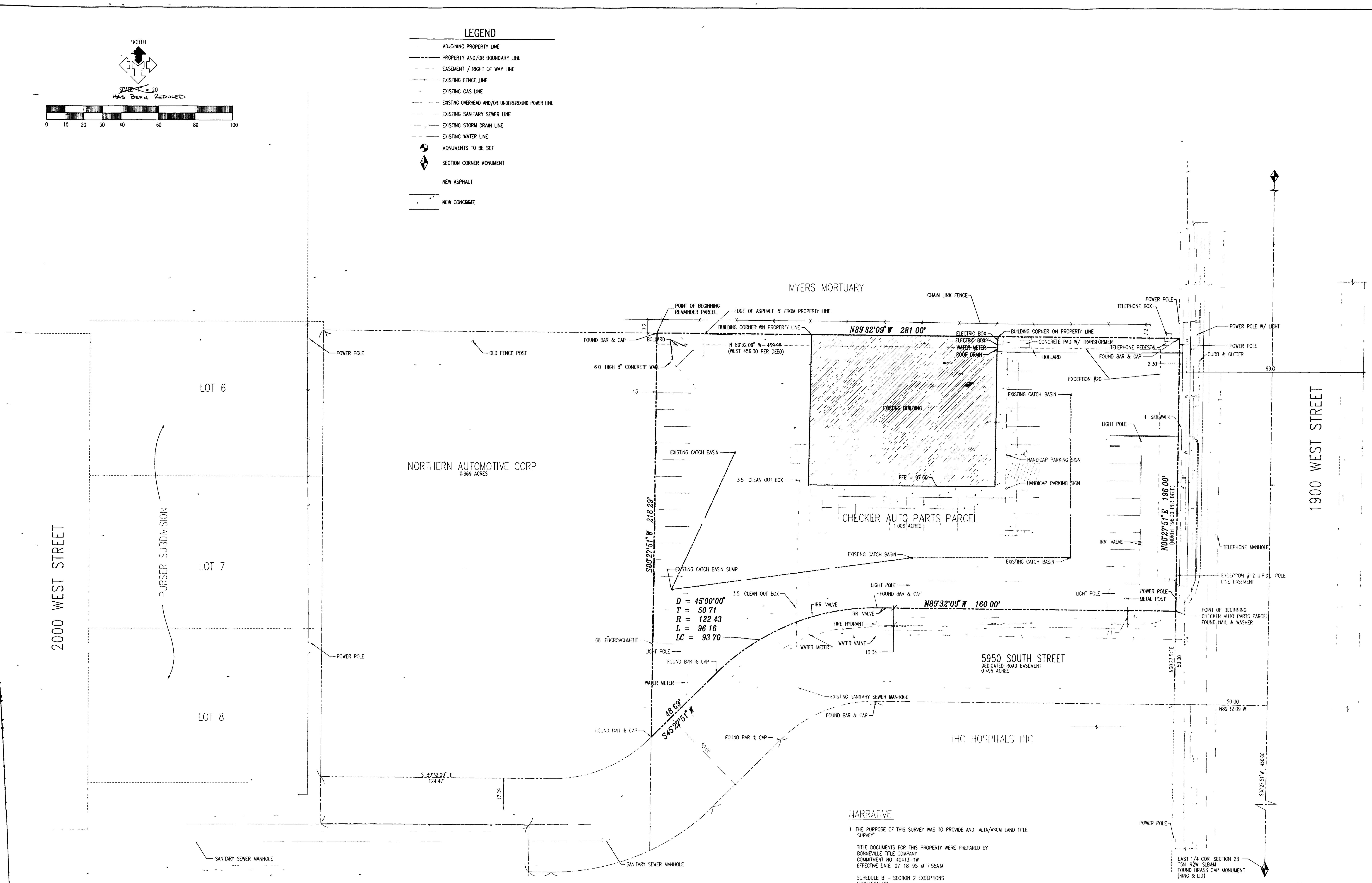

NARRATIVE

1 THE PURPOSE OF THIS SURVEY WAS TO PROVIDE AND ALTA/ACSM LAND TITLE SURVEY

TITLE DOCUMENTS FOR THIS PROPERTY WERE PREPARED BY BONNEVILLE TITLE COMPANY
COMMITMENT NO 40413-1W
EFFECTIVE DATE 07-18-95 @ 7 55A M

