

**SECTION 19 CLOSURE**

**SURVEYED DESCRIPTION**

That portion of Section 19, Township 6 North, Range 2 East, Salt Lake Meridian, Weber County, Utah, more particularly described as follows:

Commencing at the East quarter corner of said Section 19, being a stone monument; thence North 71°03'28" West 1809.74 feet to a point on the South side of an existing gravel road (also described at the South line of parcel 5 Entry No. 2142626 and Entry No. 2147907 of records) and the POINT OF BEGINNING; and running along the South side of said existing gravel road through the following (7) calls, to-wit:

- 1- North 84°07'30" West 181.90 feet (N84°30'W 181.6' by record);
- 2- North 59°01'30" West 193.85 feet (N59°24'W 193.9' by record);
- 3- North 66°42'30" West 95.78 feet (N67°05'W 95.8' by record);
- 4- North 82°46'30" West 155.36 feet (N83°09'W 155.4' by record);
- 5- North 57°32'30" West 174.76 feet (N57°55'W 174.8' by record);
- 6- North 85°42'30" West 138.77 feet (N86°05'W 138.8' by record);
- 7- North 77°42'30" West 333.43 feet (N78°05'W by record) to a point on the Easterly boundary of a parcel identified as Tax ID 21-031-0017, owned by Peterson and

Described in Entry No. 1266501 of the official records; thence South 06°14'25" West 32.20 feet (S5°W by record); thence South 21°56'25" West 109.53 feet (S20°42'W 109.56' by record); thence North 84°30'26" West 42.54 feet (N85°W by record); thence South 16°51'30" West 84.01 feet (S16°29'W by record); thence South 19°45'30" East 1180.64 feet (S20°08'W by record) to quarter section line; thence South 00°08'28" West 2249.66 feet along quarter section line to a point 40 North of the South quarter corner of said Section 19; thence North 89°12'50" East 931.82 feet; thence North 00°14'16" West 3207.01 feet to the POINT OF BEGINNING. Containing 3376740 square feet or 77.519 acres, more or less.

**DESCRIPTION FOR AREA OF ENCROACHMENT DETERMINED BY SENIOR RIGHT - EXCEPTION 15**

That portion of Section 19, Township 6 North, Range 2 East, Salt Lake Meridian, Weber County, Utah, more particularly described as follows: Commencing at the South quarter corner of said Section 19; thence North 00°08'28" East 2288.90 feet along quarter section line to the POINT OF BEGINNING; thence North 19°45'30" West 1180.64 feet; thence North 16°51'30" East 84.01 feet; thence South 84°30'26" East 42.54 feet; thence South 16°29'00" West 110.00 feet; thence South 20°08'00" East 781.55 feet to the East-West quarter section line; thence North 89°16'26" East 95.47 feet along quarter section line to the center of section; thence South 00°08'28" West 349.39 feet along quarter section line to the POINT OF BEGINNING. Containing 46780 square feet or 1.074 acres, more or less.

**RECORD DESCRIPTION**

Part of Section 19, Township 6 North, Range 2 East, Salt Lake Meridian, US Survey. Beginning at a point which is North 71°04' West 1399 feet, North 118.74 feet and North 84°30' West 390 feet from the Southeast corner of the Northeast quarter of said Section 19; running thence North 84°30' West 181.6 feet; thence North 59°24' West 193.9 feet; thence North 37°05' West 95.8 feet; thence North 83°09' West 155.4 feet; thence North 57°55' West 174.8 feet; thence North 86°05' West 138.8 feet; thence North 78°05' West 383.3 feet to a point which is 3.34 chains West and South 6'15" East 7.91 chains and South 6'15" East 0.96 of a chain and South 9'15" West 11.47 chains, and South 5' West 284.18 feet from the North quarter corner of said Section 19; running thence South 5' West 49.78 feet; thence South 16°29' West 200 feet; thence South 20°08' East 1210.5 feet, more or less, to the East line of the Southwest quarter of said Section 19; thence South to a point 40 feet north of the Southwest corner of the Southeast quarter of said Section 19; thence East 932 feet, more or less, to a point South of the place of beginning; thence North to the place of beginning.

\*\*\*Less and excepting therefrom the following described property as conveyed to Blaine V. Glasmann Jr. Valeen W. Glasmann.

