

DEED DESCRIPTION - 08-052-0010

PART OF THE WEST 1/2 OF THE SOUTH-WEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 3397 FEET SOUTH ON THE WEST SECTION LINE OF SAID SECTION 11 FROM THE NORTHWEST CORNER OF SAID SECTION 11 AND RUNNING THENCE EAST 256 FEET, MORE OR LESS, TO THE O.S.L.R.R. CO. RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY 932 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 898 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

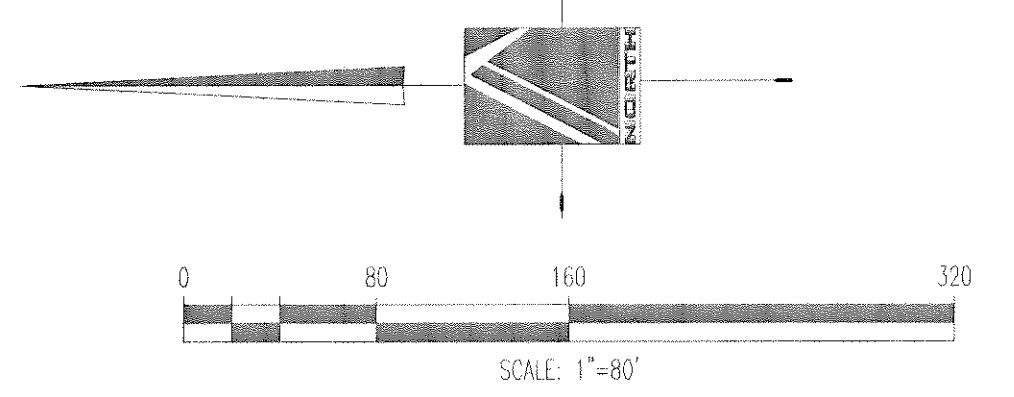
ALTA/ACSM LAND TITLE SURVEY
A PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ROY, WEBER COUNTY, UTAH

DEED DESCRIPTION - 08-051-0045

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 4800 SOUTH STREET, SAID POINT BEING NORTH 89°44'58" WEST ALONG THE SECTION LINE 249.51 FEET AND NORTH 00°15'02" EAST 33.00 FEET FROM THE WEBER COUNTY SURVEY MONUMENT MARKED AS BEING THE SOUTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF 4800 SOUTH STREET 130 FEET, MORE OR LESS, THENCE NORTH 3°34' EAST 891 FEET, THENCE WEST 156 FEET TO THE D. & R.G.R.R. RIGHT OF WAY LINE, THENCE NORTHEASTERLY ALONG SAID LINE TO A POINT 658 FEET SOUTH FROM THE NORTH LINE OF SAID QUARTER SECTION, THENCE EAST 264 FEET TO THE EAST SECTION LINE, THENCE SOUTH ALONG SAID LINE TO WEST LINE OF O.S.L. R.R., THENCE SOUTHERLY ALONG SAID LINE TO THE NORTHEAST CORNER OF PROPERTY DEEDED TO HANSENS IN BOOK 1600, PAGE 2115, THENCE NORTH 89°44'58" WEST 155.43 FEET, MORE OR LESS, THENCE SOUTH 02°46'26" WEST 455.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE

