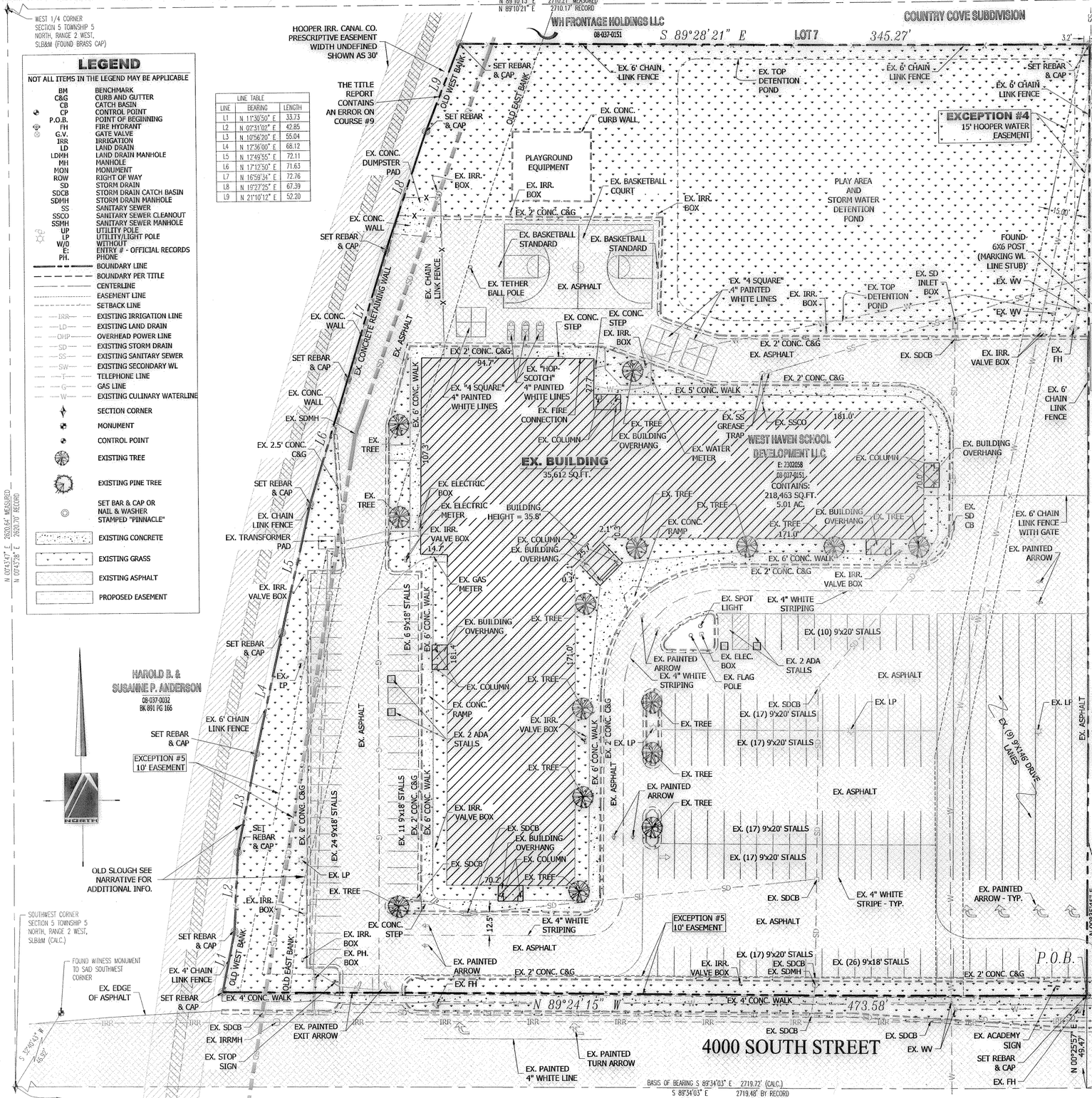

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
E:	ENTRY # - OFFICIAL RECORDS
PH.	PHONE
	BOUNDARY LINE
	BOUNDARY PER TITLE
	CENTERLINE
	EASEMENT LINE
	SETBACK LINE
IRR	EXISTING IRRIGATION LINE
LD	EXISTING LAND DRAIN
OHP	OVERHEAD POWER LINE
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
SW	EXISTING SECONDARY WL
T	TELEPHONE LINE
G	GAS LINE
W	EXISTING CULINARY WATERLINE
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	EXISTING TREE
	EXISTING PINE TREE
	SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
	EXISTING CONCRETE
	EXISTING GRASS
	EXISTING ASPHALT
	PROPOSED EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 11°30'50" E	33.73
L2	N 02°31'02" E	42.85
L3	N 10°56'20" E	55.04
L4	N 12°36'00" E	68.12
L5	N 12°49'55" E	72.11
L6	N 17°12'50" E	71.63
L7	N 16°59'34" E	72.76
L8	N 19°27'25" E	67.39
L9	N 21°10'12" E	52.20

TITLE NARRATIVE

1. TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY FOUNDERS TITLE COMPANY, ORDER NO.: F-D44638, AT EFFECTIVE DATE: SEPTEMBER 20, 2010 AT: 8:00 A.M.