Part of the Northeast quarter of Northwest quarter of Section 19, Township 6 North, Range 2 East of the Salt Lake Meridian, United States Survey. Beginning at a point that is North 71°04' West 1399 feet from the Southeast corner of the Northeast quarter of said Section 19 to the line between the Southeast quarter and the Southwest quarter of the Northeast quarter of said Section 19 and North 0°10' West 141.5 feet along said line and running thence North 83°52' West 477 feet; thence North 65°59' West 323.3 feet; thence [S 85°11'W] 219.4 feet; thence North 39°04' West 181.1 feet; thence North 86°32' West 550 feet crossing into the Northwest quarter of section 19 and to the center of the county road; thence South 20 feet along said county road; thence South 86°32' East 550 feet; thence South 39°01' East 181.1 feet; thence [N 85°11'E] 219.4 feet; thence South 65°59' East 323.2 feet; thence South 83°52' East 87 feet; thence South 121.5 feet, more or less, to a point West of the place of beginning, and thence East 390 feet, more or less, to the place of beginning. (21-030-0024)

\*this bearing replaces record of "South 5.8511' West" which is an obvious typographical error  
 \*\*this bearing replaces record of "North 5.8511' East" which is an obvious typographical error  
 \*\*\*This exception was surveyed by HANSEN for GLASMANN in 2005 in Filed Survey #3535. The "intent" is specified in QDeed at Entry No. 1022852 of the official records to convey a 20-foot wide parcel running along the [north] boundary of the [subject parcel] to [old trappers loop road]

**SURVEYOR'S CERTIFICATE**

TO: U.S. TITLE OF UTAH 003582  
 PC LAND DEVELOPMENT LLC  
 BEN P. TOONE & BECKY W. TOONE  
 DH PROPERTIES, LLC  
 DONALD AND JOAN CLARK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, PURSUANT OF 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.

SURVEY PREPARED IN REFERENCE TO THE COMMITMENT FOR TITLE INSURANCE WB17111BKP <fourth amendment> ISSUED DECEMBER 27, 2005 BY U.S. TITLE OF UTAH, 917 E COUNTRY HILLS DRIVE, OGDEN, UTAH, 84403 ESCROW OFFICER BECKY PHILLIPS (801) 621-7131

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS N 00°14'19" E BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SECTION 19

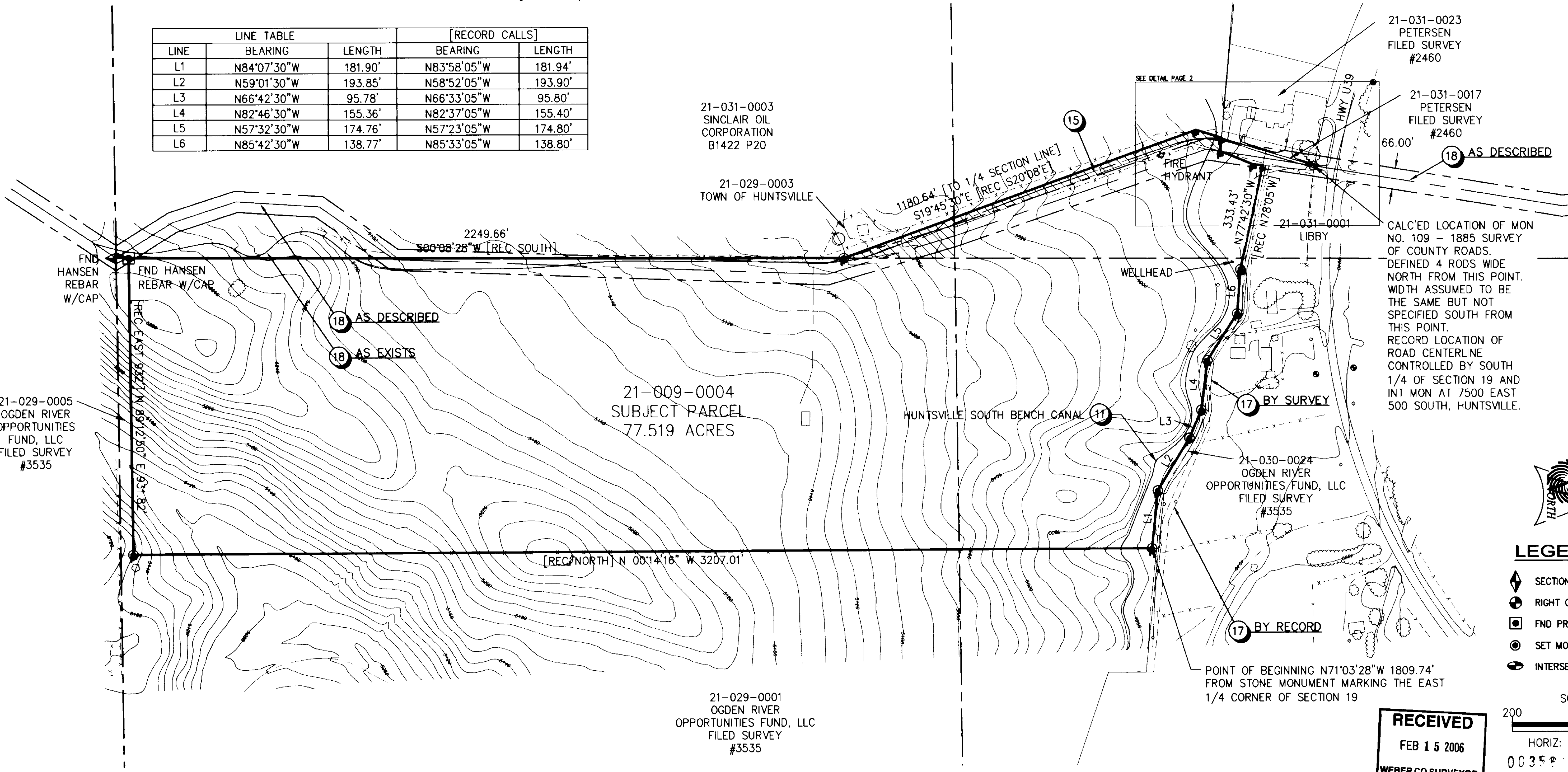
**BENCHMARK**  
 BENCHMARK USED FOR THIS SURVEY IS WEBER COUNTY MONUMENT WC-38, A BRASS CAP SET FLUSH IN CONCRETE LINED CANAL CENTERLINE = PROJECT ELEVATION 4969.26

