002676

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PRIOR TO THE SALE OF THE LAND.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE 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 NO: 20644925 PREPARED BY STEWART TITLE COMPANY. EFFECTIVE DATE: MAY 22, 2000, AT 8:00 A.M. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

SCHEDULE B-2: EXCEPTION NO.:

COMMITMENT NUMBER 2064928

12. RIGHT OF WAY DEED DATED JUNE 21, 1941, TO THE STATE ROAD COMMISSION OF UTAH TO RELOCATE AND RECONSTRUCT WITHIN THE GRANTORS LAND AND OUTSIDE THE LIMITS OF THE ABOVE DESCRIBED RIGHT OF WAY, AND TO EXTEND ONTO SAID GRANTOR'S LAND AND OUTSIDE THE LIMITS OF ABOVE DESCRIBED RIGHT OF WAY, ALL CUT AND/OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS ON SAID PROJECT. RIGHT OF WAY DEED RECORDE AUGUST 6, 1941, IN BOOK 147, AT PAGE 599 OF OFFICIAL RECORDS. AS SHOWN HEREON

13. SUBJECT TO A RIGHT OF WAY DEED DATED NOVEMBER 14, 1941 AND RECORDED DECEMBER 11, 1941 IN BOOK 152 AT PAGE 178 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3) AS SHOWN HEREON.

14. RIGHT OF WAY DEED DATED FEBRUARY 9, 1942, TO THE STATE ROAD COMMISSION OF UTAH. IN EXECUTING THIS DEED, THE GRANTORS HEREBY FURTHER GRANT TO THE GRANTEE, THE RIGHT TO USE A STRIP OF LAND 2 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY, ON THE NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 0+50 TO STATION 1+50; AND A STRIP OF LAND 10 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY ON SAID NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 1+50 TO STATION 3+77, TO BE USED FOR:
RELOCATING AND RECONSTRUCTING ALL IRRIGATION DITCHES NOW LOCATED IN ABOVE DESCRIBED RIGHT OF WAY.
CONSTRUCTING ALL CUT OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS UPON ABOVE DESCRIBED RIGHT OF WAY.
CONSTRUCTING IRRIGATION STRUCTURES.
RIGHT OF WAY DEED RECORDED MARCH 16, 1942, IN BOOK 156, AT PAGE 253 OF OFFICIAL RECORDS, AS SHOWN HEREON.

17. POLE LINE EASEMENT DATED NOVEMBER 26, 1946, TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS AND ONE POLE, WITH THE NECESSARY GUYS, STUB, CROSSARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS. POLE LINE EASEMENT RECORDED FEBRUARY 13, 1947, IN BOOK 258, AT PAGE 291 OF OFFICIAL RECORDS, AS SHOWN HEREON.

18. ORDINANCE NO. 54-7, DATED DECEMBER 15, 1981, ADOPTING EXPANDED REDEVELOPMENT PROJECT AREA NO. 1. ORDINANCE RECORDED FEBRUARY 2, 1982, AS ENTRY NO. 851306, IN BOOK 1397, AT PAGE 190 OF OFFICIAL RECORDS, AS SHOWN HEREON.

19. SUBJECT TO WA AGREEMENT FOR NON-EXCLUSIVE RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AND PARKING DATED OCTOBER 2, 1987 AND RECORDED OCTOBER 13, 1087 AS ENTRY NO. 1027573 IN BOOK 1527 AT PAGE 1976 OF OFFICAL RECORDS, AS SHOWN HEREON.

20. NOTICE OF ADOPTION OF AMENDMENT TO REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. ONE DATED JULY 9, 1990 AND RECORDED AUGUST 2, 1990, AS ENTRY NO. 1115257, IN BOOK 1584, AT PAGE 1249 OF OFFICIAL RECORDS, AS SHOWN HEREON.

COMMITMENT NUMBER 2064925

11. (0-20920) RIGHT OF WAY DEED DATED FEBRUARY 9, 1942, TO THE STATE ROAD COMMISSION OF UTAH. IN EXECUTING THIS DEED, THE GRANTORS HEREBY FURTHER GRANT TO THE GRANTEE, THE RIGHT TO USE A STRIP OF LAND 2 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY, ON THE NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 0+50 TO STATION 1+50; AND A STIP OF LAND 10 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY ON SAID NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 0+50 TP STATION 3+77 TO BE USED FOR:
RELOCATING AND RECONSTRUCTING ALL IRRIGATION DICHES NOW LOCATED IN ABOVE DESCRIBED RIGHT OF WAY.
CONSTRUCTING ALL CUT OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS UPON ABVE DESCRIBVE RIGHT OF WAY.
CONSTRUCTING IRRIGATION STRUCURES.
RIGHT OF WAY DEED RECORDED MARCH 16, 1942, IN BOOK 156, AT PAGE 253 OF OFFICAL RECORDS, AS SHOWN HEREON.

