

Record Descriptions

ORDER/REFERENCE NO.: 00129807

PARCEL 1:

Part of the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey; Beginning at a point 50 feet West and 37 feet North from the Southeast corner of said Quarter Section; and running thence West 280 feet; thence North 152.75 feet; thence East 280 feet; thence South 152.75 feet to the point of beginning.

Less and excepting therefrom Parcel 1 the following described parcel of land:

Part of the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, the boundaries are described as follows:

Beginning at the Southeast corner of said entire tract, which point is 11.278 meters (37.00 feet) perpendicularly distant Northerly from the center line of said project at Engineer Station 13+210.179, said point also being 14.240 meters (50.00 feet) West along the South line of said Section 14 and 11.278 meters (37.00 feet) North from the Southeast corner of said Section 14, and running thence West 85.344 meters (280.00 feet) along the Southerly boundary line of said entire tract to the Southwest Corner of said entire tract; thence North 5.829 meters (19.12 feet) along the Westerly boundary line of said entire tract to a point 17.107 meters (56.13 feet) perpendicularly distant Northerly from said center line at Engineer Station 13+124.835; thence Easterly 17.165 meters (56.32 feet) along the arc of a 332.850 meters (1092.03 foot) radius curve to the right (chord bears North 88°31'21" East 17.163 meters (56.31 feet) to a line tangent to said curve at a point 17.550 meters (57.58 feet) perpendicularly distant Northerly from said center line at Engineer Station 13+141.992; thence East 60.059 meters (197.04 feet) along a line parallel to said center line to a point opposite Engineer Station 13+202.051; thence North 45°04'05" East 11.481 meters (37.67 feet) to the existing Westerly right of way line of 1900 West Street at a point 25.658 meters (84.18 feet) perpendicularly distant Northerly from said center line at Engineer Station 13+210.179; thence South 14.380 meters (47.18 feet) along said Westerly right of way line to the point of beginning as shown on the Official Map of said project in the Office of the Utah Department of Transportation.

Note: Rotate all bearings in the above description 00°16'27" clockwise to match highway bearings.

PARCEL 2:

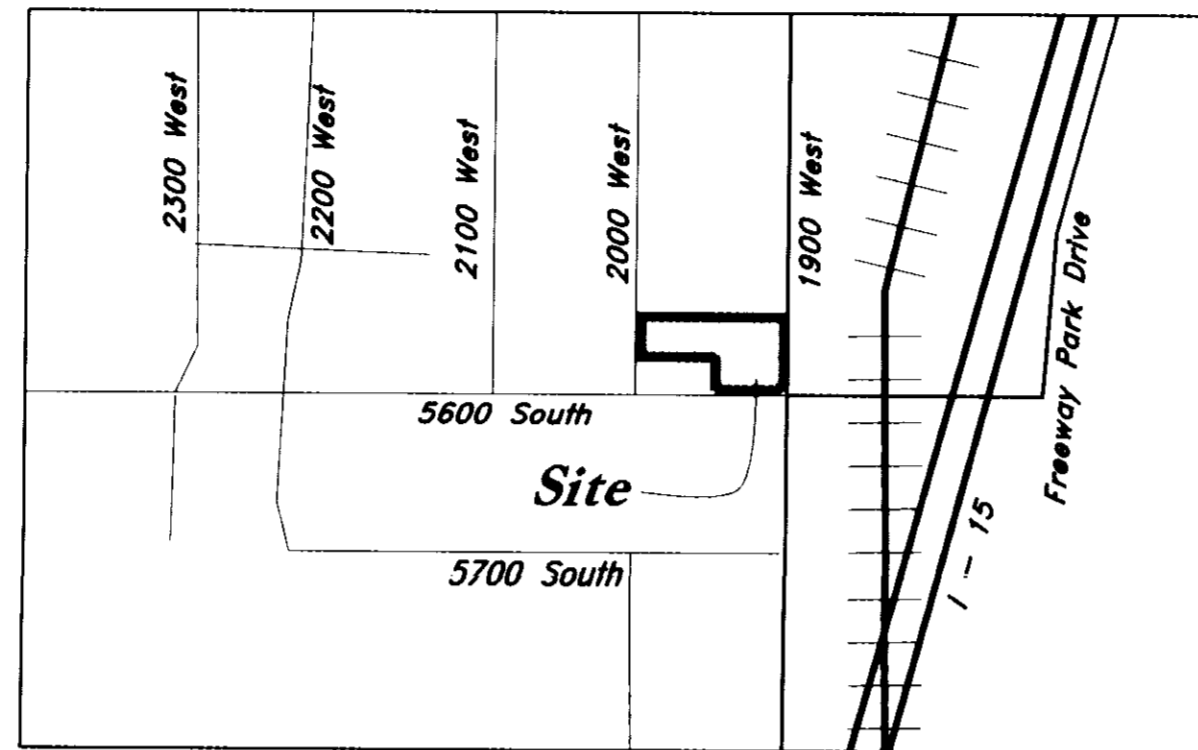
Part of the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 189.75 feet North and 50 feet West from the Southeast corner of said Quarter Section; and running thence West 585 feet; thence North 165 feet; thence East 585 feet; thence South 165 feet to the point of beginning.

