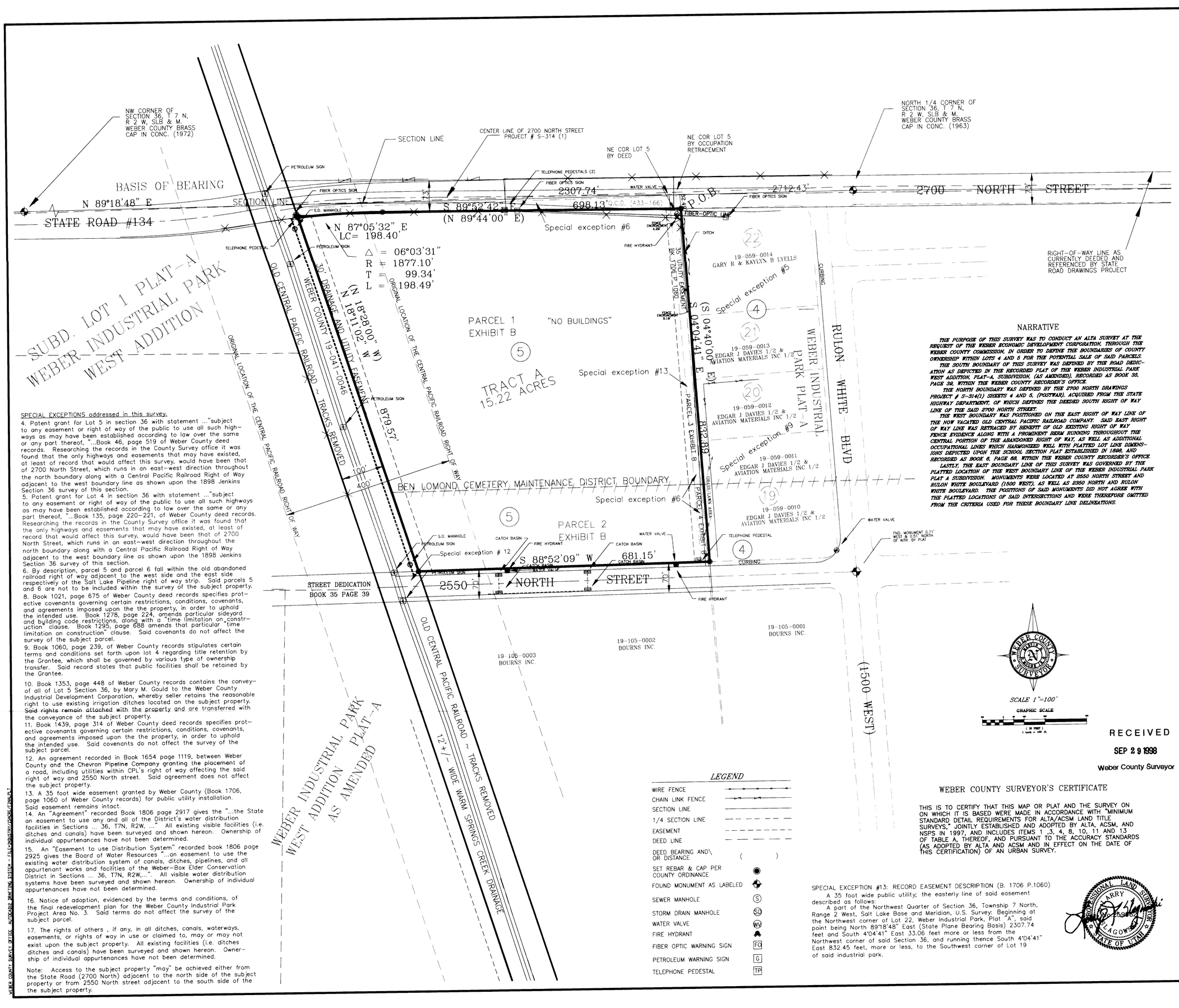

SPECIAL EXCEPTIONS addressed in this survey.

4. Patent grant for Lot 5 in section 36 with statement ..."subject to any easement or right of way of the public to use all such highways as may have been established according to law over the same or any part thereof, "...Book 46, page 519 of Weber County deed records. Researching the records in the County Survey office it was found that the only highways and easements that may have existed, at least of record that would affect this survey, would have been that of 2700 North Street, which runs in an east-west direction throughout the north boundary along with a Central Pacific Railroad Right of Way adjacent to the west boundary line as shown upon the 1898 Jenkins Section 36 survey of this section.

5. Patent grant for Lot 4 in section 36 with statement ..."subject to any easement or right of way of the public to use all such highways as may have been established according to law over the same or any part thereof, "...Book 135, page 220-221, of Weber County deed records. Researching the records in the County Survey office it was found that the only highways and easements that may have existed, at least of record that would affect this survey, would have been that of 2700 North Street, which runs in an east-west direction throughout the north boundary along with a Central Pacific Railroad Right of Way adjacent to the west boundary line as shown upon the 1898 Jenkins Section 36 survey of this section.

