

RECORD OF SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SLB&M, U.S. SURVEY
CITY OF HUNTSVILLE, WEBER COUNTY, UTAH
DECEMBER 2008

PROPERTY DESCRIPTION (RECORD):

ALL OF LOT 8, BLOCK 2, PLAT "B", HUNTSVILLE SURVEY, LESS AND EXCEPTING THE NORTH 6 CHAINS THEREOF, AND THE STATE ROAD AS CONVEYED IN BOOK 534, AT PAGE 247 OF THE OFFICIAL RECORDS OF WEBER COUNTY

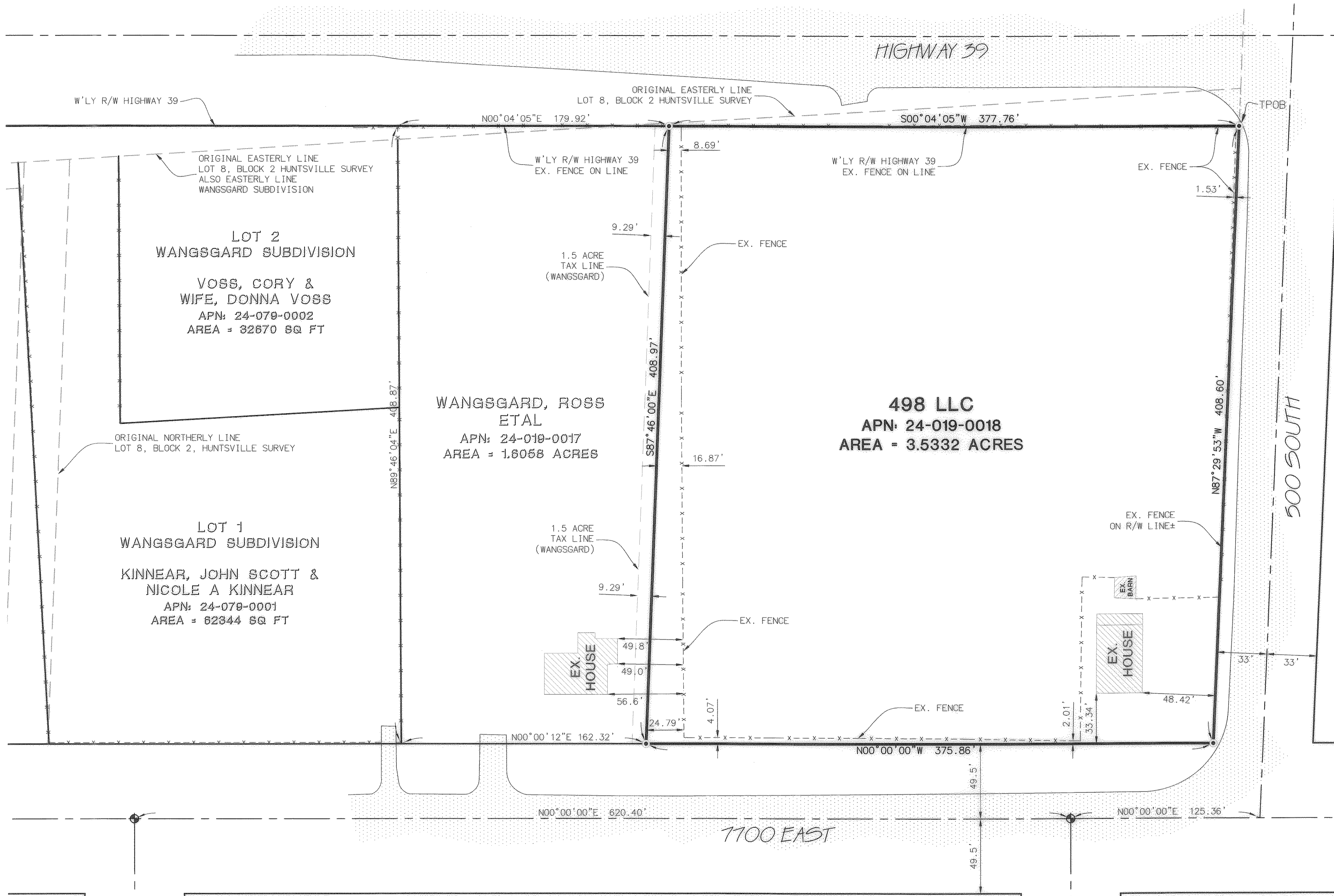
PROPERTY DESCRIPTION (AS SURVEYED):

