SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 14, T.7N., R.2W., S.L.B.& M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE UTAH POWER & LIGHT CO. PROPERTY AND THE EAST LINE OF SAID QUARTER SECTION; SAID POINT BEING N00°55'35"E ALONG THE SECTION LINE 732.58 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S44°00'46"W 377.75 FEET AND (2) N81°13'14"W 370.56 FEET; THENCE ALONG THE BOUNDARY OF THE ROHN CRABTREE PROPERTY THE FOLLOWING THREE (3) COURSES: (1) N07°11'19"E 354.98 FEET, (2) N41°01'38"W 393.12 FEET TO AN EXISTING REBAR AND CAP, AND (3) N80°17'52"W 514.56 FEET TO AN EXISTING REBAR AND CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A CURVE WITH A RADIUS OF 5729.70 FEET AND A CENTRAL ANGLE OF 08°09'23", 815.66 FEET TO THE LEFT (CHORD BEARS N18°38'59"W 814.97 FEET), AND (2) N25°26'20"W 211.44 FEET, AND (3) N22°02'46"W 252.02 FEET TO THE EXTENSION OF AN EXISTING FENCE LINE; THENCE S88°57'13"E ALONG SAID EXTENSION AND FENCE 1823.08 FEET TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE S00°55'35"W ALONG THE EAST LINE OF SAID QUARTER SECTION 1684.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THE OGDEN-BRIGHAM CANAL PROPERTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S00°55'35"W ALONG THE SECTION LINE 252.60 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; THENCE N53°20'59"W 39.48 FEET; THENCE N34°19'38"W 281.60 FEET TO AN EXISTING FENCE LINE; THENCE S88°57'13"E ALONG SAID FENCE LINE 55.19 FEET; THENCE S34°19'38"E 241.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 53.95 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LIMITS OF THE PROPERTY OWNER BY GARY ORTON. THE SOUTH LINE WAS FIXED BY THE UTAH POWER & LIGHT CO. PROPERTY WHICH WAS FIXED BY THE LOCATION OF THE EXISTING POWER LINES IN THE FIELD. THE COMMON LINE BETWEEN THE CRABTREE PROPERTY AND THE ORTON PROPERTY WAS FIXED BY DEED AND LOCATED ON THE GROUND IN A PREVIOUS SURVEY. THE WESTERLY LINE WAS FIXED BY THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89. THE NORTH LINE WAS FIXED BY AN EXISTING FENCE LINE, ALTHOUGH IN THE DESCRIPTION IT CALLS TO A FENCE 140.00 FEET SOUTH OF THE SECTION LINE, THERE IS NO EVIDENCE OF SUCH A FENCE EVER EXISTING. THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T.7N., R.2W., IS 140.00 FEET SHORT OF A HALF MILE. WHICH CONCLUDES THAT THE FENCE ALONG THE SECTION LINE WAS THE FENCE CALLED OUT IN THE DESCRIPTION AND THE QUARTER SECTION LINE WAS NEVER MEASURED AND IS LOCATED WRONG. THE EAST LINE WAS FIXED BY THE EAST LINE OF SAID QUARTER SECTION. ALL BOUNDARY CORNERS SET ARE SHOWN HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED BY THE LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 14, T.7N., R.2W., S.L.B.& M., U.S. SURVEY, DESCRIBED AS FOLLOWS: N00°55'35"E.

NOTES:

1- UTAH POWER AND LIGHT COMPANY POLE LINE EASEMENT (NO WIDTH SPECIFIED) AS REFERENCED TO IN THE TITLE REPORT, ITEM 17, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. RECORDED AUGUST 15, 1953 AS ENTRY NO. 31263G, IN BOOK AT 84 PAGE 36 OF THE OFFICIAL RECORDS. LOCATED BY VISUAL EVIDENCE IN THE FIELD.

2- THE FOLLOWING EXCEPTIONS LISTED IN THE TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY OF UTAH DO NOT APPEAR TO PERTAIN TO THE SUBJECT PARCEL. SAID ITEMS ARE DESCRIBED FROM RAILROAD STATIONING AND WE ARE UNABLE TO DETERMINE THEIR TRUE LOCATIONS. THEY ARE SCHEDULE B, SECTION 2, EXCEPTIONS 13, 14, AND 15.

3- TRANSMISSION LINE EASEMENT AS REFERENCED TO IN THE TITLE REPORT, ITEM 28, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. RECORDED JULY 17, 1917 IN BOOK M OF LEASES, AT PAGE 285 OF OFFICIAL RECORDS. THE EASEMENT HAS NO BASIS OF BEARINGS IT WAS ROTATED TO FIT THE EVIDENCE OF THE POWER LINE FOUND IN THE FIELD.