SCHEDULE B - SECTION 2 EXCEPTIONS
EXCEPTION NO,

11 RIGHT OF WAY DEED IN FAVOR OF THE STATE ROAD COMMISION OF UTAH, THE GRANTOR HEREBY GRANTS TO THE STATE ROAD COMMISION OF UTAH PERMISSION TO RELOCATE AND RECONSTRUCT WITHIN THE GRANTORS LAND AND OUTSIDE THE LIMTS OF ABOVE DESCRIBED RIGHT OF WAY ALL IRRIGATION DITCHES EXISTING WITHIN SAID LIMITS OF ABOVE DESCRIBED RIGHT OF WAY AND TO EXTEND ONTO SAID GRANTORS LAND AND OUTSIDE THE LIMITS OF ABOVE DESCRIBED RIGHT OF WAY ALL CURB AND OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS ON SIAD PROJECT RECORDED FEBUARY 3 1941 IN BOOK 141M PAGE 24M RECORDS IF WEBER COUNTY UTAH (AFFECTS THE EAST LINE OF SUBJECT PROPERTY)

12 POLE LINE EASEMENT, IN FAVOR OF UTAH POWER AND LIGHT COMPANY A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS AN EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE REPAIR ALTERATIONS AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION, AND TELEPHONE CIRCUITS RECORDED JUNE 1 1943 IN BOOK 167 PAGE 450 RECORDS OF WEBER COUNTY UTAH

20 EASEMENT IN FAVOR OF U S WEST COMMUNICATIONS INC ITS SUCCESSORS, ASSIGNS LESSEES, LICENSEES AND AGENTS A PERPETUAL EASEMENT TO CONSTRUCT RECONSTRUCT OPERATE MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES AS GRANTEE MAY REQUIRE RECORDED OCTOBER 18 1991 AS ENTRY NO 1155231 IN BOOK 1610 PAGE 310 RECORDS OF WEBER COUNTY UTAH (AFFECTS THE NORTH 6 FEET OF THE EAST 10 FEET)

21 A ROADWAY EASEMENT OVER THE SOUTHERLY 50 FEET

2 THIS SURVEY DOES NOT CONSTITUE A TITLE SEARCH BY SURVEYOR ALL INFORMATION REGARDING RECORD EASEMENTS ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 40413-1W PREPARED BY BONNEVILLE TITLE COMPANY DATED JULY 18 1995 @ 7 55 A M THE COMMITMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT

3 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00 27'57" EAST ALONG THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 23 T5N R2W SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY

4 EACH CORNER WAS MARKED WITH A 5/8 INCH BAR TWO FEET IN LENGTH AND RED PLASTIC CAP OR NAIL WASHER STAMPED McNEIL ENGR AS SHOWN ON THE ACCOMPANYING PLAT

5 THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND RCORD DRAWINGS PROVIDED THE SURVEYOR LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES BEFORE EXCAVATIONS ARE BEGUN, UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS

NOTE THESE DESCRIPTIONS WERE PREPARED AT THE REQUEST OF THE OWNER THEY MAY NOT MEET THE SUBDIVISION ORDINANCE A SUBDIVISION PLAT MAY BE REQUIRED PRIOR TO OBTAINING ANY BUILDING PERMITS ON THE REMAINDER PARCEL

SURVEYORS CERTIFICATE

TO NORTHERN AUTOMOTIVE CORPORATION BONNEVILLE TITLE COMPANY AND LAWYERS 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 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992, AND PURSUANT TO THE ACCURACY STANDARDS OF AND URBAN SURVEY

DATE 8/29/96

DALE K BENNETT L S
REGISTRATION NO 103381

REGISTERED LAND SURVEYOR No. 103381 DALE K. BENNETT STATE OF UTAH

DEC 01 1997

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ROY, UTAH

"ALTA / ACSM LAND TITLE SURVEY"

McNEIL ENGINEERING, INC
CIVIL, STRUCTURAL ENGINEERING & LAND SURVEYING
6695 SOUTH 900 EAST MIDVALE, UT 84047
TEL 801-255-7700 FAX 801-255-8071

CONSULTANTS	COMMISSION NO 083795
STRUCTURAL	DATE 08/29/96
MECHANICAL	DRAWN BY JES/RDD
ELECTRICAL	

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PLAN HOLD CORPORATION • IRVINE CALIFORNIA
REORDER BY NUMBER 075AR