2. SCHEDULE B-SECTION 2 SPECIFIC EXCEPTIONS

#4 SUBJECT TO AN EASEMENT IN FAVOR OF HOOPER WATER IMPROVEMENT DISTRICT, RECORDED SEPTEMBER 13, 2000, AS ENTRY NO. 1726402, IN BOOK 2091, AT PAGE 873.[A 15' EASEMENT RUNNING NORTH-SOUTH MORE OR LESS ALONG THE EASTERLY SIDE OF THE PROPERTY AS SHOWN HEREON.]

#5 AN EASEMENT GRANTED TO PACIFICORP, AN OREGON CORPORATION, RECORDED JUNE 9, 2008, AS ENTRY NO. 2346541, OF OFFICIAL RECORDS.[A 10' EASEMENT RUNNING ALONG THE SOUTHERLY BORDER AND UP THE WESTERLY SIDE OF THE PROPERTY AS SHOWN HEREON.]

#7 MATTERS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 9, 2008, PROJECT #07-078A BY PINNACLE ENGINEERING.

3. THIS PARCEL FALLS WITHIN FLOOD ZONE "X" WHICH IS CLASSIFIED AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. MAP# 49057C0425E.

4. THIS PARCEL IS LOCATED WITHIN THE C-2 (COMMUNITY COMMERCIAL) ZONE.

5. NOTE THAT THERE APPEARS TO BE AN ENCROACHMENT BY THE SANITARY SEWER LATERAL SERVING THE HEREON DESCRIBED PROPERTY UPON THE ADJACENT PROPERTY TO THE EAST, SHOWN HEREON APPROXIMATELY 2/3 DISTANCE FROM THE SOUTHEAST CORNER TOWARDS THE NORTHEAST CORNER OF THE PROPERTY. THERE APPEARS TO BE AN ENCROACHMENT UPON THE HEREON DESCRIBED PROPERTY BY A WATER LINE STUBBED TO THE ADJACENT PROPERTY TO THE EAST. THERE APPEARS TO BE SEWER MAIN LINE VERY CLOSE TO THE NORTHERLY PART OF THE EASTERLY BOUNDARY. THERE DOES NOT APPEAR TO BE AN EASEMENT OF RECORD FOR SAID SANITARY SEWER MAINLINE.

6. NOTE THAT THE SOUTHEAST ENTRY ENCROACHES ON THE ADJOINING PROPERTY. A WRITTEN EASEMENT DESCRIPTION FOR THE SOUTHEAST ENTRY HAS BEEN REQUESTED AND IS SHOWN HEREON.

7. NOTE THAT THERE IS AN EXISTING STORM DRAIN LINE LOCATED ON THE WESTERLY SIDE OF THE PROPERTY WHERE AN OLD SLOUGH USED TO BE. THERE DOES NOT APPEAR TO BE A RECORDED EASEMENT FOR THE PIPE, BUT IT IS OUR UNDERSTANDING THAT THE CITY OF WEST HAVEN HAS AN UNWRITTEN DRAINAGE RIGHT THROUGH THE VICINITY.

8. THE BASIS OF BEARING IS SOUTH 89°34'03" EAST 2719.72 FEET AS MEASURED ON THE GROUND BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE VERTICAL BENCHMARK FOR THIS SURVEY WAS WEBER COUNTY BENCHMARK 15 LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF 4000 SOUTH STREET AND 5100 WEST STREET. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE." THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

NOTE SS & WL LATERALS CROSS PROPERTY LINE W/O EASEMENTS

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PROPOSED INGRESS/EGRESS EASEMENT

AN INGRESS/EGRESS EASEMENT LOCATED IN THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET, AN 80 FOOT RIGHT OF WAY, SAID POINT BEING LOCATED NORTH 89°34'03" WEST ALONG SECTION LINE 865.47 FEET AND NORTH 00°25'57" EAST PERPENDICULAR TO SAID SECTION LINE 49.47 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5, AND RUNNING THENCE
NORTH 00°35'45" EAST 91.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF 42.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 65.97 FEET (CHORD BEARS SOUTH 44°24'15" EAST 59.40 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 89°24'15" EAST 23.00 FEET; THENCE SOUTH 00°35'45" WEST 49.00 FEET TO THE NORTH LINE OF SAID STREET; AND THENCE NORTH 89°24'15" WEST ALONG SAID NORTH LINE 65.00 FEET.