4- RIGHT-OF-WAY AND EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. AS REFERENCED TO IN THE TITLE REPORT, ITEMS 19, 19A, AND 29, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. THE EASEMENT HAS NO BASIS OF BEARINGS AND WAS ROTATED TO FIT EVIDENCE OF THE GAS LINE FOUND IN THE FIELD.

5- INGRESS AND EGRESS EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY AS REFERENCED TO IN THE TITLE REPORT, ITEM 31, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. RECORDED AUGUST 26, 1959 IN BOOK 621, AT PAGE 448 ALSO ITEM 21, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. RECORDED AUGUST 17, 1959 AS ENTRY NO. 63770 G IN BOOK 128, PAGE 145 OF THE OFFICIAL RECORDS. EASEMENTS NONSPECIFIC IN LOCATION, PROVIDES ACCESS TO EAST POWER LINE

6- UTAH POWER AND LIGHT COMPANY POLE LINE EASEMENT (NO WIDTH SPECIFIED AS REFERENCED TO IN THE TITLE REPORT, ITEM 17, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. RECORDED AUGUST 15, 1953 AS ENTRY NO. 31263G, IN BOOK AT 84 PAGE 36 OF THE OFFICIAL RECORDS. NO VISUAL EVIDENCE FOUND.

7- THE FOLLOWING EXCEPTION LISTED IN THE TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY OF UTAH DOES NOT PERTAIN TO THE PHYSICAL LOCATION OF THE PROPERTY. SCHEDULE B, SECTION 2, EXCEPTION 30, TITLE COMMITMENT NO. 1003-19149. RECORDED AUGUST 12, 1958 AS ENTRY NO. 298334 IN BOOK 587 AT PAGE 519 OF THE OFFICIAL RECORDS.

8- THE FOLLOWING EXCEPTIONS LISTED IN THE TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY OF UTAH DO NOT CLEARLY DEPICT THE EXACT POSITION FROM THE PROVIDED DESCRIPTIONS. THEY ARE ITEM 11, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. RECORDED IN BOOK P OF MISC. PAGE 355 AS ENTRY NO. 22211F, AND ITEM 16, SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 1003-19149. RECORDED IN BOOK R OF MISC. PAGE 206 AS ENTRY NO. 30387F.

9- PORTION WITHIN WEBER COUNTY FALLS WITHIN THE A-1 ZONE. PORTION WITHIN BOX ELDER COUNTY FALLS WITHIN THE C-G ZONE.

DEEDED DESCRIPTION

PARCEL-1

PROPERTY LOCATED IN BOX ELDER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF THE COUNTY LINE BETWEEN BOX ELDER AND WEBER COUNTIES AS RECORDED IN THE BOX ELDER COUNTY RECORDER'S OFFICE, RECORDER'S NO. 344422, AND THE EAST LINE OF SAID SECTION 14, SAID POINT OF BEGINNING BEING 255.67 FEET SOUTH 0°55'35" WEST FROM EAST QUARTER CORNER OF SAID SECTION 14, THENCE SOUTH 37°01'43" WEST 1373.95 FEET ALONG SAID COUNTY LINE, TO THE EASTERLY PROPERTY LINE OF THE ROHN CRABTREE PROPERTY THENCE NORTHERLY ALONG SAID LINE THE FOLLOWING THREE COURSES, NORTH 40°38'30" WEST 13.78 FEET, NORTH 42°35'12" WEST 80.30 FEET, NORTH 80°18'34" WEST 420.51 FEET TO THE EAST LINE OF SR89, THENCE NORTHWESTERLY ALONG SAID LINE TO AN EXISTING FENCE LINE BEING 140 FEET MORE OR LESS SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, THENCE EAST ALONG SAID FENCE LINE TO THE EAST LINE OF SAID SECTION 14, THENCE SOUTH 00°55'35" WEST ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL-2

PROPERTY LOCATED IN WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT INTERSECTION OF EAST LINE OF SAID QUARTER SECTION AND NORTH LIMITS OF PLEASANT VIEW TOWN; THENCE WEST TO A POINT WEST 262 FEET; NORTH 4 FEET; AND NORTH 7°20' EAST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 7°20' EAST TO A POINT 262 FEET WEST, 4 FEET NORTH, AND NORTH 7°20' EAST 450.14 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 81°15' WEST 392.34 FEET, MORE OR LESS, TO ROHN CRABTREE PROPERTY; THENCE NORTH 7°10'37" EAST 330.44 FEET; THENCE NORTH 40°38'30" WEST 323.70 FEET, MORE OR LESS, TO COUNTY LINE; THENCE NORTHEASTERLY ALONG COUNTY LINE 1265.01 FEET TO EAST LINE OF SAID SECTION; THENCE SOUTH 1°30 FEET TO BEGINNING. EXCEPT 1.18 ACRES IN UTAH POWER AND LIGHT COMPANY.