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SLAT LAKE BASE AND MERIDIAN, IN THE TOWN OF HUNTSVILLE, STATE OF UTAH, BEING ALL OF LOT 8, BLOCK 2, PLAT "B", HUNTSVILLE SURVEY, LESS AND EXCEPTING THE NORTH 6 CHAINS THEREOF, AND THE STATE ROAD AS CONVEYED IN BOOK 534, AT PAGE 247 OF THE OFFICIAL RECORDS OF WEBER COUNTY, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°08'46" EAST 595.91 FEET ALONG THE EASTERLY LINE OF SAID SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF 500 SOUTH STREET; THENCE NORTH 87°29'53" WEST 771.09 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF SAID STATE ROAD (HIGHWAY 39) AND THE TRUE POINT OF BEGINNING; THENCE

NORTH 87°29'53" WEST 408.60 FEET CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY OF 7700 EAST STREET; THENCE
NORTH 00°00'00" WEST 375.86 FEET ALONG SAID EASTERLY RIGHT-OF-WAY; THENCE
SOUTH 87°46'00" EAST 408.97 FEET TO SAID WESTERLY RIGHT-OF-WAY OF HIGHWAY 39; THENCE
SOUTH 00°04'05" WEST 377.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 3.5332 ACRES, MORE OR LESS.



SURVEY NARRATIVE

THIS SURVEY WAS REQUESTED BY TRYGE SIMPSON REPRESENTING 498 LLC FOR THE PURPOSE OF ESTABLISHING THE PROPERTY BOUNDARIES OF THE PARCEL OF LAND AT KNOWN BY ASSESSOR PARCEL NO. 24-019-0018 (WEBER COUNTY ASSESSOR'S OFFICE) AND LOCATED AT 498 SOUTH 7700 EAST, IN THE TOWN OF HUNTSVILLE, WEBER COUNTY, UTAH, AND HEREIN AFTER REFERRED TO AS THE "SUBJECT PARCEL".

THE CURRENT LEGAL DESCRIPTION (INSTRUMENT NO. 2109322, 14-JUN-05) FOR THE SUBJECT PARCEL IS VIRTUALLY THE SAME AS THE ORIGINAL SUBDIVISION CONVEYANCE FROM THE PARENT TRACT, AND READS: "ALL OF LOT 8, BLOCK 2, PLAT 'B', HUNTSVILLE SURVEY, LESS AND EXCEPTING THE NORTH 6 CHAINS THEREOF, AND THE STATE ROAD AS CONVEYED IN BOOK 534, AT PAGE 247 OF THE OFFICIAL RECORDS OF WEBER COUNTY". THE ORIGINAL DEED (BOOK 232, PAGE 199) DOES NOT HAVE THE STATE ROAD CALLED OUT. AS THIS DESCRIPTION DIRECTLY REFERENCES THE ORIGINAL LOT AND BLOCK SURVEY, THE SURVEYOR DETERMINED IT NECESSARY TO RE-ESTABLISH THE ORIGINAL LOT 8 IN ORDER TO CORRECTLY LOCATE THE CURRENT DEED LINE. UPON FURTHER REVIEW OF THE ORIGINAL SURVEY, IT WAS ALSO DETERMINED THAT FEW IF ANY INTERIOR LOT CORNERS HAD BEEN MONUMENTED BY THE ORIGINAL SURVEYOR, AND THEREFORE A RECONSTRUCTION OF THE ENTIRE BLOCK 2 WAS NECESSARY IN ORDER TO CORRECTLY ESTABLISH THE BOUNDARIES OF LOT 8 AND THE OTHER INTERIOR LOTS OF SAID BLOCK 2.

