

DEED DESCRIPTIONS

**PARCEL 1**  
PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD, RUNNING ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION, AND THE WESTERLY LINE OF THE COUNTY ROAD, WHICH RUNS SOUTHWESTERLY THROUGH SAID NORTHEAST QUARTER (SAID INTERSECTION BEING 1040 FEET, MORE OR LESS, WEST AND 33 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 10); RUNNING THENCE WEST 308 FEET TO GRANITOR'S WEST PROPERTY LINE; THENCE SOUTH 178.5 FEET, THENCE EAST 168.46 FEET TO THE WEST LINE OF MIDLAND DRIVE; THENCE NORTHEASTERLY ALONG THE WEST LINE OF MIDLAND DRIVE 235.8 FEET TO THE PLACE OF BEGINNING; LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF A DEDICATED STREET.

**PARCEL 2**  
PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS WEST 1218.84 FEET ALONG THE SECTION LINE AND SOUTH 33.0 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10; RUNNING THENCE SOUTH 178.50 FEET; THENCE EAST 168.46 FEET TO THE WEST LINE OF MIDLAND DRIVE; THENCE SOUTH 3801' WEST 34.01 FEET; THENCE WEST 820.33 FEET TO AN EXISTING FENCE; THENCE NORTH 07° WEST 205.30 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING; THENCE EAST 673.24 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF A DEDICATED STREET.

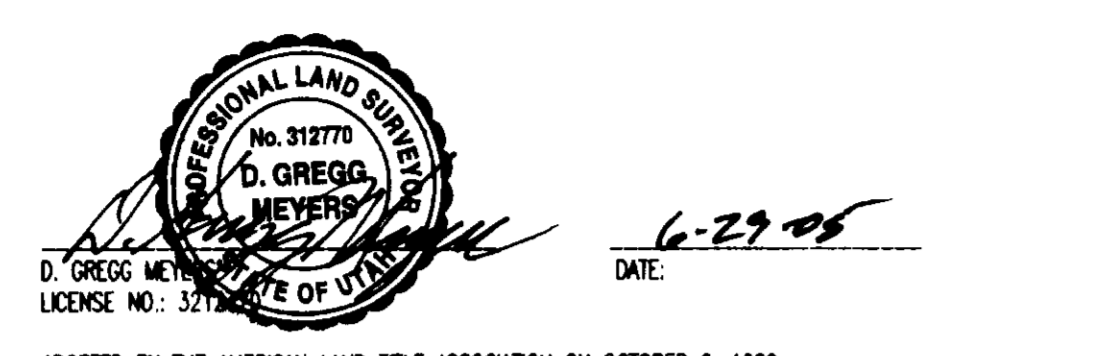
NON-RECORDED WARRANTY DEEDS BY UDOT, (PROJECT NUMBER STP-0108 (5) 12)  
PARCEL NO. 0108.20

A PARCEL OF LAND IN FEE, FOR INTERSECTION IMPROVEMENTS KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE1/4NE1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, IN THE STATE OF UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:  
BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 37, 6.667 METERS SOUTHERLY AT ENGINEER STATION 19+865.236, SAID POINT LOCATED APPROXIMATELY 371.478 METERS WEST AND 10.058 METERS SOUTHERLY FROM THE NE CORNER OF SAID SECTION 10, RUNNING THENCE S 07°34'50" W, 6.333 METERS; THENCE N 83°55'05" W, 66.067 METERS ALONG THE RIGHT OF WAY LINE; THENCE S 89°25'06" E, 65.762 METERS ALONG THE EXISTING RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF PROPERTY CONTAINS 208 SQUARE METERS IN AREA OR 0.0208 HECTARES, MORE OR LESS.  
(NOTE: TO OBTAIN DISTANCES IN FEET, DIVIDE ABOVE DISTANCES BY 0.3048. MULTIPLY ABOVE SQUARE METERS BY 10.764 TO OBTAIN AREAS IN SQUARE FEET.)

