

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LOCATED IN NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 7 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN.

## SURVEYOR'S CERTIFICATE:

TO THOMAS M. LLOYD, LLOYD'S TLC LIMITED, A UTAH LIMITED PARTNERSHIP, FIRST AMERICAN TITLE COMPANY, INTEGRATED TITLE SERVICES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 4 AND 5 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 REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



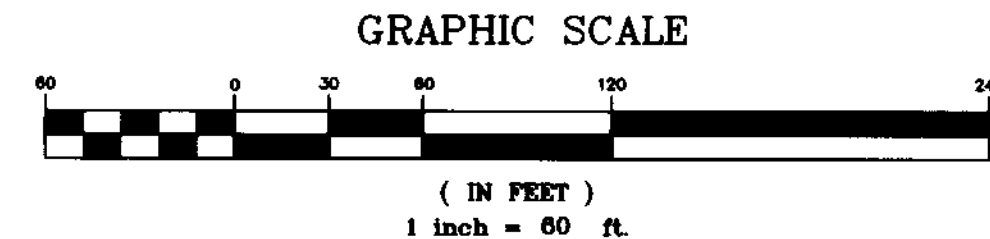
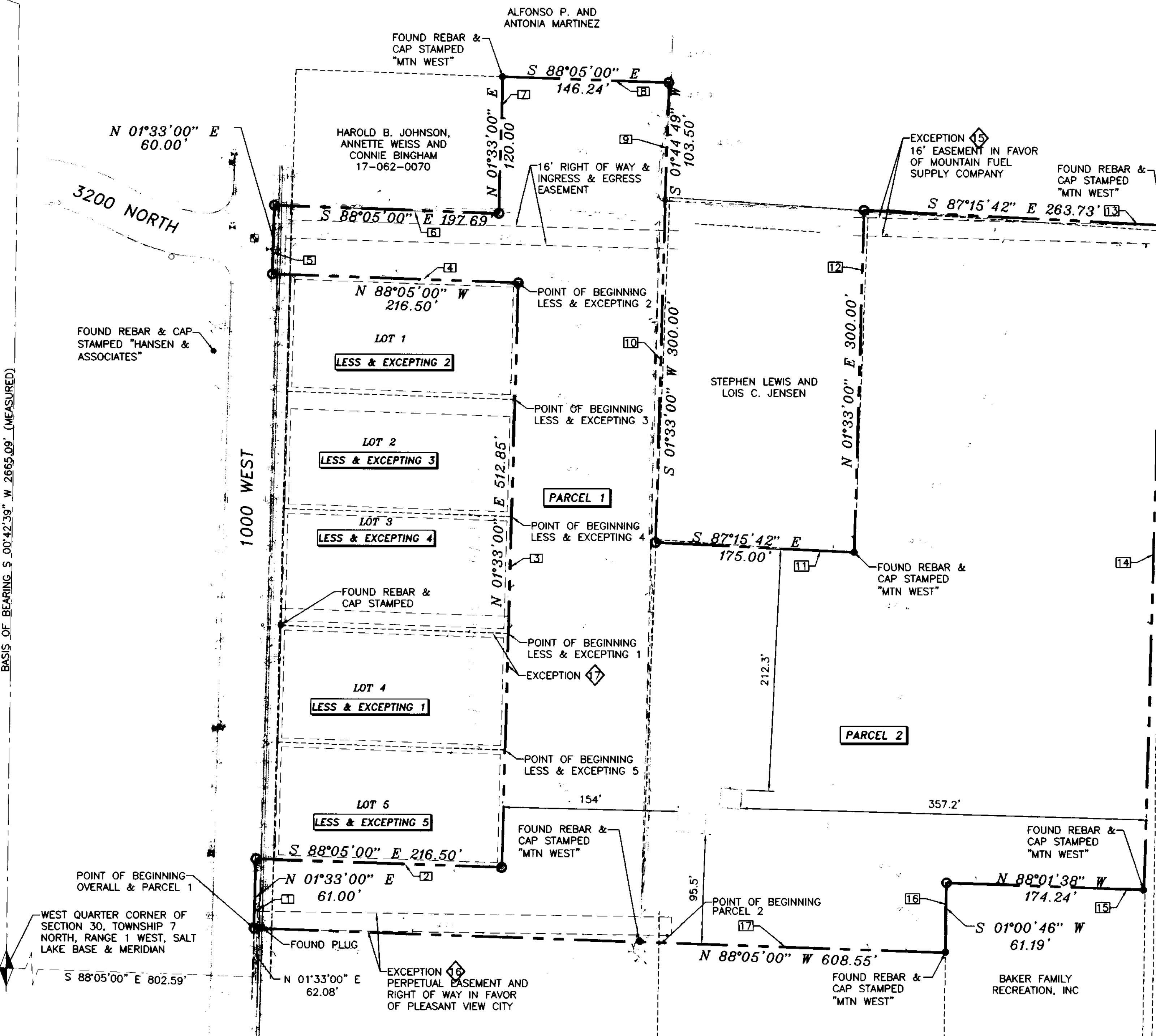
March 14, 2008  
DATE:

*Marc Lloyd*  
SIGNATURE

MAK 2 2008  
WEBER CO SURVEYOR

NORTHWEST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

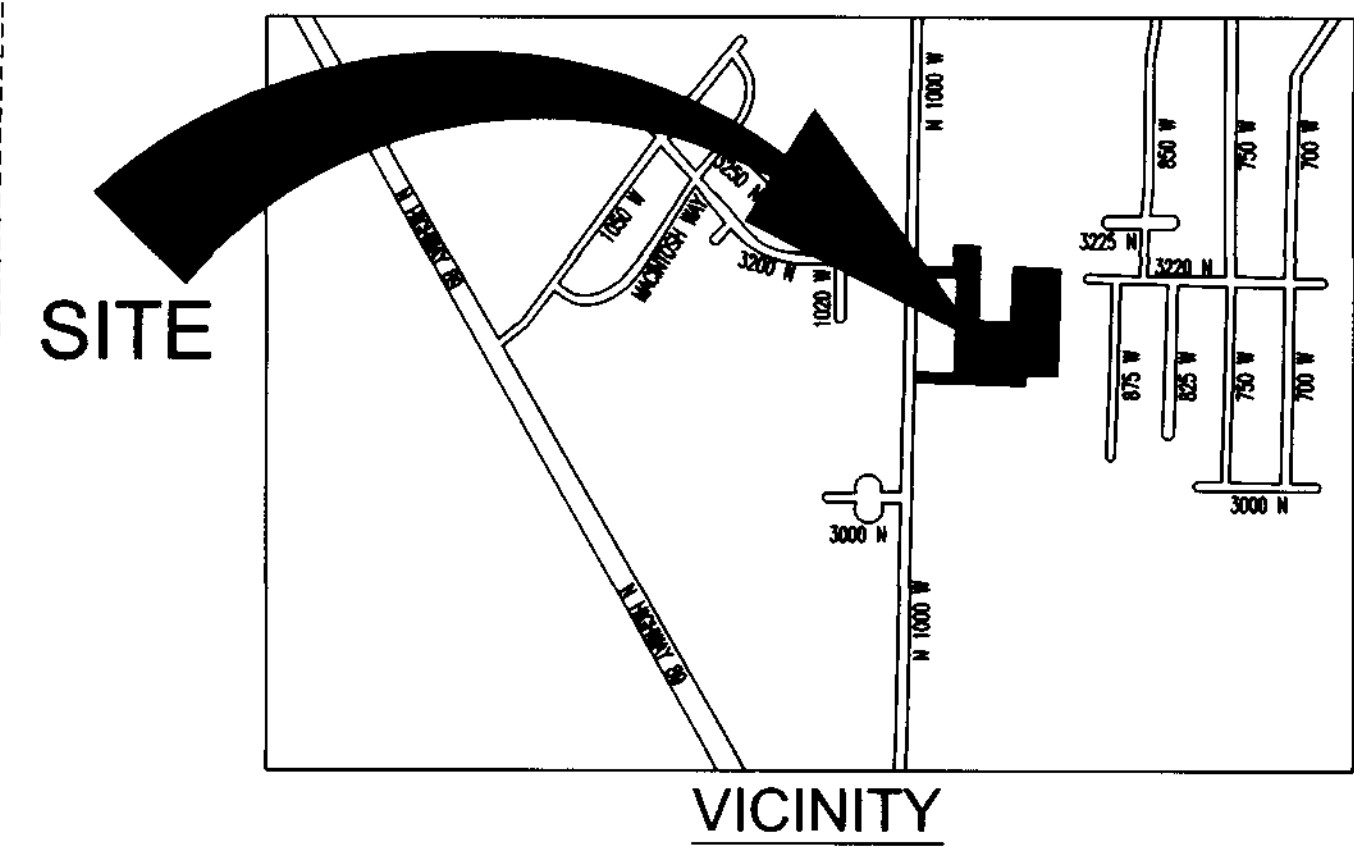
BASIS OF BEARINGS: S 00°42'39" W 2665.09' (MEASURED)