SURVEYOR'S CERTIFICATE

TO GENEVA ROCK PRODUCTS, INC., ORTON RANCH & DEVELOPMENT INC., A UTAH CORPORATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

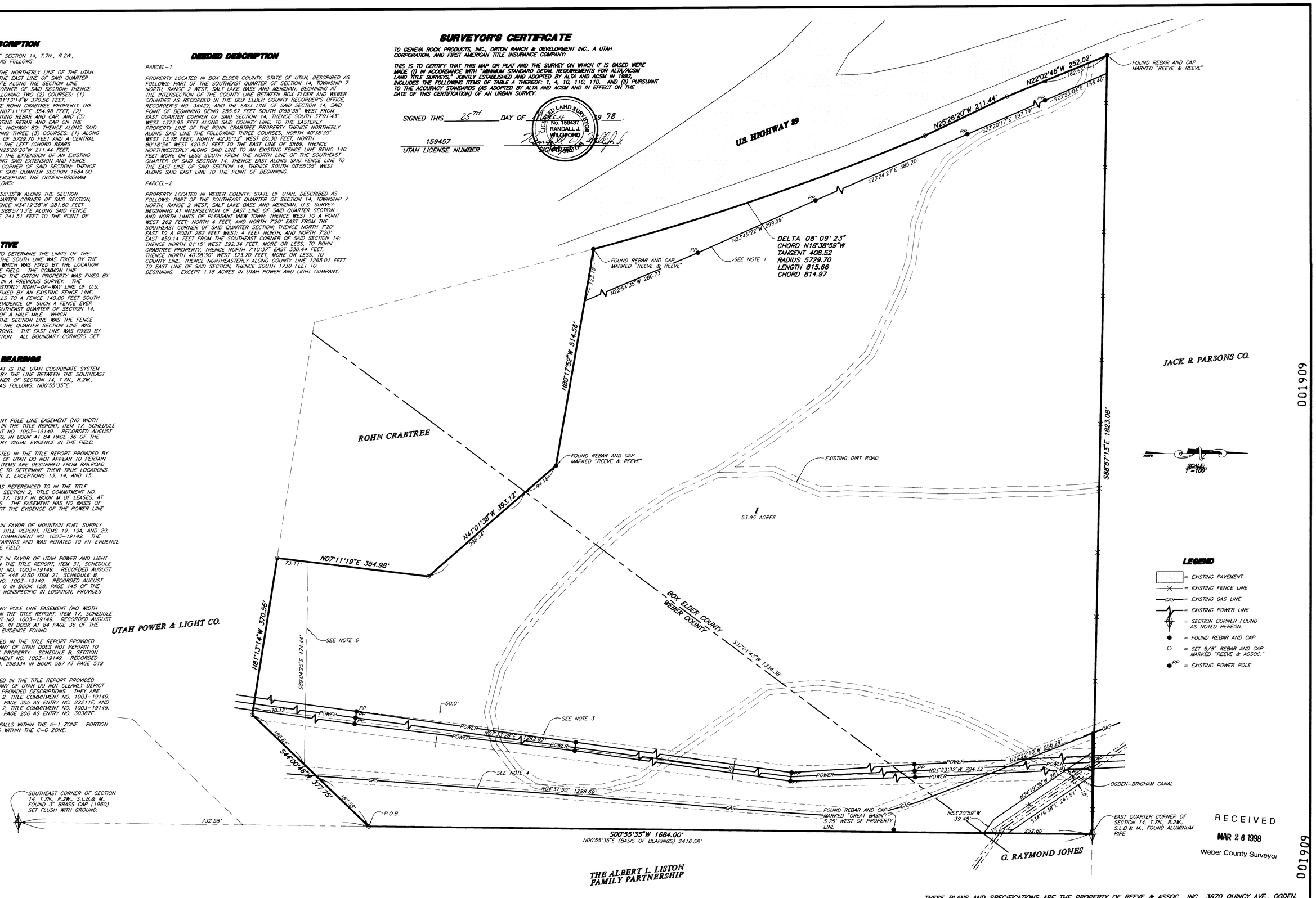
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 4, 1Q, 11C, 11D, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

SIGNED THIS 25TH DAY OF MARCH, 19 98.

159457
UTAH LICENSE NUMBER

LICENSED LAND SURVEYOR No. 159457 RANDALL J. WILLIFORD STATE OF UTAH

SIGNATURE



RECEIVED
MAR 26 1998
Weber County Surveyor

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REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO.: 1922-04 SURVEYOR: R.WILLIFORD
DATE: 10-16-97 DRAWN: JAE
SCALE: 1"=100' CHECKED:

REEVE & ASSOCIATES, INC.
ENGINEERS PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE NO.1
OGDEN, UTAH 84401
(801) 621-3100 FAX (801) 621-2666

ALTA\ACSM SURVEY

GARY ORTON PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 14, T.7N., R.2W., S.L.B.& M., U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 1997

SHEET 1 OF 1 SHEETS

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