PARCEL NO. 0108.28  
A PARCEL OF LAND IN FEE, FOR INTERSECTION IMPROVEMENTS KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE1/4NE1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, IN THE STATE OF UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 37, AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 108, SAID POINT BEING 7.135 METERS SOUTHERLY FROM STATE ROUTE 37 ENGINEER STATION 19+758.976; SAID POINT LOCATED APPROXIMATELY 307.600 METERS N, 89°25'06" W, AND 10.058 METERS S, 07°34'54" W, FROM THE NE CORNER OF SAID SECTION 10, RUNNING THENCE S, 38°15'54" W, 40.255 METERS ALONG SAID EXISTING RIGHT OF WAY LINE; THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY LINE 11.954 METERS ALONG THE ARC OF A 48.950 METER RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS N 26°14'43" E, A DISTANCE OF 11.920 METERS); THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY LINE 19.649 METERS ALONG THE ARC OF AN 11.800 METER RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS N 31°27'42" W, A DISTANCE OF 17.460 METERS); THENCE ALONG THE RIGHT OF WAY LINE N 89°33'44" W, 64.988 METERS; THENCE N 07°34'50" E, 6.333 METERS; THENCE S 89°25'06" E, 93.878 METERS ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 37 TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF PROPERTY CONTAINS 739 SQUARE METERS IN AREA OR 0.0739 HECTARES. (NOTE: TO OBTAIN DISTANCES IN FEET, DIVIDE ABOVE DISTANCES BY 0.3048. MULTIPLY ABOVE SQUARE METERS BY 10.764 TO OBTAIN AREAS IN SQUARE FEET.)

SURVEYOR'S CERTIFICATE

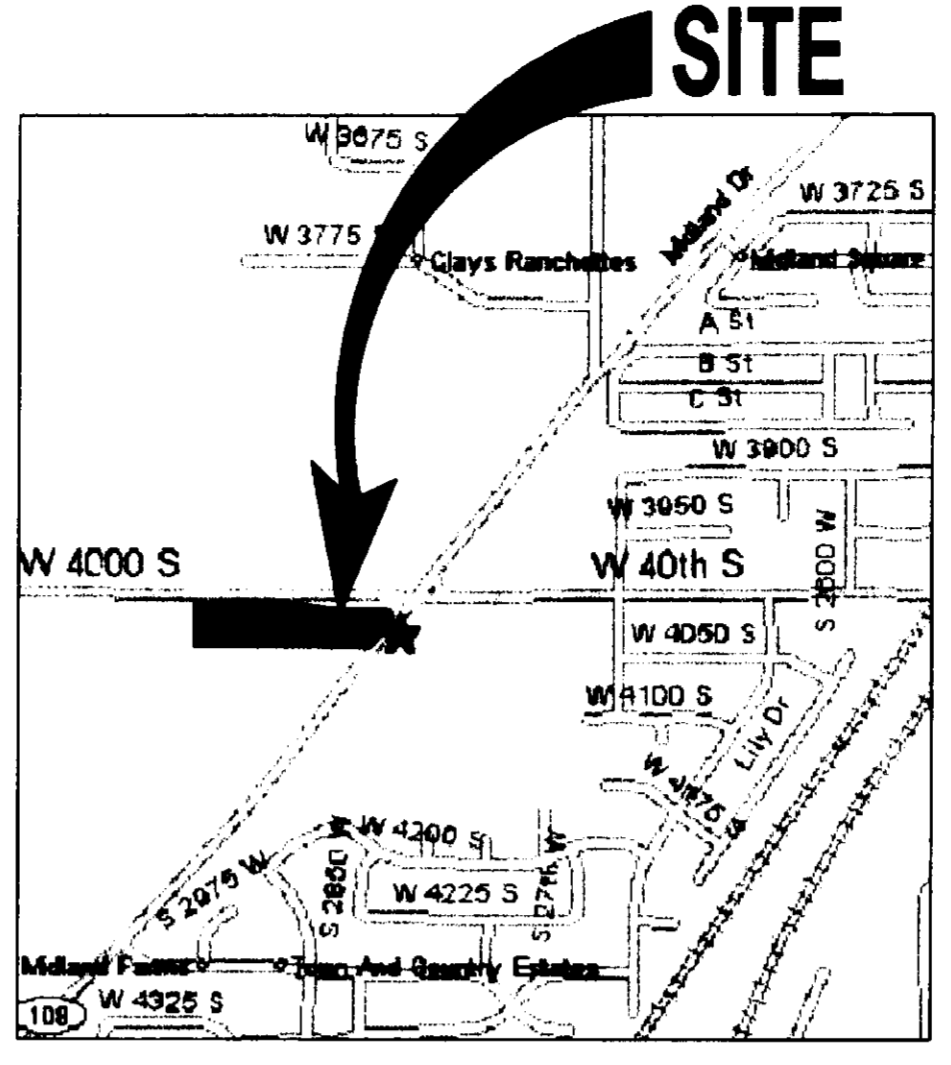
TO:  
SMITH BRUBAKER HAACKE  
EQUITY TITLE INSURANCE AGENCY, INC.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS, AND NSPS IN 1999, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND NSPS 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."



ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999  
ADOPTED BY THE BOARD OF DIRECTORS, 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

NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PRIOR TO THE DEVELOPMENT OF THE LAND.
- 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. 2168479 PREPARED BY EQUITY TITLE AGENCY, EFFECTIVE DATE: JUNE 2, 2005, AT 8:00 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.  
SCHEDULE B-2; EXCEPTION NO.:  
[1] RIGHT OF WAY EASEMENT, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES, FROM TIME TO TIME, UPON OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID RIGHT OF WAY EASEMENT RECORDED MARCH 15, 1973, AS ENTRY NO. 589237, IN BOOK 1019, AT PAGE 35, WEBER COUNTY RECORDER'S OFFICE.  
[2] RIGHT OF WAY EASEMENT, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES, FROM TIME TO TIME, UPON OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID RIGHT OF WAY EASEMENT RECORDED MARCH 15, 1973, AS ENTRY NO. 589238, IN BOOK 1019, AT PAGE 36, WEBER COUNTY RECORDER'S OFFICE.  
[3] RIGHT OF WAY EASEMENT, DATED MARCH 25, 1991, IN FAVOR OF U.S. WEST COMMUNICATIONS, INC., TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES, FROM TIME TO TIME, UPON OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID RIGHT OF WAY EASEMENT RECORDED JULY 9, 1993, AS ENTRY NO. 1145137, IN BOOK 1603, AT PAGE 719, WEBER COUNTY RECORDER'S OFFICE. (EXACT LOCATION NOT DISCLOSED).  
[4] EASEMENT GRANTED IN FAVOR OF HOOPER WATER IMPROVEMENT DISTRICT, IN THAT CERTAIN EASEMENT RECORDED JUNE 9, 1993, AS ENTRY NO. 1230187, IN BOOK 1667, AT PAGE 177, WEBER COUNTY RECORDER'S OFFICE.  
[5] EASEMENT GRANTED IN FAVOR OF HOOPER WATER IMPROVEMENT DISTRICT, IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 16, 2000, AS ENTRY NO. 1737672, IN BOOK 2101, AT PAGE 2459, WEBER COUNTY RECORDER'S OFFICE.
- McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS 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 AS SHOWN HEREON.
- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°25'06" WEST BETWEEN MONUMENTS FOUND AT THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN ALONG THE MONUMENT LINE AS SHOWN ON THIS SURVEY.
- CORNERS MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.
- 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. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- COMBINED AS-SURVEYED SQUARE FOOTAGE OF PARCELS 1 & 2: 174,875 SQUARE FEET.
- DOCUMENTS REFERENCED FOR THIS SURVEY AREA AS FOLLOWS:  
-WCD AREA REFERENCE PLAT  
-RECORD DEEDS FOR ADJACENT PROPERTY  
-SUMMERS POINTE SUBDIVISION PHASE 5  
-G. H. JACKSON COMMERCIAL PROPERTY SUBDIVISION  
-WESTLAKE VILLAGE SUBDIVISION PHASE-5  
-RIGHT OF WAY PLAN SHEET BY UDOT PROJECT STP-0108(5)12, AND NON-RECORDED WARRANTY DEEDS OF SAID PROJECT.
- LOCATED AT THE NORTHWEST CORNER OF INTERSECTION 4000 SOUTH AND 1900 WEST, BRASS CAP IS SET IN THE CONCRETE CURBING, 4" WEST OF POWER POLE, 45" EAST OF SOUTH ENTRANCE TO THE SINGULAR GAS STATION, AND IS STAMPED "WEBER COUNTY BENCHMARK ELEVATION = 4471.84"