### LEGEND

--- (dashed)	BOUNDARY LINE	⊕	WATER MANHOLE
--- (dotted)	SECTION LINE	⊙	WATER METER
--- (dash-dot)	EASEMENT LINE	⊕	WATER VALVE
--- (long-dash)	IRRIGATION LINE	⊕	FIRE HYDRANT
--- (short-dash)	POWER LINE	⊕	IRRIGATION VALVE
--- (dash-dot-dot)	TELEPHONE LINE	⊕	POWER POLE
--- (solid)	SEWER LINE	⊕	GUY WIRE
--- (dotted)	COMCAST LINE	⊕	COMMUNICATION MANHOLE
--- (long-dash)	GAS LINE	⊕	STORM DRAIN MANHOLE
--- (short-dash)	WATER LINE	⊕	SEWER MANHOLE
--- (dash-dot)		⊕	TELEPHONE RISER
--- (dash-dot-dot)		⊕	CATCH BASIN
--- (solid)		⊕	STREET MONUMENT
--- (dotted)		⊕	FOUND REBAR & CAP

UTILITY COMPANY	CONTACT	CONTACT NUMBER	STATUS
COMCAST	GARY GOLDSTEIN	801-401-3041	SHOWN
PNEUMATIC WATER SYSTEMS	DOUG JEPPESEN	801-421-8665	SHOWN
QUEST	ARLENE COMSTOCK	Arlene.Comstock@Quest.com	SHOWN
PLEASANT VIEW CITY	FRED HELLSTROM	801-792-8559	SHOWN
LEARN POWER & LIGHT	CHRISTOPHER BREMER	Christopher.Bremer@PacifiCorp.com	SHOWN
QUESTAR GAS	RON ENGLISH	801-324-3070	SHOWN



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°42'39" WEST, AS CALCULATED BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

### GENERAL NOTES:

- THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY INTEGRATED TITLE INSURANCE SERVICES, LLC, COMMITMENT NO. 18752, DATED SEPTEMBER 28, 2006.
- DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.
- NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED PRELIMINARY REPORT:
- THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED NOVEMBER 16, 1982 AS ENTRY NO. 867904 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE. (AS SHOWN HEREON)
- A PERPETUAL EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED OCTOBER 12, 1995, AS ENTRY NO. 1368228. (AS SHOWN HEREON)
- THE EFFECTS OF THAT "COVENANT TO RUN WITH THE LAND", AS RECORDED IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 18, 1997, AS ENTRY NO. 1022277. (AS SHOWN HEREON)