**UTILITY CONTACTS**  
 UTILITY LOCATIONS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY CALL BLUE STAKES BEFORE DIGGING.

**EXCEPTIONS**

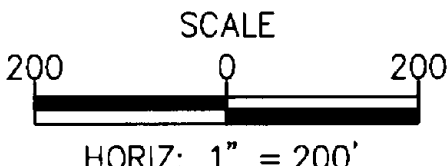
- 1-10, 12-14, 19-23 SEE TITLE REPORT
- 11 THE HUNTSVILLE SOUTH BENCH CANAL (HALLS BROS. DITCH) AND ANY RIGHTS TO MAINTAIN OR REPAIR THE SAME. CENTERLINE OF CANAL SHOWN
- 15 ENCROACHMENT OVER THE WESTERLY LOT LINE AS CREATED BY THAT CERTAIN SPECIAL WARRANTY DEED TO THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS. DEED RECORDED APRIL 5, 1983 AS ENTRY NO. 876889 IN BOOK 1422 AT PAGE 19 OF OFFICIAL RECORDS. SHOWN AS HATCHED AREA AND DESCRIBED. DETERMINED THAT SUBJECT PARCEL HAS SENIOR RIGHTS.
- 16 <deleted in title report> OVERLAP IN FAVOR OF CHRIS L. PETERSEN AND CAROL L. PETERSEN AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JUNE 6, 1994 AS ENTRY NO. 1266501 IN BOOK 1696 AT PAGE 2495 OF OFFICIAL RECORDS. - DETERMINED THAT PETERSEN HAS SENIOR RIGHTS TO ALL PARCELS. EXCLUDED FROM SURVEYED DESCRIPTION.
- 17 ENCROACHMENT OVER THE NORTHERLY 20 FEET OF SAID LOT AS CREATED BY THOSE CERTAIN QUIT CLAIM DEEDS RECORDED NOVEMBER 16, 2005 AND DECEMBER 12, 2005 AS ENTRY NO. 2142626 AND 2147907 OF OFFICIAL RECORDS. - TYPOGRAPHICAL ERRORS IN THE LEGAL DESCRIPTION CORRECTED AND SHOWN HEREON AS "BY RECORD". INTENDED TO DESCRIBE 20' GRAVEL ROAD ADJOINING THE NORTHERN BOUNDARY OF THE SUBJECT PARCEL. GRAVEL ROAD SURVEYED AND DESCRIBED BY HANSEN IN FILED SURVEY #3535 AND SHOWN HEREON AS "BY SURVEY".
- 18 <deleted in title report> THERE IS NO RECORDED MEANS OF ACCESS TO SAID LAND... - PRESCRIPTIVE PUBLIC ACCESS TO SAID LAND IS OLD TRAPPERS LOOP ROAD. IT EXISTS AND IS DOCUMENTED TO BE 4 RODS WIDE AS NOTED ON PAGE 145 OF THE WEBER COUNTY ROADS BOOK. THE CENTERLINE OF THIS PRESCRIPTIVE ROAD "AS DESCRIBED" AND "AS EXISTS" IS SHOWN HEREON.