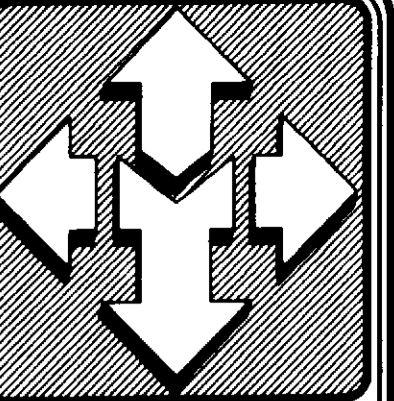
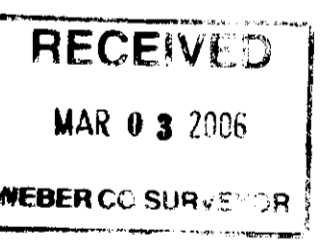
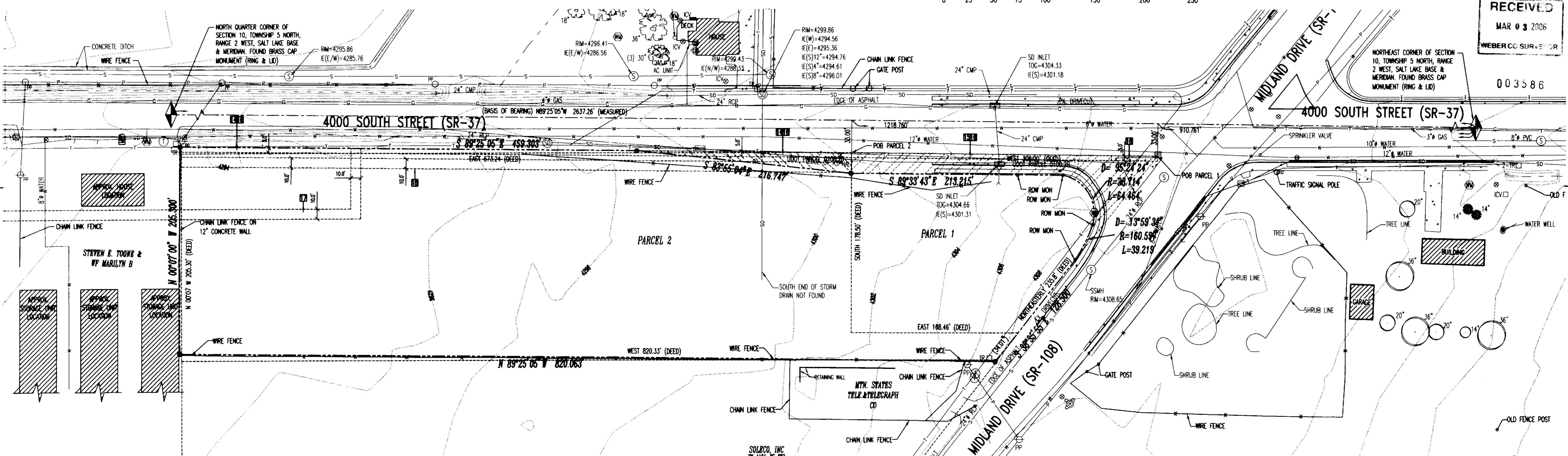
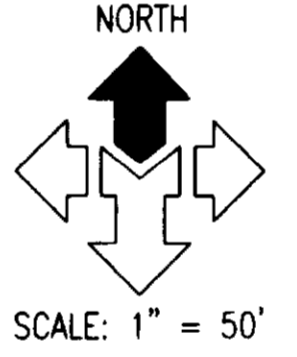
VICINITY MAP  
SCALE: N.T.S.