6. By description, parcel 5 and parcel 6 fall within the old abandoned railroad right of way adjacent to the west side and the east side respectively of the Salt Lake Pipeline right of way strip. Said parcels 5 and 6 are not to be included within the survey of the subject property.

8. Book 1021, page 675 of Weber County deed records specifies protective covenants governing certain restrictions, conditions, covenants, and agreements imposed upon the the property, in order to uphold the intended use. Book 1278, page 224, amends particular sideyard and building code restrictions, along with a "time limitation on construction" clause. Book 1295, page 688 amends that particular "time limitation on construction" clause. Said covenants do not affect the survey of the subject parcel.

9. Book 1060, page 239, of Weber County records stipulates certain terms and conditions set forth upon lot 4 regarding title retention by the Grantee, which shall be governed by various type of ownership transfer. Said record states that public facilities shall be retained by the Grantee.

10. Book 1353, page 448 of Weber County records contains the conveyof all of Lot 5 Section 36, by Mary M. Gould to the Weber County Industrial Development Corporation, whereby seller retains the reasonable right to use existing irrigation ditches located on the subject property. Said rights remain attached with the property and are transferred with the conveyance of the subject property.

11. Book 1439, page 314 of Weber County deed records specifies protective covenants governing certain restrictions, conditions, covenants, and agreements imposed upon the the property, in order to uphold the intended use. Said covenants do not affect the survey of the subject parcel.

12. An agreement recorded in Book 1654 page 1119, between Weber County and the Chevron Pipeline Company granting the placement of a road, including utilities within CPL's right of way affecting the said right of way and 2550 North street. Said agreement does not affect the subject property.

13. A 35 foot wide easement granted by Weber County (Book 1706, page 1060 of Weber County records) for public utility installation. Said easement remains intact.

14. An "Agreement" recorded Book 1806 page 2917 gives the "...the State an easement to use any and all of the District's water distribution facilities in Sections ... 36, T7N, R2W, ..." All existing visible facilities (i.e. ditches and canals) have been surveyed and shown hereon. Ownership of individual appurtenances have not been determined.

15. An "Easement to use Distribution System" recorded book 1806 page 2925 gives the Board of Water Resources "...an easement to use the existing water distribution system of canals, ditches, pipelines, and all appurtenant works and facilities of the Weber-Box Elder Conservation District in Sections ... 36, T7N, R2W,...". All visible water distribution systems have been surveyed and shown hereon. Ownership of individual appurtenances have not been determined.

16. Notice of adoption, evidenced by the terms and conditions, of the final redevelopment plan for the Weber County Industrial Park Project Area No. 3. Said terms do not affect the survey of the subject parcel.

17. The rights of others , if any, in all ditches, canals, waterways, easements, or rights of way in use or claimed to, may or may not exist upon the subject property. All existing facilities (i.e. ditches ditches and canals) have been surveyed and shown hereon. Ownership of individual appurtenances have not been determined.

Note: Access to the subject property "may" be achieved either from the State Road (2700 North) adjacent to the north side of the subject property or from 2550 North street adjacent to the south side of the the subject property.

LEGEND

WIRE FENCE	
CHAIN LINK FENCE	
SECTION LINE	
1/4 SECTION LINE	
EASEMENT	
DEED LINE	
DEED BEARING AND\ OR DISTANCE	( )
SET REBAR & CAP PER COUNTY ORDINANCE	
FOUND MONUMENT AS LABELED	
SEWER MANHOLE	S
STORM DRAIN MANHOLE	SD
WATER VALVE	WV
FIRE HYDRANT	
FIBER OPTIC WARNING SIGN	FO
PETROLEUM WARNING SIGN	G
TELEPHONE PEDESTAL	TP

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CONDUCT AN ALTA SURVEY AT THE REQUEST OF THE WEBER ECONOMIC DEVELOPMENT CORPORATION, THROUGH THE WEBER COUNTY COMMISSION, IN ORDER TO DEFINE THE BOUNDARIES OF COUNTY OWNERSHIPS WITHIN LOTS 4 AND 5 FOR THE POTENTIAL SALE OF SAID PARCELS.

THE SOUTH BOUNDARY OF THIS SURVEY WAS DEFINED BY THE ROAD DEDICATION AS DEPICTED IN THE RECORDED PLAT OF THE WEBER INDUSTRIAL PARK WEST ADDITION, PLAT-A, SUBDIVISION, (AS AMENDED), RECORDED AS BOOK 35, PAGE 38, WITHIN THE WEBER COUNTY RECORDER'S OFFICE.