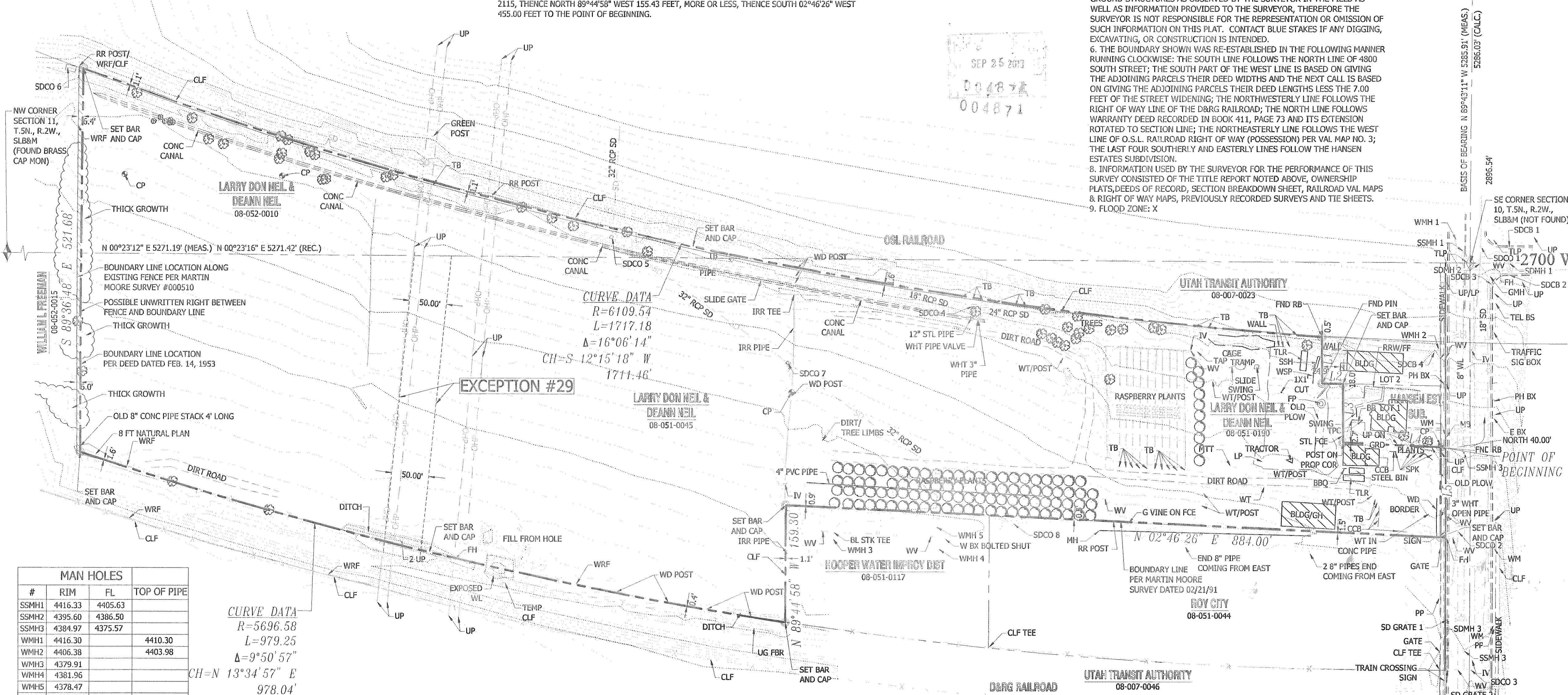
- 1. TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY NORTH AMERICAN TITLE COMPANY, ORDER NO.: 3788366, AT EFFECTIVE DATE: 01/31/2012 AT 8:00 A.M.
2. SCHEDULE B - PART I SPECIAL EXCEPTIONS
#29 EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTEE: UTAH POWER & LIGHT COMPANY DATED: FEBRUARY 4, 1953 RECORDED: MAY 28, 1953 BOOK/PAGE: 418-317 (AS SHOWN HEREON)
3. CORNERS FOR THIS PROPERTY HAVE BEEN OR WILL BE MARKED WITH A 5/8" REBAR, 1.5 FEET IN LENGTH, WITH A PLASTIC CAP STAMPED "PINNACLE" AND/OR A BRASS SLUG OR NAIL AND BRASS WASHER STAMPED "PINNACLE".
4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°43'11" WEST 5285.91 FEET AS MEASURED BETWEEN THE SOUTH 1/4 CORNER OF SECTION 10 AND THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
5. 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, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED.
6. THE BOUNDARY SHOWN WAS RE-ESTABLISHED IN THE FOLLOWING MANNER RUNNING CLOCKWISE: THE SOUTH LINE FOLLOWS THE NORTH LINE OF 4800 SOUTH STREET; THE SOUTH PART OF THE WEST LINE IS BASED ON GIVING THE ADJOINING PARCELS THEIR DEED WIDTHS AND THE NEXT CALL IS BASED ON GIVING THE ADJOINING PARCELS THEIR DEED LENGTHS LESS THE 7.00 FEET OF THE STREET WIDENING; THE NORTHWESTERLY LINE FOLLOWS THE RIGHT OF WAY LINE OF THE D&RG RAILROAD; THE NORTH LINE FOLLOWS WARRANTY DEED RECORDED IN BOOK 411, PAGE 73 AND ITS EXTENSION ROTATED TO SECTION LINE; THE NORTHEASTERLY LINE FOLLOWS THE WEST LINE OF O.S.L. RAILROAD RIGHT OF WAY (POSSESSION) PER VAL MAP NO. 3; THE LAST FOUR SOUTHERLY AND EASTERLY LINES FOLLOW THE HANSEN ESTATES SUBDIVISION.
8. INFORMATION USED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE TITLE REPORT NOTED ABOVE, OWNERSHIP PLATS, DEEDS OF RECORD, SECTION BREAKDOWN SHEET, RAILROAD VAL MAPS & RIGHT OF WAY MAPS, PREVIOUSLY RECORDED SURVEYS AND TIE SHEETS.
9. FLOOD ZONE: X



LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L5.

