



LEGAL PER TITLE REPORT

PARCEL ONE:

ALL OF G.H. JACKSON COMMERCIAL PROPERTY SUBDIVISION, IN ROY CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.

ALSO TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY ON, OVER, UNDER, AND ACROSS THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN WEBER COUNTY, UTAH, TO-WIT: PART OF THE NORTHWEST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES SOUTH 00°23'16" WEST 1072.40 FEET, AND SOUTH 88°43'05" EAST 87.37 FEET FROM THE NORTHWEST CORNER OF SECTION 10 (BASES OF BEARING BEING SOUTH 89°25'05" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 10); THENCE SOUTH 07°00'48" WEST 16.50 FEET TO THE NORTH LINE OF SECTION 10; THENCE SOUTH 07°00'48" WEST 333.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING:

A PARCEL OF GROUND IN THE NORTHWEST QUARTER OF SECTION 10, IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, WHICH LIES IN THE CENTER LINE OF 4000 SOUTH STREET IN ROY, WEBER COUNTY, UTAH; THENCE ALONG THE WESTERLY BOUNDARY OF SUMMER'S POINTE SUBDIVISION PHASE 1 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°23'16" WEST 743.27 FEET, 2) SOUTH 89°27'43" EAST 88.48 FEET, 3) SOUTH 07°00'48" WEST 330.16 FEET TO THE KARRAS-EBORN PROPERTY NORTH 88°43'05" WEST 457.25 FEET; THENCE NORTH 01°16'55" EAST 489.17 FEET; THENCE NORTH 07°00'48" EAST 200.28 FEET; THENCE NORTH 01°16'55" EAST 379.76 FEET TO THE NORTH LINE OF SECTION 10; THENCE ALONG THE NORTH LINE OF SECTION 10, WHICH IS THE CENTER OF 4000 SOUTH STREET SOUTH 89°25'05" EAST 333.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDARIES OF MIDLAND DRIVE AND 4000 SOUTH STREET'S LEGALS PER TITLE REPORT

PARCEL TWO:

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING SOUTH 00°23'16" WEST 1072.40 FEET AND NORTH 88°43'05" WEST 369.88 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10 (BASES OF BEARING BEING SOUTH 89°25'05" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 10); THENCE SOUTH 01°16'55" WEST 16.50 FEET TO THE NORTH LINE OF WESTLAKE VILLAGE SUBDIVISION PHASE 5; THENCE ALONG THE NORTHERLY BOUNDARY AND EXTENSION OF 4000 SOUTH STREET IN ROY, WEBER COUNTY, UTAH; THENCE ALONG THE WESTERLY BOUNDARY OF SUMMER'S POINTE SUBDIVISION PHASE 1 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°23'16" WEST 743.27 FEET, 2) SOUTH 89°27'43" EAST 88.48 FEET, 3) SOUTH 07°00'48" WEST 330.16 FEET TO THE KARRAS-EBORN PROPERTY NORTH 88°43'05" WEST 457.25 FEET; THENCE NORTH 01°16'55" EAST 489.17 FEET; THENCE NORTH 07°00'48" EAST 200.28 FEET; THENCE NORTH 01°16'55" EAST 379.76 FEET TO THE NORTH LINE OF SECTION 10; THENCE ALONG THE NORTH LINE OF SECTION 10, WHICH IS THE CENTER OF 4000 SOUTH STREET SOUTH 89°25'05" EAST 333.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF G.H. JACKSON COMMERCIAL PROPERTY SUBDIVISION.

ALSO TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY ON, OVER, UNDER, AND ACROSS THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN WEBER COUNTY, UTAH, TO-WIT: PART OF THE NORTHWEST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES SOUTH 00°23'16" WEST 1072.40 FEET, AND SOUTH 88°43'05" EAST 87.37 FEET FROM THE NORTHWEST CORNER OF SECTION 10 (BASES OF BEARING BEING SOUTH 89°25'05" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 10); THENCE SOUTH 07°00'48" WEST 16.50 FEET TO THE NORTH LINE OF SECTION 10; THENCE SOUTH 07°00'48" WEST 333.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDARIES OF G.H. JACKSON COMMERCIAL PROPERTY SUBDIVISION.

SCHEDULE B-2: EXCEPTION NO.:

2) SUBJECT TO RIGHTS-OF-WAY FOR INGRESS AND EGRESS IN THAT CERTAIN DECREE, RECORDED A FEBRUARY 3, 1977, AS ENTRY NO. 688073, IN BOOK 1161, AT PAGE 679, WEBER COUNTY RECORDERS OFFICE.

3) EASEMENT GRANTED IN FAVOR OF ROY CITY, IN THAT CERTAIN EASEMENT RECORDED JULY 7, 1988, AS ENTRY NO. 1051341, IN BOOK 1548, AT PAGE 98, WEBER COUNTY RECORDERS OFFICE.

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. 2159468 PREPARED BY EQUITY TITLE AGENCY, EFFECTIVE DATE: JANUARY 3, 2006, AT 8:00 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

3. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°25'05" WEST ALONG THE MONUMENT LINE FROM NORTH QUARTER CORNER TO NORTHWEST QUARTER CORNER, BEING PART OF THE NORTHWEST QUARTER OF SECTION 10, T5N, R2W, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

4. CORNERS NOT FOUND ON 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. 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.

SURVEYOR'S CERTIFICATE

TO: SMITH BRUBAKER AND HAACKE, EQUITY TITLE AGENCY

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 AND NSPS IN 2005, AND INCLUDES ITEMS 8, 10, 11, 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED BY THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT STATED THEREIN.

DATE: February 6th, 2006

D. GREGG MEYERS
LICENCE 312770

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	⊕ GUY ANCHOR
- - - POWER LINE	⊕ TELEPHONE RISER
- - - TELEPHONE LINE	⊕ TRAFFIC SIGNAL BOX
- - - NATURAL GAS LINE	⊕ WATER VALVE
- - - WATER LINE	⊕ WATER METER
- - - SANITARY SEWER LINE	⊕ FIRE HYDRANT
- - - STORM DRAIN LINE	⊕ IRRIGATION CLEANOUT
- - - IRRIGATION LINE	⊕ IRRIGATION CONTROL VALVE
- - - ROOF DRAIN LINE	⊕ SANITARY SEWER MANHOLE
- - - DITCH FLOWLINE	⊕ STORM DRAIN CLEANOUT
- - - CONTOUR LINE	⊕ STORM DRAIN MANHOLE

STANDARD ABBREVIATIONS

FND FOUND	EN ENTRY NUMBER
B&C BAR & CAP	BK BOOK NUMBER
ROW MON RIGHT-OF-WAY MONUMENT	PG PAGE NUMBER
SDCO STORM DRAIN CLEANOUT	EOA EDGE OF ASPHALT
SDCB STORM DRAIN CATCH BASIN	SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE	TOG TOP OF GRATE

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES

603641

MIDLAND MARKET PLACE
SMITH BRUBAKER & HAACKE
APPROXIMATELY AT 4000 SOUTH & MIDLAND DRIVE
ROY CITY, WEBER COUNTY, UTAH
LOCATED IN THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SLEBAM

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 240357.2B
CAD DWG FILE: 240357.ALT
DRAWN BY: FBA
CALC BY: DGM
FIELD CREW: DD MW
CHECKED BY: DGM
DATE: 02/06/06

SHEET TITLE:
ALTA/ACSM SURVEY
1 OF 1

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