12. (0-20920) POLE LINE EASEMENT DATED NOVEMBER 26, 1946, TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS AND ONE POLE. WITH THE NECESSARY GUYS, STUBS, CROSSARMS, AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, OFR THE SUPPORT OF SAID CIRCUITS. POLE LINE EASEMENT RECORDED FEBUARY 13, 1947, IN BOOK 258, AT PAGE 291 OF OFFICAL RECORDS, AS SHOWN HEREON.
MCNEIL ENGINEERING, INC., MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2.

3. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°16'32" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

4. CORNERS OF THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP STAMPED "MCNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.

5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS 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, NOTIFY BLUE STAKES.

6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO MCNEIL ENGINEERING, INC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

SURVEYOR'S CERTIFICATE

TO:
MOYLE PETROLEUM COMPANY
US. TITLE
STEWART TITLE GUARANTY 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 ALTA, ACSM AND NSPS IN 1999, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT

PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

9-26-00

DALE K. BENNETT
LICENSE NO.: 103381
DATE:

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999
ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OCTOBER 20, 1999.

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999.

AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W., SUITE 705, WASHINGTON, D.C. 20036
AMERICAN CONGRESS ON SURVEYING AND MAPPING, 5410 GROSVENOR LANE, BETHESDA, MD 20814
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 5410 GROSVENOR LANE, BETHESDA, MD 20814

REFERANCE:
ALTA/ACSM LAND TITLE SURVEY DONE BY EWP ENGINEERING, INC. DRAWN ON SEPTEMBER 25, 1998.

DESCRIPTION FROM TITLE REPORT (COMMITMENT #2064928)

PARCEL 1
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN U.S. SURVEY; BEGINNING AT A POINT 130.4 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE EAST LINE OF THE STATE HIGHWAY; RUNNING THENCE EAST 166 FEET; THENCE SOUTH 64.5 FEET, MORE OR LESS, TO THE NORTH LINE OF HTE STATE ROAD; THENCE WEST 166 FEET, MORE OR LESS, TO THE EAST LINE OF THE STATE HIGHWAY; THENCE NORTH 62.88 FEET TO THE POINT OF BEGINNING.

