

DESCRIPTIONS

TOTAL AREA IS 9.472 ACRES

TAX ID NO. 09-467-0001

LOT 1, COUNTRY MEADOWS COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TAX ID NO. 09-072-0001

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 841 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 16 AND RUNNING THENCE WEST 345.2 FEET; THENCE SOUTH 82 FEET; THENCE EAST 200 FEET; MORE OR LESS, TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GARY CLIFFORD EDDY, ETUX BY DEED RECORDED SEPTEMBER 24, 1970, IN BOOK 950, AT PAGE 488, RECORDS OF WEBER COUNTY, UTAH; THENCE SOUTH 24'36"21" WEST 41.36 FEET; THENCE EAST 155.35 FEET TO THE EAST LINE OF SAID QUARTER SECTION TO A POINT WHICH IS 1874.4 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 119.6 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 641 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 16 AND RUNNING THENCE WEST 199 FEET; THENCE SOUTH 82 FEET; THENCE EAST 53.8 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PROPERTY CONVEYED TO GARY CLIFFORD EDDY, ETUX BY DEED RECORDED SEPTEMBER 24, 1970, IN BOOK 950, AT PAGE 488, RECORDS OF WEBER COUNTY, UTAH; THENCE SOUTH 24'36"21" WEST 41.36 FEET; THENCE EAST 155.35 FEET TO THE EAST LINE OF SAID QUARTER SECTION TO A POINT WHICH IS 1874.4 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 119.6 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 09-072-0066

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 641 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 16 AND RUNNING THENCE WEST 199 FEET; THENCE SOUTH 82 FEET; THENCE EAST 53.8 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PROPERTY CONVEYED TO GARY CLIFFORD EDDY, ETUX BY DEED RECORDED SEPTEMBER 24, 1970, IN BOOK 950, AT PAGE 488, RECORDS OF WEBER COUNTY, UTAH; THENCE SOUTH 24'36"21" WEST 41.36 FEET; THENCE EAST 155.35 FEET TO THE EAST LINE OF SAID QUARTER SECTION TO A POINT WHICH IS 1874.4 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 119.6 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 33 FEET FOR ROAD PURPOSES.

TAX ID NO. 09-072-0004

PART 1, SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING FROM THE NORTHEAST CORNER OF SAID SECTION 16, AND RUNNING THENCE WEST 345.20 FEET; THENCE NORTH 215 FEET TO THE POINT OF BEGINNING.

PARCEL 1

LOT 2, COUNTRY MEADOWS COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT WHICH IS NORTH 89'38"53" WEST 349.13 FEET ALONG THE SECTION LINE AND SOUTH 0'21"07" WEST 40.00 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 43'44"58" WEST 228.71 FEET TO A POINT ON A 233.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 176.68 FEET, (CENTRAL ANGLE = 43'28"50", CHORD BEARING AND DISTANCE = NORTH 22'01"33" EAST 172.48 FEET); THENCE NORTH 0'18"08" EAST 5.90 FEET TO THE SOUTH LINE OF 4800 SOUTH STREET; THENCE SOUTH 89'38"53" EAST 93.44 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 2

PART OF LOT 2, COUNTRY MEADOWS COMMERCIAL SUBDIVISION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89'38"53" WEST 349.13 FEET ALONG THE SECTION LINE AND SOUTH 0'21"07" WEST 40.00 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 43'44"58" WEST 228.71 FEET TO A POINT ON A 233.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 176.68 FEET, (CENTRAL ANGLE = 43'28"50", CHORD BEARING AND DISTANCE = NORTH 22'01"33" EAST 172.48 FEET); THENCE NORTH 0'18"08" EAST 5.90 FEET TO THE SOUTH LINE OF 4800 SOUTH STREET; THENCE SOUTH 89'38"53" EAST 93.44 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

TAX ID NO. 09-072-0070 AND 09-072-0072

PART OF LOT 1, SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND PART OF THE NORTHEAST QUARTER OF SAID SECTION 16, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3500 WEST STREET SAID POINT BEING NORTH 89'38"53" WEST ALONG THE SECTION LINE 55.00 FEET AND SOUTH 00'18"08" WEST 227.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG SAID WEST LINE SOUTH 00'18"08" WEST 73.50 FEET; THENCE NORTH 89'38"53" WEST 152.00 FEET; THENCE NORTH 00'18"08" EAST 73.50 FEET; THENCE SOUTH 89'38"53" EAST 152.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A SIXTEEN FOOT RIGHT-OF-WAY FOR INGRESS AND EGRESS.

ALSO:

PART OF LOT 1, SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND PART OF THE NORTHEAST QUARTER OF SAID SECTION 16, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3500 WEST STREET SAID POINT BEING NORTH 89'38"53" WEST ALONG THE SECTION LINE 55.00 FEET AND SOUTH 00'18"08" WEST 317.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG SAID WEST LINE SOUTH 00'18"08" WEST 16.00 FEET; THENCE NORTH 89'38"53" WEST 152.00 FEET; THENCE NORTH 00'18"08" EAST 16.00 FEET; THENCE SOUTH 89'38"53" EAST 152.00 FEET TO THE POINT OF BEGINNING.

BOTH TOGETHER WITH AND SUBJECT TO A SIXTEEN FOOT RIGHT-OF-WAY FOR INGRESS AND EGRESS.