### GENERAL NOTES (CONT):

- THE EFFECTS OF THAT CERTAIN AGREEMENT, BY AND BETWEEN THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND THE WEBER-BOX ELDER CONSERVATION DISTRICT, RECORDED MAY 17, 1996, AS ENTRY NO. 1406846. (BLANKET EASEMENT)
- THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES, RECORDED MAY 17, 1996 AS ENTRY NO. 1406848 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE. (BLANKET EASEMENT)
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATED BASED UPON ABOVE GROUND STRUCTURES COMBINED WITH RECORD INFORMATION. IT IS NOT THE PURPOSE OF THIS SURVEY TO DEMONSTRATE THE LOCATION OR DEPTHS OF UNDERGROUND UTILITIES. THE USER(S) OF THE UTILITY INFORMATION, SHOWN ON THIS SURVEY, GOES SO AT THEIR OWN RISK. PRIOR TO ANY EXCAVATION BLUESHAKES SHOULD BE NOTICED.
- A SURVEY BY PERFORMED BY MOUNTAIN WEST, IN MARCH OF 2005, FOUND AND MARKED THE PROPERTY WITH REBARS. THE REBARS WERE FOUND NEAR WHERE THE MOUNTAIN WEST SURVEY SHOWS THEM. FURTHERMORE, THE FOUND MONUMENTS AROUND THE PROPERTY APPEAR TO MATCH LONGSTANDING OCCUPATION LINES. HOWEVER, THERE EXIST SOME DISCREPANCIES BETWEEN THE DEED LINES OF THE SUBJECT AND ADJOINING PARCELS AND THE EXISTING IMPROVEMENTS ON THE GROUND. THEREFORE, OCCUPATION LINES SUCH AS FENCES, DITCH LINES, CORNER MARKERS ECT. APPEAR TO BE THE BEST AVAILABLE EVIDENCE OF WHERE THE PROPERTY WAS INTENDED TO BE LOCATED.
- ALL DOCUMENTS USED FOR THE REESTABLISHMENT OF THIS PROPERTY WERE PROVIDED BY THE TITLE COMPANY AND ARE AS FOLLOWS:  
ABBREVIATED CHAIN OF TITLE ON SUBJECT PARCEL:  
- QUIT CLAIM DEED RECORDED IN BOOK 1319, AT PAGE 217.  
- QUIT CLAIM DEED RECORDED IN BOOK 1295, AT PAGE 464.  
- QUIT CLAIM DEED RECORDED IN BOOK 1295, AT PAGE 463.

### GENERAL NOTES (CONT):

- QUIT CLAIM DEED RECORDED IN BOOK 1264, AT PAGE 794.
  - WARRANTY DEED RECORDED IN BOOK 1250, AT PAGE 851.
  - WARRANTY DEED RECORDED IN BOOK 1250, AT PAGE 850.
  - DECREE RECORDED IN BOOK 936, AT PAGE 511
  - QUIT CLAIM DEED RECORDED IN BOOK 933, AT PAGE 291
  - WARRANTY DEED RECORDED IN BOOK 800, AT PAGE 508.
  - WARRANTY DEED RECORDED IN BOOK 800, AT PAGE 507.
  - WARRANTY DEED RECORDED IN BOOK 789, AT PAGE 384.
  - AFFIDAVIT RECORDED IN BOOK 788, AT PAGES 110-113
  - WARRANTY DEEDS RECORDED IN BOOK 596, AT PAGE 337
  - WARRANTY DEED RECORDED IN BOOK 421, AT PAGE 494.
  - RIGHT-OF-WAY RECORDED IN BOOK "W", AT PAGE 325.
  - WARRANTY DEED RECORDED IN BOOK 125, AT PAGE 401.
  - WARRANTY DEED RECORDED IN BOOK 120, AT PAGE 429.
  - WARRANTY DEED RECORDED IN BOOK 108, AT PAGE 275.
- PARCELS OF THE ADJOINING PARCELS
- QUIT CLAIM DEED RECORDED AS ENTRY NUMBER: 2050979.
  - WARRANTY DEED RECORDED IN BOOK 1457, AT PAGE 2512.
  - WARRANTY DEED RECORDED IN BOOK 1402, AT PAGE 815.
  - WARRANTY DEED RECORDED IN BOOK 1402, AT PAGE 816.
  - QUIT CLAIM DEED RECORDED AS ENTRY NUMBER: 2041505
  - QUIT CLAIM DEED RECORDED AS ENTRY NUMBER: 2074433
  - DECREE RECORDED IN BOOK 2177, AT PAGE 2723-2726