CONTAINING: 3,564 SQ.FT. (0.08 ACRES)

SURVEYOR'S CERTIFICATE

TO: U.S. BANK NATIONAL ASSOCIATION, AS BOND TRUSTEE, ARBORONE, ACA AS SERVICER AND LENDER OF RECORD AND THE UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE. UNITED STATES DEPARTMENT OF AGRICULTURE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR, FOUNDERS TITLE COMPANY, AND STEWART TITLE GUARANTY COMPANY

I, STEPHEN FACKRELL, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET, AN 80 FOOT RIGHT OF WAY, SAID POINT BEING LOCATED NORTH 89°34'03" WEST ALONG SECTION LINE 865.47 FEET AND NORTH 00°25'57" EAST PERPENDICULAR TO SAID SECTION LINE 49.47 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5, AND RUNNING THENCE NORTH 89°24'15" WEST ALONG THE NORTH LINE OF SAID STREET 473.58 FEET TO THE WESTERLY BANK OF THE WILSON CANAL AS CALLED FOR IN THAT CERTAIN WARRANTY DEED RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 891, ON PAGE 166 AND IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY # 1474332, IN BOOK 1864, ON PAGE 1881 OR THE WEST BANK OF A SLOUGH AS DESCRIBED IN THE SURVEY NARRATIVE OF THAT CERTAIN RECORD OF SURVEY NUMBER 399 PERFORMED BY MARTIN B. MOORE AND RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR OCTOBER 22, 1990; THENCE NORTHEASTERLY ALONG SAID WESTERLY BANK THE FOLLOWING (9) COURSES: (1) NORTH 11°30'50" EAST 33.73 FEET, (2) NORTH 02°31'02" EAST 42.85 FEET, (3) NORTH 10°56'20" EAST 55.04 FEET, (4) NORTH 12°36'00" EAST 68.12 FEET, (5) NORTH 12°49'55" EAST 72.11 FEET, (6) NORTH 17°12'50" EAST 71.63 FEET, (7) NORTH 16°59'34" EAST 72.76 FEET, (8) NORTH 19°27'25" EAST 67.39 FEET, (9) NORTH 21°10'12" EAST 52.20 FEET TO THE PROLONGATION OF THE SOUTH LINE OF COUNTRY COVE SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 89°28'21" EAST ALONG SAID PROLONGATION TO AND COINCIDENT WITH THE SOUTH LINE OF SAID SUBDIVISION 345.27 FEET; THENCE SOUTH 00°35'45" WEST 518.69 FEET TO THE NORTH LINE OF SAID 4000 SOUTH STREET AND THE POINT OF BEGINNING.

CONTAINING: 218,463 SQ.FT./5.01 ACRES

1. 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 1, 2, 3, 4, 6, 7(A), (B), (C), 8, 9, 10, AND 11(A) 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.
2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON, AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF UTAH.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FOUNDERS TITLE COMPANY/STEWARD TITLE GUARANTY COMPANY COMMITMENT NO. F-D44638 WITH AND EFFECTIVE DATE OF SEPTEMBER 20, 2010 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 49057C0425E, WITH A DATE OF IDENTIFICATION OF DECEMBER 16, 2005, FOR COMMUNITY NO. 490256, IN WEBER COUNTY, STATE OF UTAH, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. THE PROPERTY HAS DIRECT ACCESS TO 4000 SOUTH STREET, A DEDICATED PUBLIC STREET AS SHOWN HEREON AND INDIRECT ACCESS TO SAID 4000 SOUTH STREET BY WAY OF AN ACCESS EASEMENT DESCRIBED HERON (NOT YET RECORDED).
6. THE TOTAL NUMBER OF STRIPPED PARKING SPACES ON THE SUBJECT PROPERTY IS 145, INCLUDING 4 DESIGNATED HANDICAP SPACES, AND 9 LANES 146 FEET LONG FOR STACKING OF VEHICLES DROP-OFF AND PICK-UP TIMES.

STEPHEN J. FACKRELL L.S.
PROFESSIONAL LAND SURVEYOR NO. 191517
DATE: 2-15-2011

VICINITY MAP

SOUTH 1/4 SECTION 5 TOWNSHIP 5 NORTH, RANGE 2 WEST, SLB&M (FOUND BRASS CAP)

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QUEST ACADEMY CHARTER SCHOOL
ALTA/ACSM LAND TITLE SURVEY
FOR: QUEST ACADEMY
4900 W 4000 S
WEST HAVEN, UT
PROJECT #07-078B

REVISION	BY	DATE
ALTA UPDATE	SFR	1/08/10

SURVEYED BY	TW/SM	11/2008 & 08/2010	DATE
DESIGNED BY			DATE
DRAWN BY	JDL	1/9/2008	DATE
APPROVED BY	SJF	1/9/2008	DATE
SHEET #	1	OF	1

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