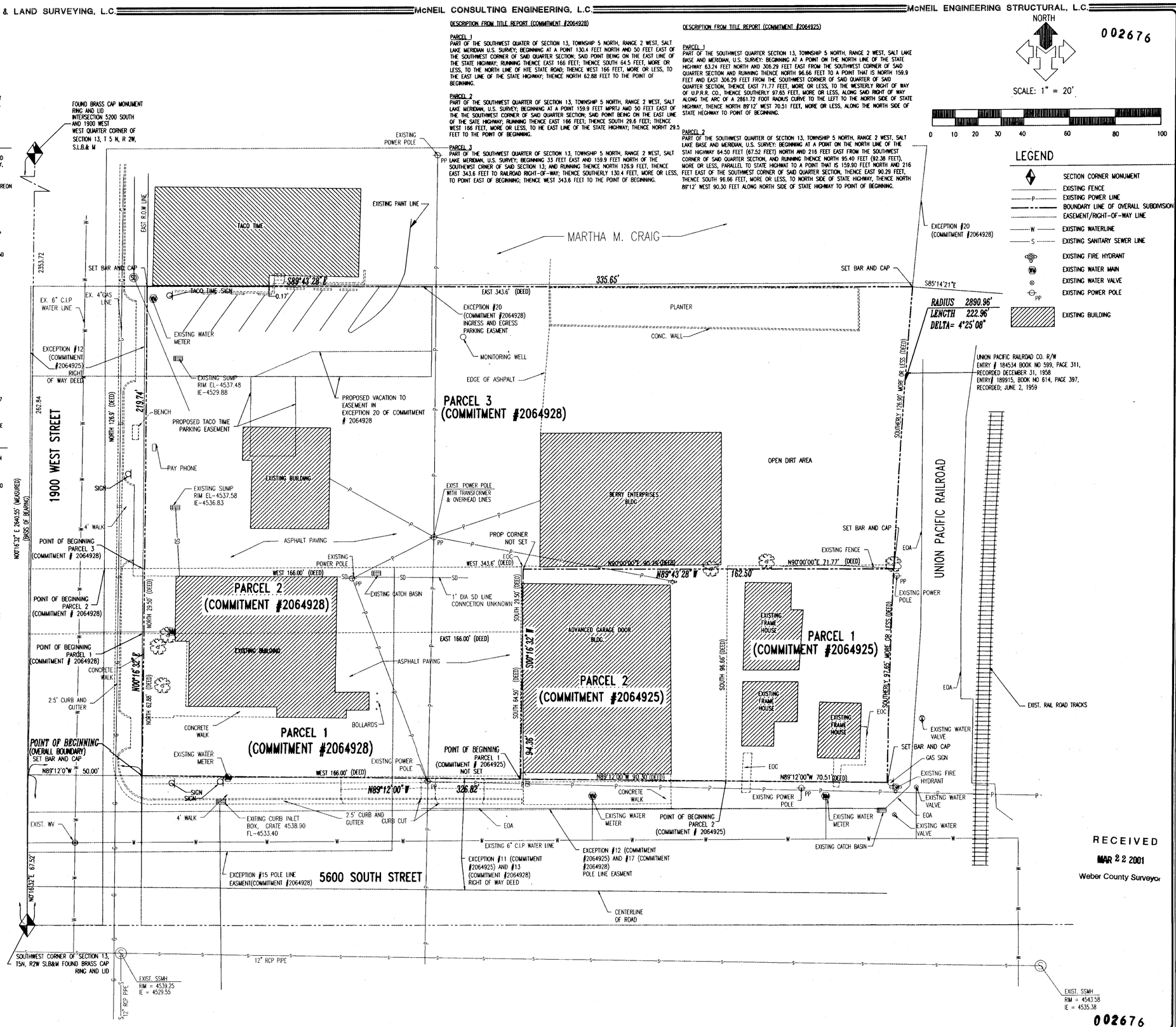
PARCEL 2
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 159.9 FEET NPRTH AND 50 FEET EAST OF THE THE SOUTHWEST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE EAST LINE OF THE SATE HIGHWAY; RUNNING THENCE EAST 166 FEET; THENCE SOUTH 29.6 FEET; THENCE WEST 166 FEET, MORE OR LESS, TO HE EAST LINE OF THE STATE HIGHWAY; THENCE NORTH 29.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 33 FEET EAST AND 159.9 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 126.9 FEET, THENCE EAST 343.6 FEET TO RAILROAD RIGHT-OF-WAY; THENCE SOUTHERLY 130.4 FEET, MORE OR LESS, TO POINT EAST OF BEGINNING; THENCE WEST 343.6 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FROM TITLE REPORT (COMMITMENT #2064925)

PARCEL 1
PART OF THE SOUTHWEST QUARTER SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF THE STATE HIGHWAY 63.24 FEET NORTH AND 306.29 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 96.66 FEET TO A POINT THAT IS NORTH 159.9 FEET AND EAST 306.29 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 71.77 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF U.P.R.R. CO., THENCE SOUTHERLY 97.65 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY ALONG THE ARC OF A 2861.72 FOOT RADIUS CURVE TO THE LEFT TO THE NORTH SIDE OF STATE HIGHWAY, THENCE NORTH 89°12' WEST 70.51 FEET, MORE OR LESS, ALONG THE NORTH SIDE OF STATE HIGHWAY TO POINT OF BEGINNING.

PARCEL 2
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF THE STAT HIGHWAY 64.50 FEET (67.52 FEET) NORTH AND 216 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 95.40 FEET (92.38 FEET), MORE OR LESS, PARALLEL TO STATE HIGHWAY TO A POINT THAT IS 159.90 FEET NORTH AND 216 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 90.29 FEET, THENCE SOUTH 96.66 FEET, MORE OR LESS, TO NORTH SIDE OF STATE HIGHWAY, THENCE NORTH 89°12' WEST 90.30 FEET ALONG NORTH SIDE OF STATE HIGHWAY TO POINT OF BEGINNING.



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MAR 22 2001
Weber County Surveyor

McNEIL ENGINEERING AND LAND SURVEYING, L.C.
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6995 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX: (801) 255-8071 EMAIL: info@mcneileng.com
VISIT OUR WEB SITE AT www.mcneileng.com

DALE K. BENNETT 4-26-00 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF UTAH

MOYLE PETROLEUM
ROY, UTAH COMMON CENTS STORE
LOCATED IN THE SW 1/4 OF SECTION 13, T5N, R2W, SLB&M

ALTA/ACSM LAND TITLE SURVEY

REVISIONS		
REV.	DATE	DESCRIPTION

DATE:	09/26/00
DRAWN BY:	BB
CALC. BY:	DKB
SURVEYED BY:	RM/SM
CHECKED BY:	DKB
SCALE:	1" = 20'
COMP. DRWG:	200268ALTA5

JOB NO: 200268

SHEET NUMBER C1.1

002676