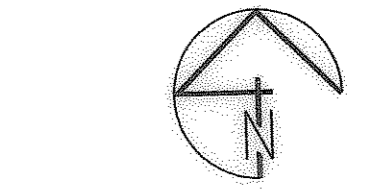


Record of Survey
for
Ronald John Spiers
PART OF THE SOUTHEAST QUARTER OF
SECTION 25, TOWNSHIP 7 NORTH,
RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
PLEASANT VIEW, UTAH

TITLE REPORT SCHEDULE B-SECTION 2

- Title documents for this property were prepared by: First American Title Insurance Company
Commitment No. NCS-544302-SLC1
Effective Date: May 4, 2012
- Exception no:
1. Not Plottable
2. Not Plottable
3. Easements, claims of easements or encumbrances which are not shown by the public records
None Known
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public record.
None Known
- Not Plottable
- Not Plottable
- Not Plottable
- Not Plottable
- Not Plottable
- Not Plottable
- An easement over, across or through the land for irrigation ditches and incidental purposes, as granted to the State Road Commission of Utah.
Recorded: April 28, 1938
Entry No.: 35184 (Book 131 Page 19)
- An easement over, across or through the land for electric and telephone and incidental purposes, as granted to Utah Power & Light Company, a corporation
Recorded: July 25, 1953
Entry No.: 207318 (Book 422 at Page 326)
- An easement over, across or through the land for irrigation ditches and incidental purposes, as granted to the State Road Commission of Utah.
Recorded: August 25, 1953
Entry No.: 208455 (Book 424 at Page 409)
Note: This document deeds right of way for State Highway 89-91. The grantor also granted permission to locate and construct within the grantors land and outside the limits of the highway right of way all irrigation and/or waste water ditches made necessary by the construction of said project. After the above described ditches are constructed, the grantee (Utah State Road Commission) is thereafter relieved of all responsibility for the maintenance of said ditches.
- Notice from Central Pacific Railroad Company
Recorded: March 17, 1965
Entry No. 446554 (Book 800 at Page 317)
Note: "Excepting and reserving however for Railroad purposes a strip of land four hundred feet wide lying equally on each side of the track of the Railroad of said company or any branch Railroad now or hereafter constructed on said lands and the right to use all water needed for the operating and repairing of said railroad which rises on said land and the right of way to conduct water rising on other lands across said land in pipes or aqueducts for said purposes and subject also to the reservation and condition that the said purchaser his heirs and assigns shall erect and maintain good and sufficient fences on both sides of said strip or strips of land.
- Not Plottable
- An easement over, across or through the land for public utility and incidental purposes, as granted to Pleasant View City, a municipal corporation
Recorded: June 19, 2007
Entry No: 2272163
Note: Right to enter upon the property for the purposes of installation, repair, replacement and maintenance of public utilities, including but not limited to electrical, sewer, culinary water, secondary water, fiber optics, communication and storm drain line or lines.
- Not Plottable
- The effects of Grant of Easement (Underground Storm Drain) to Utah Transit Authority
Recorded: March 23, 2011
Entry No. 2520369
Note: An easement for installation, inspection, repair, replacement and maintenance of an underground storm drain line.
- Not Plottable
- Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, a Utah Code Annotated, as amended 2005.
- Easements and rights of way associated with a Railroad running over and across or adjacent to the subject property.



0 50 100 200

SCALE: 1"= 100' (22x34 PLAN SET)

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- SET 5/8"x24" REBAR w/ CAP #275617
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- FENCE LINE
- EASEMENT
- CENTERLINE
- OHP OHP POWER POLE

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Baseline and Meridian monumented with a Brass Cap; thence N 89°34'13" W 1702.69 feet (West 1689.86 feet, By Record) along the south line of the Southeast Quarter of said Section 25; thence North 1078.05 feet (North 1083.13 feet By Record) to the POINT OF BEGINNING and the easterly right of way line of the O.S.L. Railroad and running thence