AS SHOWN ON THIS SURVEY, SEVERAL MONUMENTS WERE FOUND ALONG THE PLATTED CENTERLINE OF 7700 EAST STREET. THE LOCATION OF THESE MONUMENTS IN REFERENCE TO THEIR RECORD LOCATIONS IS DESCRIBED IN THE BOUNDARY ESTABLISHMENT SECTION OF THIS SURVEY. THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 18 AND SEVERAL RIGHT-OF-WAY MONUMENTS FOR HIGHWAY 39 WERE ALSO LOCATED. USING THESE FOUND MONUMENTS, AS WELL AS APPROPRIATE RETRACEMENT METHODS, THE LOCATIONS OF BLOCK 2 AND SUBSEQUENTLY LOT 8, WERE RE-ESTABLISHED AS DESCRIBED IN THE BOUNDARY ESTABLISHMENT SECTION. THE NORTHERLY LINE OF THE SUBJECT PARCEL WAS THEN LOCATED PARALLEL WITH THE RE-ESTABLISHED NORTHERLY LINE OF LOT 8, DISTANT 6 CHAINS (396 FEET) SOUTHERLY OF SAID NORTHERLY LINE.

THE RE-ESTABLISHMENT OF THE SUBJECT PARCEL IN THIS SURVEY IDENTIFIES AND CONFIRMS A DISCREPANCY BETWEEN THE LOCATION OF THE FENCE LINE AND THE BOUNDARY LINE OF THE SUBJECT PARCEL. AS SHOWN ON THIS SURVEY, THE FENCE HAS AN ENCRoACHMENT ONTO THE SUBJECT PARCEL RANGING FROM 8 FEET TO 25 FEET. THE NORTHERLY LINE OF THE PROPERTY ADJOINING AND TO THE NORTH OF THE SUBJECT PARCEL (APN: 24-019-0017, ROSS WANGSGARD) WAS ESTABLISHED USING A LOT LINE AGREEMENT AS NOTED IN A SURVEY PREPARED BY REEVE & ASSOCIATES (ENTRY NO. 1627357, APRIL 9TH, 1999, O.R.). THIS LOT LINE AGREEMENT SERVES AS FURTHER EVIDENCE OF DISCREPANCIES BETWEEN FENCE LOCATIONS AND DEED LINES IN THE AREA OF THIS SURVEY.

USING THE NEWLY RE-ESTABLISHED BOUNDARY OF THE SUBJECT PARCEL, AREAS OF THE SUBJECT PARCEL AND THE PROPERTY TO THE NORTH (APN: 24-019-0017, ROSS WANGSGARD) WERE CALCULATED TO COMPARE WITH COUNTY TAX RECORDS. THE AREA OF THE SUBJECT PARCEL IS APPROXIMATELY 3.5 ACRES. THE AREA FOR THE PROPERTY TO THE NORTH IS APPROXIMATELY 1.6 ACRES. THE SURVEYOR DEEMED THIS TO BE OF IMPORTANCE AS THE TAXED AREA OF LAND FOR THE SUBJECT PARCEL IS 3.85 ACRES. THE TAXED AREA FOR THE PROPERTY TO THE NORTH IS 1.5 ACRES. THE AREA BETWEEN THE RE-ESTABLISHED 6 CHAIN LINE AND THE FENCE IS 0.561 ACRES.

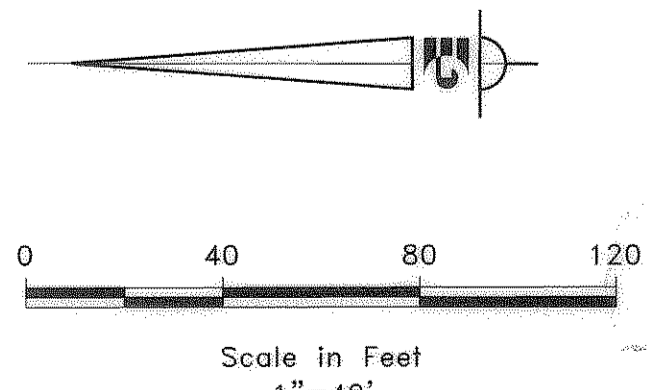
THE RE-ESTABLISHMENT OF THE BOUNDARY OF BLOCK 2, LOT 8, THE SUBJECT PARCEL, AND SUBSEQUENTLY THE NORTHERLY LINE OF THE SUBJECT PARCEL ARE SHOWN ON PAGE 2 OF THIS RECORD OF SURVEY AND DETAILED IN THE BOUNDARY ESTABLISHMENT NOTES.