THE NORTH BOUNDARY WAS DEFINED BY THE 2700 NORTH DRAWINGS PROJECT # S-314(1) SHEETS 4 AND 5, (POSTWAR), ACQUIRED FROM THE STATE HIGHWAY DEPARTMENT, OF WHICH DEFINES THE DEEDED SOUTH RIGHT OF WAY LINE OF THE SAID 2700 NORTH STREET.

THE WEST BOUNDARY WAS POSITIONED ON THE EAST RIGHT OF WAY LINE OF THE NOW VACATED OLD CENTRAL PACITIC RAILROAD COMPANY. SAID EAST RIGHT OF WAY LINE WAS RETRACED BY IDENTIFY OLD EXISTING RIGHT OF WAY FENCE EVIDENCE ALONG WITH A PROMINENT BERM RUNNING THROUGHOUT THE CENTRAL PORTION OF THE ABANDONED RIGHT OF WAY, AS WELL AS ADDITIONAL OCCUPATIONAL LINES WHICH HARMONIZED WELL WITH PLATTED LOT LINE DIMENSIONS DEPICTED UPON THE SCHOOL SECTION PLAT ESTABLISHED IN 1898, AND RECORDED AS BOOK 6, PAGE 68, WITHIN THE WEBER COUNTY RECORDER'S OFFICE.

LASTLY, THE EAST BOUNDARY LINE OF THIS SURVEY WAS GOVERNED BY THE PLATTED LOCATION OF THE WEST BOUNDARY LINE OF THE WEBER INDUSTRIAL PARK PLAT A SUBDIVISION. MONUMENTS WERE LOCATED AT 2550 NORTH STREET AND RULON WHITE BOULEVARD (1500 WEST), AS WELL AS 2350 NORTH AND RULON WHITE BOULEVARD. THE POSITIONS OF SAID MONUMENTS DID NOT AGREE WITH THE PLATTED LOCATIONS OF SAID INTERSECTIONS AND WERE THEREFORE OMITTED FROM THE CRITERIA USED FOR THESE BOUNDARY LINE DELINEATIONS.

WEBER COUNTY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON 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, ACSM, AND NSPS IN 1997, AND INCLUDES ITEMS 1 ,3, 4, 8, 10, 11 AND 13 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.

SPECIAL EXCEPTION #13: RECORD EASEMENT DESCRIPTION (B. 1706 P.1060)

A 35 foot wide public utility; the easterly line of said easement described as follows:

A part of the Northwest Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northwest corner of Lot 22, Weber Industrial Park, Plat "A", said point being North 89°18'48" East (State Plane Bearing Basis) 2307.74 feet and South 4°04'41" East 33.06 feet more or less from the Northwest corner of said Section 36, and running thence South 4°04'41" East 832.45 feet, more or less, to the Southwest corner of Lot 19 of said industrial park.

LARRY SLAGOWSKI PROFESSIONAL LAND SURVEYOR STATE OF UTAH

RECEIVED
SEP 29 1998
Weber County Surveyor

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°18'48 EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH ONE-QUARTER CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID BASIS BEING THAT OF THE 1927 COORDINATE SYSTEM, UTAH NORTH ZONE.

SURVEYED DESCRIPTION TRACT A

PART OF LOTS 4 AND 5, IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH FALLS NORTH 89°18'48" EAST 2307.74 FEET AND SOUTH 04°04'41" EAST 32.49 FEET, FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF 2700 NORTH AND ON THE WEST LINE OF THE WEBER INDUSTRIAL PARK, PLAT A SUBDIVISION, AS RECORDED IN PLAT BOOK 19 PAGE 44 OF THE WEBER COUNTY RECORDER'S OFFICE, AND RUNNING:

THENCE SOUTH 04°04'41" EAST ALONG SAID WEST LINE OF THE WEBER INDUSTRIAL PARK PLAT A SUBDIVSION 832.89 FEET, TO THE NORTH LINE OF 2550 NORTH STREET, AS DEDICATED IN THE WEBER INDUSTRIAL PARK WEST ADDDITION-PLAT A, AND RECORDED IN PLAT BOOK 35 PAGE 39 OF THE WEBER COUNTY RECORDER'S OFFICE,

THENCE SOUTH 88°52'09" WEST ALONG SAID NORTH LINE 681.15 FEET TO THE EAST RIGHT OF WAY LINE OF THE NOW VACATED OLD CENTRAL PACIFIC RAILROAD COMPANY,

THENCE NORTH 18°11'02" WEST ALONG SAID EAST RIGHT OF WAY LINE 879.57 FEET, TO THE SOUTH RIGHT OF WAY LINE OF 2700 NORTH STREET, AS CURRENTLY DEEDED AND REFERENCED BY THOSE PARTICULAR STATE HIGHWAY DRAWINGS,

THENCE NORTHEASTERLY ALONG THE SAID SOUTH RIGHT OF WAY LINE 198.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1877.10 FEET, AND A CENTRAL ANGLE OF 06°03'31" (LONG CHORD BEARS NORTH 87°05'32" EAST 198.40 FEET.