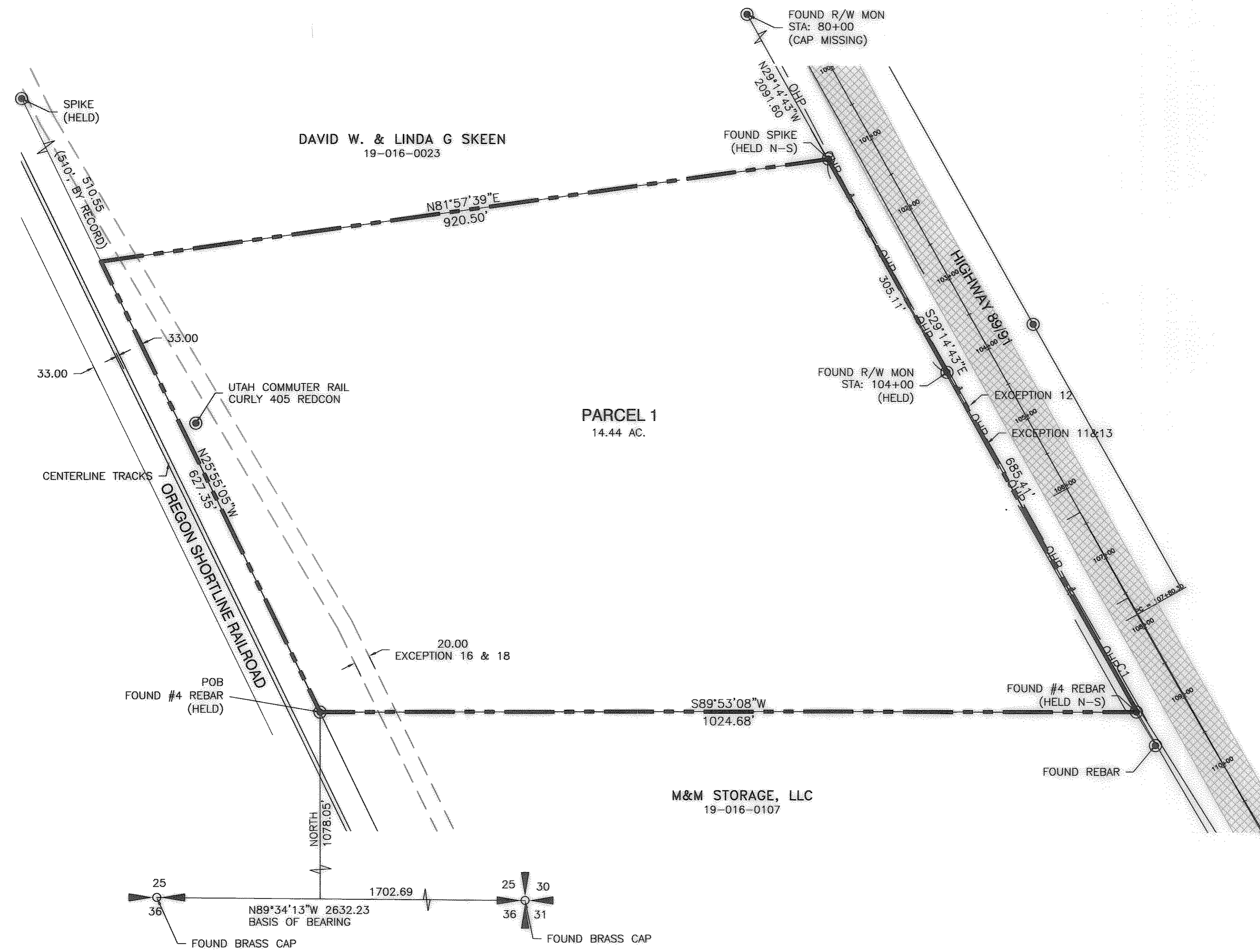
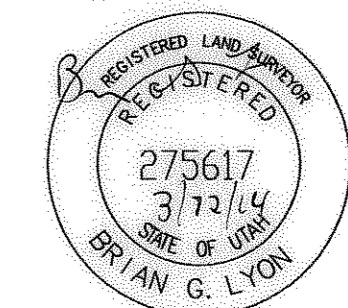
thence N25°55'05"W 627.35 feet (N26°20'00"W 627.35 feet, By Record) along said railroad;
thence N81°57'39"E 920.50 feet (N81°38'11"E 921 feet, By Record) to the westerly right of way line of a State Highway;
thence along said Highway the next two courses:
1) thence S29°14'43"E 685.41 feet (S29°35'00"E 635 feet, more or less, By Record)
2) thence 106.74 feet along a curve to the left, with a central angle of 00°31'51", a radius of 11,519.20 feet, and a chord that bears S29°30'39"E 106.74 feet;
thence S89°53'08"W 1,024.68 feet (S89°26'39"W 1025.31, more or less, By Record) to the east line of said railroad right of way to the point of beginning, containing 14.44 acres more or less.

NOTES/NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARY OF PARCEL 19-016-0012. THE SURVEY WAS REQUESTED BY KIRT PETERSEN.
- THE BASIS OF BEARING IS N 89°34'13" W BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.
- THE WEST LINE WAS ESTABLISHED ALONG THE RAILROAD RIGHT OF WAY USING FOUND MONUMENTS AS SHOWN AND COMPARING THEM TO RAILROAD RIGHT OF WAY MAPS.
- THE NORTH LINE WAS ESTABLISHED USING A FOUND SPIKE AT THE NORTHEAST CORNER OF THE PARCEL AND A RECORD DISTANCE FROM THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF THE PARCEL.
- THE EAST PROPERTY LINE AS ESTABLISHED ALONG THE WEST RIGHT OF WAY LINE OF US HIGHWAY 89-91 USING FOUND RIGHT OF WAY MONUMENTS AND USING RIGHT OF WAY PLANS LABELED PROJ. NO. 1344.
- THE SOUTH LINE AS ESTABLISHED USING TWO FOUND #4 REBAR.

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 275617 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HERewith.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	106.74	11519.20	0°31'51"	S29°30'39"E	106.74

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceeng@westoffice.net

NO.	REVISIONS/ SUBMISSIONS	DATE	PROJECT NO.:

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SURVEY PLAT