### NARRATIVE OF BOUNDARY

- ALONG THE EAST LINE OF 1000 WEST STREET, A SPECIFIED DISTANCE
- ALONG THE SOUTH LINE OF STEVEN JENSEN SUBDIVISION, TO THE SOUTHEAST CORNER THEREOF.
- ALONG THE EAST LINE OF STEVEN JENSEN SUBDIVISION, TO THE NORTHEAST CORNER THEREOF.
- ALONG THE NORTH LINE OF STEVEN JENSEN SUBDIVISION, TO THE EAST LINE OF 1000 WEST STREET.
- ALONG THE EAST LINE OF 1000 WEST STREET, A SPECIFIED DISTANCE
- SPECIFIED BEARING AND DISTANCE
- SPECIFIED BEARING, TO A FOUND REBAR AND CAP STAMPED MOUNTAIN WEST
- SPECIFIED BEARING AND DISTANCE
- SPECIFIED BEARING AND DISTANCE
- SPECIFIED BEARING, TO A REBAR STAMPED MOUNTAIN WEST.
- SPECIFIED BEARING, TO A REBAR STAMPED MOUNTAIN WEST
- SPECIFIED BEARING AND DISTANCE
- SPECIFIED BEARING, TO A REBAR STAMPED MOUNTAIN WEST
- ALONG AN EXISTING WIRE FENCE LINE, TO A REBAR STAMPED MOUNTAIN WEST
- ALONG AN EXISTING FENCE LINE, A SPECIFIED DISTANCE.
- ALONG AN EXISTING FENCE LINE, A SPECIFIED DISTANCE.
- A SPECIFIED BEARING AND DISTANCE, TO THE POINT OF BEGINNING.

PARCEL 2:  
PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:  
BEGINNING 12.2 CHAINS EAST AND 0.67 CHAIN NORTH 1' EAST FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 30; RUNNING THENCE SOUTH 88°05'00" EAST 269.50 FEET; THENCE NORTH 01°00'46" EAST 61.19 FEET; THENCE NORTH 88°01'38" EAST 174.24 FEET; THENCE NORTH 542.8 FEET; THENCE NORTH 88° WEST 6.6 CHAINS; THENCE SOUTH 1°30' WEST TO THE NORTHWEST CORNER OF WERSON PROPERTY; THENCE SOUTH 88° EAST 175 FEET; THENCE SOUTH 1°30' WEST 300 FEET; THENCE NORTH 88° WEST 175 FEET TO A POINT NORTH 1°30' EAST OF BEGINNING; THENCE SOUTH 1°30' WEST TO BEGINNING.

SUBJECT TO A 15 FOOT RIGHT-OF-WAY OVER THE SOUTH 15 FEET OF THE WEST 20 FEET OF ABOVE DESCRIBED PROPERTY.

SUBJECT TO A 16 FOOT RIGHT-OF-WAY DESCRIBED AS FOLLOWS:  
A PERPETUAL EASEMENT AND RIGHT-OF-WAY 16 FEET IN WIDTH FOR INGRESS AND EGRESS AND EMPLACEMENT OF UTILITIES ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED RIGHT-OF-WAY, A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:  
BEGINNING AT A POINT 12.20 CHAINS EAST AND 0.67 CHAINS NORTH 1' EAST FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 1' EAST 16 FEET; THENCE EAST 364.14 FEET, MORE OR LESS, TO A POINT 16 FEET NORTH OF THE NORTH LINE OF THE LARSEN PROPERTY CONVEYED IN BOOK 1559 OF RECORDS, PAGE 674, RECORDS OF WEBER COUNTY, UTAH; THENCE SOUTH 16 FEET TO SAID NORTH LINE; THENCE WEST ALONG THE SOUTH LINE OF AN EXISTING RIGHT-OF-WAY 364.14 FEET, MORE OR LESS, TO THE EAST LINE OF 1000 WEST STREET, AND THE PLACE OF BEGINNING.

004036

SURVEY PERFORMED AT THE REQUEST OF:  
*MARC LLOYD*

REVISION: DATE: DESCRIPTION:  
12/11/07 REVISIONS

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