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°52'42" EAST 698.13 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 15.22 ACRES.

SUBJECT TO A 30 FOOT DRAINAGE AND UTILITY EASEMENT LOCATED ON THE WEST SIDE OF THE ABOVE DESCRIBED PARCEL AND BETTER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH FALLS NORTH 89°18'48" EAST 1435.27 FEET AND SOUTH 18°11'02"EAST 29.03 FEET, FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, AND RUNNING:

THENCE SOUTH 18°11'02" EAST 882.00 FEET TO THE NORTH LINE OF 2550 NORTH STREET, AS DEDICATED IN THE WEBER INDUSTRIAL PARK WEST ADDDITION-PLAT A, AND RECORDED IN PLAT BOOK 35 PAGE 39 OF THE WEBER COUNTY RECORDER'S OFFICE,

THENCE SOUTH 88°52'09" WEST ALONG SAID NORTH LINE 31.38 FEET TO THE EAST RIGHT OF WAY LINE OF THE NOW VACATED OLD CENTRAL PACIFIC RAILROAD COMPANY,

THENCE NORTH 18°11'02" WEST ALONG SAID EAST RIGHT OF WAY LINE 879.57 FEET, TO THE SOUTH RIGHT OF WAY LINE OF 2700 NORTH STREET, AS CURRENTLY DEEDED AND REFERENCED BY THOSE PARTICULAR STATE HIGHWAY DRAWINGS,

THENCE NORTHEASTERLY 30.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1877.10 FEET, AND A CENTRAL ANGLE OF 00°56'19", (LONG CHORD BEARS NORTH 84°31'57" EAST 30.75 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO OTHER EASEMENTS WHICH MAY OR MAY NOT EXIST UPON THE ABOVE-DESCRIBED PARCEL.

NOTE:

(1) EXCEPT AS SHOWN AND NOTED UPON THIS PLAT, THERE ARE NO ENCROACHMENTS OR PROTRUSIONS FROM ANY BUILDINGS OR STRUCTURES.
(2) NO UNDERGROUND UTILITIES OR EASEMENTS WERE LOCATED WITHIN THIS SURVEY.
(3) THE DATA SHOWN IN ( ) PARENTHESIS ARE DEED BEARINGS AND OR DISTANCES, AND HAVE NOT BEEN ROTATED OR SCALED TO THAT OF STATE PLANE GRID.
(4) THE ORIGINAL DESCRIPTIONS FOR THIS PROPERTY ARE PART OF THE PROJECT FILES CONTAINED IN THE COUNTY SURVEYOR'S OFFICE, AS ALONG WITH PARTIAL ABSTRACTS OF TITLE TO SERVE AS SUPPORTIVE EVIDENCE AND DOCUMENTATION FOR THE RETRACEMENT AND ESTABLISHMENT OF THE PROPERTY LINES SHOWN HEREON.
(5) THERE ARE NO VIOLATIONS OF ANY BUILDING SET BACK LINES ON THE SUBJECT PROPERTY, EXCEPT AS SHOWN: NONE.
(6) ACCORDING TO THE CURRENT AND APPLICABLE NATIONAL FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY LIES WITHIN THE ZONE-C (AREAS OF MINIMAL FLOODING) DESIGNATION AS PER THE FLOOD INSURANCE RATE MAP (PANEL I.D. # 490187 0200B, JULY 19, 1982);
(7) THE SUBJECT PROPERTY LIES WITHIN THE M-1 (MANUFACTURING) BUILDING ZONE, AS PER THE APPLICABLE WEBER COUNTY PLANNING AND ZONING MEMBERS' ASSESSMENT.

ALTA/ACSM LAND TITLE SURVEY

URBAN DESIGNATION

WEBER COUNTY PROPERTY WEBER INDUSTRIAL PARK

PART OF THE NW 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

WEBER COUNTY SURVEYING
Martin B. Moore Jr.
Weber County Surveyor

Larry Slagowski, Deputy
2380 Washington Blvd. Rm 260
Ogden, Utah 84401
(801) 399-8020
FAX:(801) 399-8316

Surveyed By
M. Jensen
B. Arave
SURVEY DATE MARCH-JUNE 1998

SURVEY AND Plat Prepared By
L. SLAGOWSKI

DRAWING DATE JULY 1998

Approved for Filing By
MARTIN B. MOORE JR.

APPROVAL DATE SEPT. 29, 1998

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SURVEY FILING NUMBER

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