PARCEL 3:

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, the boundaries are described as follows:

Beginning at the Southeast corner of said entire tract, which point is 11.278 meters (37.00 feet) perpendicularly distant Northerly from the center line of said project at Engineer Station 13+210.179, said point also being 14.240 meters (50.00 feet) West along the South line of said Section 14 and 11.278 meters (37.00 feet) North from the Southeast corner of said Section 14, and running thence West 85.344 meters (280.00 feet) along the Southerly boundary line of said entire tract to the Southwest Corner of said entire tract; thence North 5.829 meters (19.12 feet) along the Westerly boundary line of said entire tract to a point 17.107 meters (56.13 feet) perpendicularly distant Northerly from said center line at Engineer Station 13+124.835; thence Easterly 17.165 meters (56.32 feet) along the arc of a 332.850 meters (1092.03 foot) radius curve to the right (chord bears North 88°31'21" East 17.163 meters (56.31 feet) to a line tangent to said curve at a point 17.550 meters (57.58 feet) perpendicularly distant Northerly from said center line at Engineer Station 13+141.992; thence East 60.059 meters (197.04 feet) along a line parallel to said center line to a point opposite Engineer Station 13+202.051; thence North 45°04'05" East 11.481 meters (37.67 feet) to the existing Westerly right of way line of 1900 West Street at a point 25.658 meters (84.18 feet) perpendicularly distant Northerly from said center line at Engineer Station 13+210.179; thence South 14.380 meters (47.18 feet) along said Westerly right of way line to the point of beginning as shown on the Official Map of said project in the Office of the Utah Department of Transportation.

Note: Rotate all bearings in the above description 00°16'27" clockwise to match highway bearings.



Not to Scale Vicinity Map

ORDER/REFERENCE NO.: 00132438

PARCEL 1:

Part of the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey; Beginning at a point 11.5 rods North and 330 feet West from the Southeast Corner of said Quarter Section; running thence West 60 feet; thence South 156.75 feet to the North line of County Road; thence East along the North line of the County Road 60 feet; thence North 156.75 feet to the point of beginning.

PARCEL 2:

Part of the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey; Beginning at a point 11.5 rods North and 390 feet West from the Southeast corner of said Quarter Section; running thence West 60 feet; thence South 156.75 feet to the North line of County Road; thence East along the North line of the County Road 60 feet; thence North 156.75 feet to the point of beginning.

ORDER/REFERENCE NO.: 00129824

Part of the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 11.5 rods North and 450 feet West from the Southeast corner of said Quarter Section; running thence West 60 feet; thence South 156.75 feet to the North line of County Road; thence East along the North line of County Road 60 feet; thence North 156.75 feet to the place of beginning.

Flood Plain Data

This property lies entirely within Flood Zone C (No Shading) as designated on FEMA Flood Insurance Rate Map Index for the City of Roy, Weber County Community Panel No. 490223B dated October 24, 1978. Flood Zone C is defined as "Areas of minimal flood hazards." (No Shading)

Narrative

This Survey was requested by Mr. Tom Hulbert of Stuart Hulbert Partners, L.L.C. prerequisite to redevelopment of this property.

Monuments were found for the South Quarter Corner and the SE Corner of Section 14 and a line between these monuments was assigned the Weber County bearing of N 89°43'34" W as the Basis of Bearings.

Cardinal directions called out in the legal descriptions were held to the standard of being parallel to the section lines.

Title Reports 00132438 and 00129824 reflect conditions prior to the widening of the State Highway (5600 South Street).

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. 00129807 Amendment No. 6 dated August 2, 2002, No. 00129824 dated February 14, 2002, and No. 00132438 dated February 28, 2002 from First American Title Insurance Company.

The following uncircled survey related items disclosed in Schedule B - Section 2 of the Title Reports could not be plotted:

Order No. 00129807

#12 - 9 foot wide easement to Utah Power & Light Company recorded 25 August, 1992 as Entry No. 1190154 in Book 1635, at Page 2394.

#29 - Right-of-way easement to Mountain States Telephone and Telegraph Company recorded 27 August, 1980 as Entry No. 818086 in Book 1364 at Page 1074, six foot wide easement shown on exhibit A is illedgible.

Order No. 00132438

#10 - Right-of-way easement of undisclosed width to Mountain States Telephone and Telegraph Company recorded September 7, 1961 as Entry No. 364058 in Book 688 at Page 468 of Official Records.

#11 - Right-of-way easement of undisclosed width for an irrigation ditch recorded February 26, 1947 as Entry No. 127696 in Book 260 at Page 196 description could not be plotted due to undisclosed location.

Certification

To Stuart Hulbert Partners, L.L.C. and First American Title Insurance Agency, Inc.:

This is to certify that this map or plat and the survey 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 1999, and includes Items 2, 3, 8, 9, 10, and 11 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.

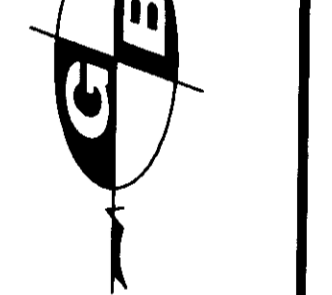
Date: 27 Dec 2002

Bruce D. Pimper
Utah RLS No. 362256

APR 21 03

003055

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ALTA / ACSM Land Title Survey
Roy Retail Center
1940 West 5600 South
Roy, Weber County, Utah
A part of the SE 1/4 Section 14, T5N, R2W, SLE&M, U.S. Survey

23 Dec, 2002

Sheet No.

1

of 2

02-116AS