LINE	LINE TABLE		[RECORD CALLS]	
	BEARING	LENGTH	BEARING	LENGTH
L1	N84°07'30"W	181.90'	N83°58'05"W	181.94'
L2	N59°01'30"W	193.85'	N58°52'05"W	193.90'
L3	N66°42'30"W	95.78'	N66°33'05"W	95.80'
L4	N82°46'30"W	155.36'	N82°37'05"W	155.40'
L5	N57°32'30"W	174.76'	N57°23'05"W	174.80'
L6	N85°42'30"W	138.77'	N85°33'05"W	138.80'



**RECEIVED**  
 FEB 15 2006  
 WEBER CO SURVEYOR

- LEGEND**
- ◆ SECTION MONUMENT
  - RIGHT OF WAY MONUMENT
  - FND PROPERTY CORNER
  - SET MONUMENT
  - ⊕ INTERSECTION MONUMENT



REV NO.	COMMENT	DATE
2	TR fourth revision - added wellhead location	02/10/06
1	Added detail sheet at access point	01/02/06
0	FINAL DRAFT	12/28/05

**SUNRISE ENGINEERING**  
 12227 SOUTH BUSINESS PARK DRIVE, SUITE 220  
 DRAPER, UT 84020  
 TEL 801.523.0100 - FAX 801.523.0990  
 www.sunrise-eng.com

**ALTA/ACSM LAND TITLE SURVEY**

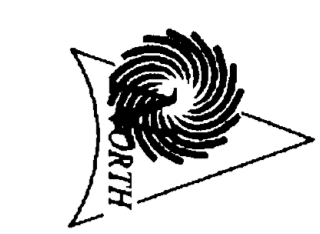
HKS ARCHITECTS  
 PC LAND DEVELOPMENT LLC  
 SEC 19, T6N, R2E, SLM

SEI NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.
02083	BR	DJR	DJR	1 of 2

**05-022**

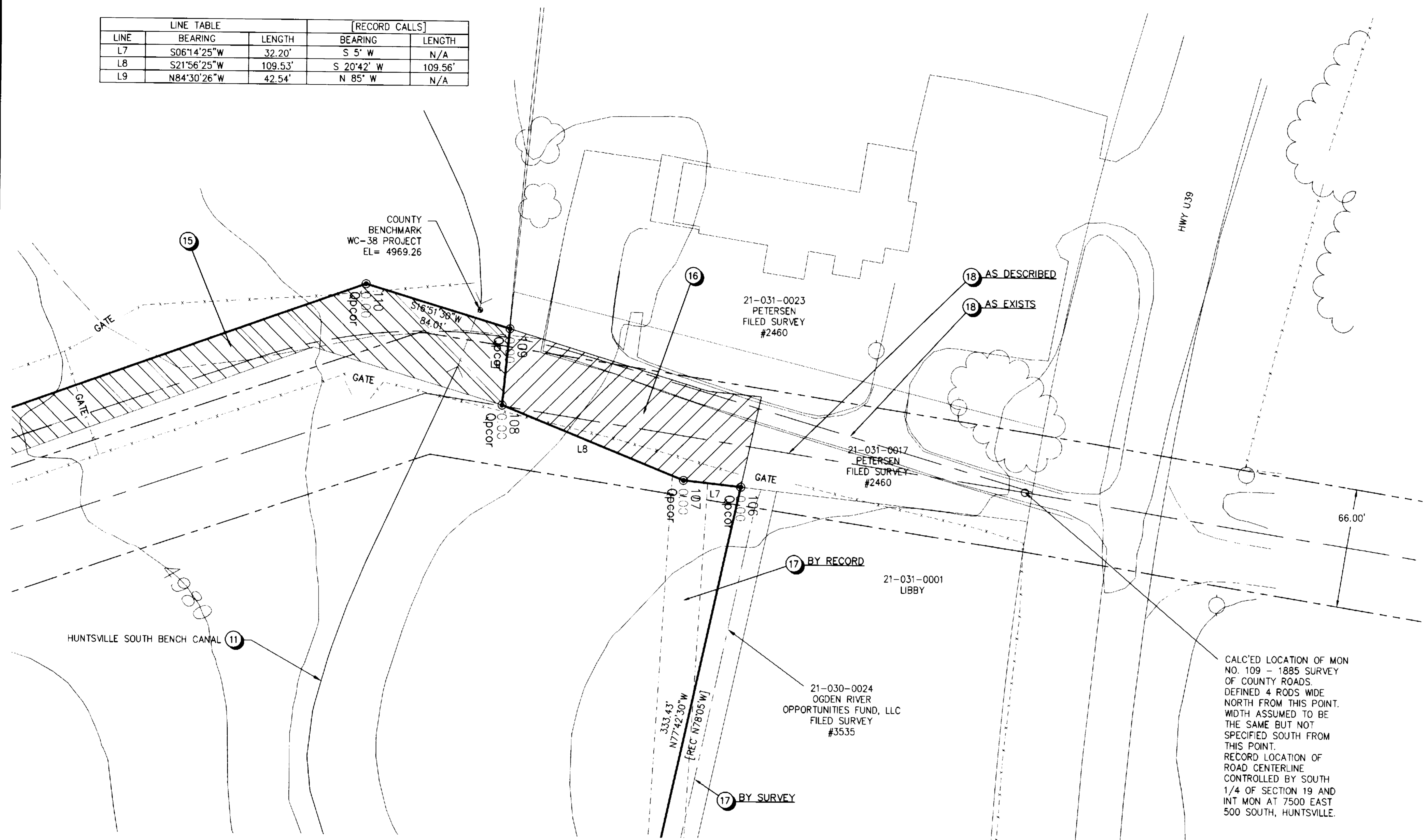
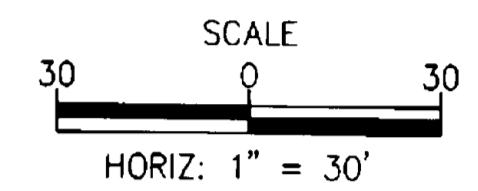
W:\HKS Architects\Huntsville\cwg\SPV\Huntsville-ALTA\_77006.dwg Feb 14, 2006 5:23pm drabinson