SURVEY STANDARD LEGEND

MONUMENT LINE	SECTION CORNER (FOUND)
CENTER LINE	SECTION CORNER (NOT FOUND)
SUBJECT PROPERTY LINE	STREET MONUMENT
ADJACENT PROPERTY LINE	STREET MONUMENT (NOT FOUND)
EASEMENT LINE	POWER POLE
FENCE LINE	UTILITY POLE
POWER LINE	GUY ANCHOR
TELEPHONE LINE	POWER TRANSFORMER
ATMS	TRAFFIC SIGNAL CABINET
FIBER-OPTIC CABLE	LIGHT POLE
NATURAL GAS LINE	TELEPHONE RISER
WATER LINE	TELEPHONE MANHOLE
SECONDARY WATER LINE	TRAFFIC SIGNAL BOX
SANITARY SEWER LINE	WATER MANHOLE
STORM DRAIN LINE	WATER VALVE
IRRIGATION LINE	WATER METER
ROOF DRAIN LINE	FIRE HYDRANT
DITCH FLOWLINE	SANITARY SEWER MANHOLE
CONTOUR LINE	SANITARY SEWER CLEANOUT
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	STORM DRAIN CATCH BASIN
	STORM DRAIN CLEANOUT
	STORM DRAIN COMBO BOX
	SPOT ELEVATION
	FLOW DIRECTION
	CONIFEROUS TREE
	DECIDUOUS TREE
	MAILBOX
	SIGN

STANDARD ABBREVIATIONS

AC	ACRE	NTS	NOT TO SCALE
B&C	BAR & CAP	OG	ORIGINAL GROUND
BM	BENCHMARK	PWR	POWER
C	CENTERLINE	P	PROPERTY LINE
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RANGE
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
DIA or Ø	DIAMETER	REV	REVISION
E	EAST	ROW	RIGHT-OF-WAY
EA	EDGE OF ASPHALT	SLB&M	SALT LAKE BASE & MERIDIAN
ELEV	ELEVATION	S	SOUTH
EX	EXISTING	SS	SANITARY SEWER
FFE	FINISHED FLOOR ELEVATION	SD	STORM DRAIN
FG	FINISHED GRADE	SEC	SECTION
FT	FEET	STA	STATION
HDPE	HDPE	STM	STORM
HW	HIGH WATER	T	TOWNSHIP
HWY	HIGHWAY	TRANS	TRANSFORMER
IE	INVERT ELEVATION	WTR	WATER
IRR	IRRIGATION	WV	WATER VALVE
MON	MONUMENT	W	WEST
N	NORTH		



**McNEIL ENGINEERING AND LAND SURVEYING**  
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES  
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E-MAIL: info@mcneileng.com WEB SITE: www.mcneileng.com

JACKSON PROPERTY, WEST HAVEN  
SMITH BRUBAKER HAACKE  
4011 SOUTH MIDLAND DRIVE  
WEST HAVEN, WEBER COUNTY, UTAH  
LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SL 62M

REVISIONS

REV	DATE	DESCRIPTION
1	5/29/05	ALTA UPDATE

PROJECT NO: 240357.2  
CAD DWG FILE: 240357.dwg  
DRAWN BY: FBAR/ME  
CALC BY: DGM  
FIELD CREW: DD MW  
CHECKED BY: DGM  
DATE: 01/31/04

SHEET TITLE:  
ALTA/ACSM SURVEY