ALSO, GRANTING NON EXCLUSIVE RIGHTS TO LAY AND MAINTAIN PUBLIC UTILITIES ALONG, OVER AND UNDER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3500 WEST STREET SAID POINT BEING NORTH 89'38"53" WEST ALONG THE SECTION LINE 55.00 FEET AND SOUTH 00'18"08" WEST 317.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG SAID WEST LINE SOUTH 00'18"08" WEST 16.00 FEET; THENCE NORTH 89'38"53" WEST 152.00 FEET; THENCE NORTH 00'18"08" EAST 16.00 FEET; THENCE SOUTH 89'38"53" EAST 152.00 FEET TO THE POINT OF BEGINNING.

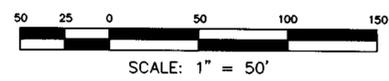
LESS AND EXCEPTING AND RESERVING ALL OIL, GAS AND OTHER MINERALS OF EVERY KIND AND DESCRIPTION UNDERLYING THE SURFACE OF THE SUBJECT PROPERTY.

TAX ID NO. 09-072-0059

A PARCEL OF LAND LOCATED IN THE COUNTY OF WEBER, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT NORTH 89'38"53" WEST ALONG THE SECTION LINE 55.00 FEET AND SOUTH 00'18"08" WEST 227.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT ALSO KNOWN AS THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED, BY AND BETWEEN MCKAY DEE HOSPITAL CREDIT UNION AS GRANTOR AND DURLING, INC. AS GRANTEE, RECORDED JUNE 2, 1999, AS ENTRY NO. 1640825, IN BOOK 2015, AT PAGE 2589 OF OFFICIAL RECORDS; THENCE SOUTH 00'18"08" WEST 89.50 FEET TO THE BOUNDARY LINE OF COUNTY MEADOWS COMMERCIAL SUBDIVISION; THENCE EAST 5 FEET, MORE OR LESS TO THE WEST BOUNDARY LINE OF THE ROY CITY PARCEL, WHICH PARCEL IS DESCRIBED IN QUIT-CLAIM DEED RECORDED AUGUST 17, 1987, AS ENTRY NO. 1022026, IN BOOK 1524, AT PAGE 340; THENCE NORTH ALONG THE WEST LINE OF THE ROY CITY PARCEL 89.50 FEET, MORE OR LESS, TO A POINT EAST OF THE POINT OF BEGINNING; THENCE SOUTH 89'59"03" WEST 4.528 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

1895.53 BASIS OF BEARING 4800 SOUTH STREET



ALTA/ACSM CERTIFICATE TO STEPHEN SMITH: 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 NO ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



DATE: SIGNED: VON R. HILL REGISTRATION NUMBER 166355

EXCEPTIONS

- #1 SUPERIOR TITLE COMPANY COMMITMENT NO. 89301 A 20 FOOT WIDE EASEMENT IN FAVOR OF NORTH DAVIS COUNTY SEWER DISTRICT, RECORDED APRIL 10, 1956, ENTRY NO. 254234, BOOK 510, PAGE 262 THE SAME AS #12 SUPERIOR TITLE COMPANY COMMITMENT NO. 86842 THE SAME AS #13 ASPEN TITLE COMPANY COMMITMENT NO. W16605
- #10 SUPERIOR TITLE COMPANY COMMITMENT NO. 89301 AN EASEMENT IN FAVOR OF AT&T COVERING ENTIRE PROPERTY, RECORDED JUNE 5, 1929, BOOK 5, PAGE 159 THE SAME AS #11 SUPERIOR TITLE COMPANY COMMITMENT NO. 86842 THE SAME AS #12 ASPEN TITLE COMPANY COMMITMENT NO. W16605
- #12 SUPERIOR TITLE COMPANY COMMITMENT NO. 86842 A 5 FOOT WIDE EASEMENT IN FAVOR OF NORTH DAVIS COUNTY SEWER DISTRICT, RECORDED APRIL 25, 2000, ENTRY NO. 1702006, BOOK 2068, PAGE 2819 THE SAME AS #5 FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-142844-PHX1
- #15 FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 6-12808 SECOND AMEND EASEMENT NOT ON THIS PROPERTY
- #11 FIRST AMERICAN TITLE ORDER NO. 80908 EASEMENT NOT ON THIS PROPERTY

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY THE BOUNDARIES FOR THE OWNER. THE WORK IS BASED UPON VARIOUS TITLE REPORTS FURNISHED BY THE OWNER. IT WAS BASED UPON THE MONUMENTS SHOWN. PREVIOUS SURVEYS MADE BY ME WERE USED IN THIS SURVEY. NO POINTS WERE SET.

LEGEND

- SEWER MANHOLE
- IRRIGATION BOX
- ELECTRICAL BOX OR TRANSFORMER
- WATER METER
- SEWER LINE
- FENCE LINE
- EASEMENT LINE

003696

RECEIVED

SEP 19 2006

WEBER CO SURVEYOR

HILL & ARGYLE, Inc. Engineering and Surveying 161 North 200 West, Suite #4, Bountiful, Utah 84009 (801) 298-2236 Phone, (801) 298-9983 Fax

ALTA/ACSM SURVEY REQUESTED BY STEPHEN SMITH

4905 SOUTH 3500 WEST, ROY, UTAH 84067 LOCATED IN THE NE QUARTER OF SECTION 16, T5N, R2W, SLB&M ROY CITY, WEBER COUNTY, UTAH

DRAWN SHM	DATE 3/15/06
APPROVED VRI	DATE 3/15/06
REVISED SHM	DATE 4/24/06
SHM	DATE 9/7/06
SHEET OF	1 OF 2
SHEET NAME	ALTA
DRAWING NAME	ALTAREVISED
PROJECT NO.	06-176