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TITLE REPORT FORM NO. 1344-A (1982) PARCEL DESCRIPTION:

"THE NORTH 1/3 OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY"

EXCEPT STATE ROAD (887-470) & (887-474).

TAX I.D. No. 13-071-0001.

CONTAINS: 22.258 ACRES, MORE OR LESS, (AS SURVEYED)

NARRATIVE:

A) THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARCELS OF LAND DESCRIBED HEREON AND ANY IMPROVEMENTS AFFECTING THE SAME FOR AN ALTA/ACSM SURVEY. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UTAH DIVISION (ORDER REFERENCE NUMBER: 00077620). SAID TITLE REPORT IS DATED NOVEMBER 1, 2000, AND WAS GIVEN TO ELECTRICAL CONSULTANTS, INC. BY UTAH POWER & LIGHT COMPANY.

B) THE BASIS OF BEARINGS IS THE UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD'83 DATUM FROM GPS OBSERVATIONS. THE BLM RESURVEYED SECTION 22 IN 1980, SETTING NEW MONUMENTS ALONG THE EAST BOUNDARY OF THE SECTION. THERE ARE DISCREPANCIES BETWEEN THE BLM CORNERS AND THE CORNER LOCATIONS AS DETERMINED FROM THE OGDEN CITY ENGINEERING DEPARTMENTS STREET MONUMENTATION SHEETS. I TIED STREET MONUMENTS AROUND THE ENTIRE SECTION, THEN CALCULATED THE CORNER POSITIONS FROM THE STREET MONUMENTS. I HELD A MONUMENT ON VALLEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, AND ROTATED THE REMAINING CORNERS INTO THE NORTHWEST SECTION CORNER.

C) FOLLOWING ARE EXCEPTIONS APPURTENANT TO THIS SURVEY FROM SCHEDULE B, SECTION 2 OF THE ABOVE REFERENCED POLICY.

10. ANAGREEMENT FOR AN EASEMENT FOR RIGHT OF WAY FOR AN ELECTRIC RAILWAY TRACK AS GRANTED TO OGDEN RAPID TRANSIT COMPANY BY INSTRUMENT RECORDED JANUARY 13, 1912 IN BOOK H AT PAGE 161 OF OFFICIAL RECORDS.

11. A RIGHT OF WAY AND EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION BY INSTRUMENT RECORDED MARCH 21, 1972 AS ENTRY NO. 567399 IN BOOK 989 AT PAGE 47 OF OFFICIAL RECORDS.

D) THERE WAS NO SPECIFIC SEARCH MADE FOR UNDERGROUND UTILITIES SITUATED ON THIS PROPERTY. WE HAVE NOT CONTACTED UTILITY COMPANIES TO INVESTIGATE THE POSSIBILITY OF UNDERGROUND FACILITIES AT THIS TIME. BEFORE DIGGING CALL BLUE STAKES ✪ 532-5000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 527.2I FEET N.88°5I'07"W FROM THE EAST QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE SOUTH 779.94 FEET, MORE OR LESS, TO A POINT ON A 1235.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE NORTH LINE OF STATE ROUTE 39; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES; 1) NORTHWESTLY ALONG THE ARC OF SAID CURVE 104.86 FEET (CHORD BEARS N.67°59'56"W 104.83 FEET) TO A POINT OF CURVE TO SPIRAL; 2) THENCE WESTERLY ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT, CONCENTRIC WITH AND 90 FEET DISTANT NORTHERLY FROM A 200 FOOT, TEN-CHORD SPIRAL FOR A 5° CURVE TO THE LEFT (LONG CHORD BEARS N.73°44'07"W 208.28 FEET) TO THE POINT OF TANGENCY; 3) THENCE N.75°07'08"W 507.34 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N.00°03'25"E 570.38 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE S.88°5'07"E 777.80 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 12.00 ACRES.

PARCEL 2:

BEGINNING 876.0I FEET S.00°53'27"W ALONG THE SECTION LINE AND 88.30 FEET N.88°58'32"W FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N.88°58'32"W 227.24 FEET; THENCE N.03°07'02"W 236.33 FEET; THENCE S.59°13'37"E 84.20 FEET; THENCE S.55°23'5"E 49.64 FEET; THENCE S.44°26'02"E 55.42 FEET; THENCE S.36°II'2IE 49.05 FEET; THENCE S.3I°3I'30"E 52.97 FEET; THENCE S.33°32'26"E 38.8I FEET; THENCE S.39°25'09"E I5.66 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 3272I SQUARE FEET OR 0.75I ACRES.

ACCESS ROAD EASEMENT

A 20-FOOT PERMANENT EASEMENT FOR INGRESS AND EGRESS, I0 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SIDELINES TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE AT THE PARCEL LINES:

BEGINNING AT A POINT 527.2I FEET N.88°5I'07"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER AND 28.9I FEET SOUTH FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S.55°27'II"W 74.59 FEET; THENCE S.48°53'59"W 75.I2 FEET; THENCE S.39°00'I8"W 20I.7I FEET; THENCE S.62°00'05"W I26.56 FEET; THENCE S.53°2I'09"W 4I.78 FEET; THENCE S.36°II'04"W I9.I0 FEET; THENCE S.I8°0I'39"W 24.60 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF STATE ROUTE 39 AND THE TERMINUS OF THIS EASEMENT.

CERTIFICATE OF SURVEY:

TO THE TRUST FOR PUBLIC LAND, UTAH POWER AND LIGHT COMPANY, 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, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 4, 8, 10, 11A AND 13 OF TABLE "A" THEREOF. 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 THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: AUGUST 23, 2001

REGISTERED LAND SURVEYOR #174752 GARY H. HUBBS STATE OF UTAH 8/23/01

NOT VALID UNLESS SIGNED

RECEIVED
SEP 10 2001
Weber County Surveyor

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
"Engineering with Distinction"

ELECTRICAL CONSULTANTS, INC.
BILLINGS, MT SALT LAKE CITY, UT 1470 SOUTH 600 WEST WOODS CROSS, UT 84087 (801) 292-9954 SAN DIEGO, CA TUCSON, AZ

ENGINEERING RECORD		DATE
DRAWN	G.H.H.	8/20/01
DESIGNED	.	
CHECKED	S.R.B.	8/21/01
APPROVED	.	
FILE NO :	UPL-027	
REVISION:		

ALTA/ACSM LAND TITLE SURVEY FOR:
PACIFICORP PACIFIC POWER UTAH POWER

LOCATED IN
SOUTHEAST 1/4 OF SECTION 22
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN
WEBER COUNTY, UTAH
Date of Survey: AUGUST 2001 SCALE: 1" = 60'

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