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
RB REBAR
FND FOUND
GH GREENHOUSE
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
TLR TRAILER
SSH STEEL SHELVES
MH MANHOLE
MON MONUMENT
ROW RIGHT OF WAY
SD STORM DRAIN
SDCB STORM DRAIN CATCH BASIN
SDMH SANITARY MANHOLE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
UP UTILITY POLE
UP LP UTILITY LIGHT POLE
UP TPC TROUBLE-POLE
PP POWER POLE
RRW/RW RAILROAD TIE WALL WITH FIBER SLAT FENCE
TB T-BAR
WT WATER TAP
WV WATER VALVE
IV IRRIGATION VALVE
CCB CONCRETE BARRIER
SPK SANITARY SEWER
CLF CHAIN LINK FENCE
WF WIRE FENCE
WL WATER LINE
FP FIRE PIT
UG FBR UNDERGROUND FIBER OPTIC LINE
WD POST WOOD POST
WSP TRACTOR TIE W/WATER SPIGOTS
TLP TRAFFIC LIGHT POLE
TEL BS TELEPHONE BLUE STAKES
WHT WHITE
MITT MONSTER TRUCK TIRE
CONC CONCRETE
BOUNDARY LINE
STREET RIGHT-OF-WAY LINE
CENTERLINE
ADJACENT PROPERTY LINE
EASEMENT LINE
EX. STORM DRAIN
EX. SANITARY SEWER
EX. TELEPHONE LINE
EX. GAS LINE
EX. CULINARY WATERLINE
EX. SECONDARY WATERLINE
(4250) EG CONTOUR MAJOR
(4250) EG CONTOUR MINOR
SECTION CORNER
MONUMENT
CONTROL POINT
EXISTING TREE
RASPBERRY PLANT
SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
EXISTING CONCRETE
EXISTING GRASS
EXISTING ASPHALT
ASPHALT SAWCUT
EXIST. CONC. C&G OR SIDEWALK



AS-SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 4800 SOUTH STREET, SAID POINT BEING NORTH 89°44'58" WEST ALONG THE SECTION LINE 2896.54 FEET AND NORTH 40.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10 AND RUNNING THENCE SOUTH 89°44'58" EAST ALONG THE NORTH LINE OF 4800 SOUTH STREET 122.46 FEET TO THE EAST LINE OF THE ROY CITY & HOOPER WATER IMPROVEMENT DISTRICT PROPERTY; THENCE NORTH 02°46'26" EAST 884.00 FEET; THENCE NORTH 89°44'58" WEST 159.30 FEET TO THE D. & R.G.R.R. RIGHT OF WAY LINE, THENCE NORTHEASTERLY ALONG SAID LINE 979.25 FEET ALONG THE ARC OF A 5696.58 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°50'57" (CHORD BEARS N 13°34'57" E 978.04') TO A DEED CREATING A SENIOR RIGHT RECORDED AT ENTRY # 201278 BOOK 411 PAGE 73; THENCE ALONG SAID LINE SOUTH 89°36'48" EAST 521.68 FEET TO THE WEST LINE OF THE O.S.L. R.R./POSSESSION LINE AS STATED IN THE EVALUATION TABLE NO. 3 (POSSESSION, OSLR RIGHT OF WAY & TRAIL MAPS V.U.T.3/7 AND V.U.T.3/8 VAL MAPS), THENCE SOUTHERLY ALONG SAID LINE 1717.18 FEET ALONG THE ARC OF A 6109.54 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°06'14" (CHORD BEARS S 12°15'18" W 1711.46') TO THE NORTH LINE OF HANSEN ESTATES SUBDIVISION RECORDED WITH THE WEBER COUNTRY RECORDER; THENCE WESTERLY, SOUTHERLY, WESTERLY AND SOUTHERLY THE FOLLOWING FOUR CALLS ALONG SAID SUBDIVISION, 1) NORTH 89°44'58" WEST 62.96 FEET; 2) SOUTH 01°21'33" WEST 28.33 FEET; 3) NORTH 89°44'58" WEST 79.09 FEET; 4) SOUTH 02°46'26" WEST 131.28 FEET TO SAID NORTH LINE AND THE POINT OF BEGINNING.

DEED DESCRIPTION - 08-051-0190

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 4800 SOUTH STREET; SAID POINT BEING NORTH 89°44'58" WEST 249.51 FEET, ALONG THE SECTION LINE AND NORTH 00°15'02" EAST 33.00 FEET AND NORTH 02°46'26" EAST 138.29 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 02°46'26" EAST 316.71 FEET; THENCE SOUTH 89°44'58" EAST 155.43 FEET TO THE APPARENT WEST LINE OF THE OREGON SHORT LINE RAILROAD; THENCE ALONG SAID LINE AND THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 6109.54 FEET AND A CENTRAL ANGLE OF 2°42'49" FOR A DISTANCE OF 289.35 FEET; THENCE NORTH 89°44'58" WEST 62.96 FEET; THENCE SOUTH 01°21'33" WEST 28.33 FEET; THENCE NORTH 89°44'58" WEST 79.09 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO NAI UTAH:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, & 5 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2012.
DATE OF PLAT OR MAP: MAY 30, 2012
STEPHEN J. FACKRELL, PLS
LICENSE NO.: 191517

BENCHMARK

BENCHMARK IS: THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.M. ELEVATION = 4324.26

MAN HOLES table with columns: #, RIM, FL, TOP OF PIPE. Lists various manhole IDs and elevations.