PROPERTY ADDRESS:

498 S 7700 E
Huntsville, UT 84317

OWNER:

498 LLC
c/o Tryge Simpson
P.O. Box 185
Huntsville, Utah 84317

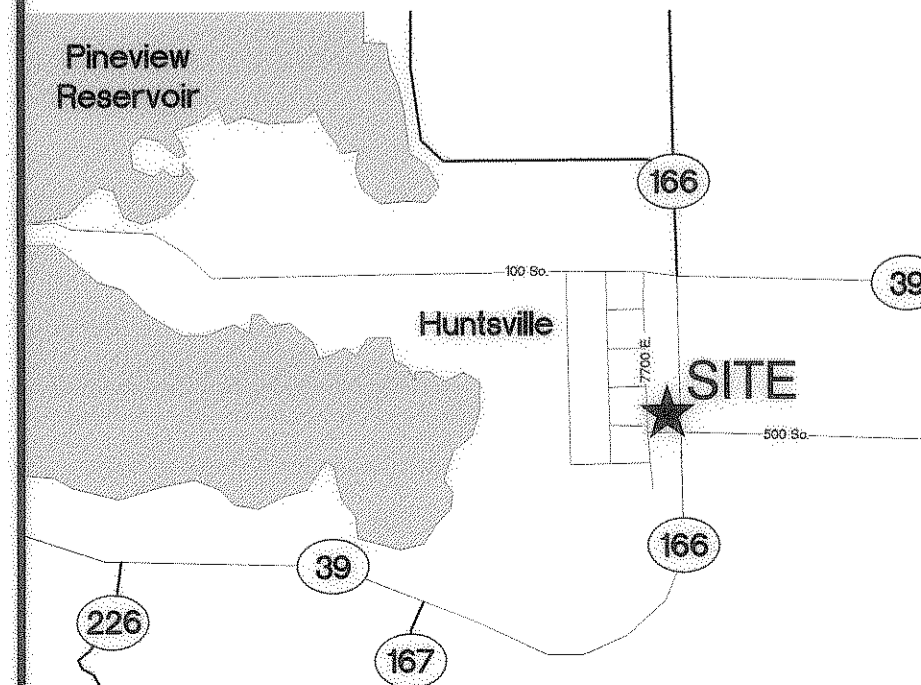


NOTE: SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT AND MONUMENT NOTES

LEGEND

- CL STREET MONUMENT, FD
- TPOB
- SET. #5 REBAR 24' LONG CAP: GARDNER ENGINEERING
- PARCEL BOUNDARY
- CENTERLINE ROAD
- PAVED ROADWAY
- FENCE LINE

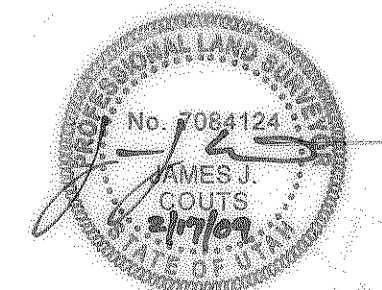
VICINITY MAP



SURVEYOR'S CERTIFICATE

I, JAMES J. COULTS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 7084124 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 17TH DAY OF FEBRUARY, 2009.



JAMES J. COULTS, PLS NO. 7084124

SCALE: 1"=40'
DATE: DECEMBER, 2008
DESIGN: JJC
DRAWN: BM, JJC
CHECKED: JJC 2/17/09

REVISIONS	DESCRIPTION	DATE

498 LLC - TRYGE SIMPSON
 RECORD OF SURVEY
 498 S 7700 E
 HUNTSVILLE, WEBER COUNTY, UTAH

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Parkway, Suite 200
Ogden, Utah 84405
(801) 476-0202

Gardner Engineering