LINE TABLE			[RECORD CALLS]	
LINE	BEARING	LENGTH	BEARING	LENGTH
L7	S06°14'25"W	32.20'	S 5' W	N/A
L8	S21°56'25"W	109.53'	S 20°42' W	109.56'
L9	N84°30'26"W	42.54'	N 85' W	N/A



**LEGEND**

- ◆ SECTION MONUMENT
- ⊕ RIGHT OF WAY MONUMENT
- ⊠ FND PROPERTY CORNER
- ⊙ SET MONUMENT
- ⊖ INTERSECTION MONUMENT



**16** DESCRIPTION OF AREA OF ENCROACHMENT EXCLUDED BY SENIOR RIGHT - EXCEPTION 16

That portion of Section 19, Township 6 North, Range 2 East, Salt Lake Meridian, Weber County, Utah, more particularly described as follows:

Commencing at the South quarter corner of said Section 19; thence North 00°08'28" East 2288.90 feet; thence North 19°45'30" East 1180.64 feet; thence North 16°51'30" East 84.01 feet to the POINT OF BEGINNING; and running thence North 16°51'30" East 115.99 feet; thence North 05°22'30" East 29.63 feet; thence South 77°42'30" East 51.54 feet; thence South 06°14'25" West 32.20 feet; thence South 21°56'25" West 109.53 feet; thence North 84°30'26" West 42.54 feet to the POINT OF BEGINNING.

Containing 6792 square feet or 0.156 acres, more or less.

CALC'ED LOCATION OF MON NO. 109 - 1885 SURVEY OF COUNTY ROADS. DEFINED 4 RODS WIDE NORTH FROM THIS POINT. WIDTH ASSUMED TO BE THE SAME BUT NOT SPECIFIED SOUTH FROM THIS POINT. RECORD LOCATION OF ROAD CENTERLINE CONTROLLED BY SOUTH 1/4 OF SECTION 19 AND INT MON AT 7500 EAST 500 SOUTH, HUNTSVILLE.

1	Added detail sheet at access point	01/02/06
0	FINAL DRAFT	12/28/05
REV NO.	COMMENT	DATE

01/02/06  
No. 189369  
DALE J. ROBINSON

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**ALTA/ACSM LAND TITLE SURVEY**

**HKS ARCHITECTS  
PC LAND DEVELOPMENT LLC  
SEC 19, T6N, R2E, SLM**

SEI NO. 02083	SURVEYED BR	DRAWN DJR	CHECKED DJR	SHEET NO. 2 of 2	05-022
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**RECEIVED**  
FEB 15 2006  
WEBER C

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