

AS SURVEYED LEGAL DESCRIPTION:

BEGINNING AT A POINT NORTH 00°54'32" EAST 536.33 FEET AND SOUTH 86°46'00" EAST 168.66 FEET FROM THE CENTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 86°46'00" EAST 203.95 FEET; THENCE SOUTH 05°30'00" EAST 142.00 FEET; THENCE SOUTH 87°06'00" EAST 96.00 FEET TO A POINT ON A NON-TANGENT 788.94 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT 141.11 FEET THROUGH A CENTRAL ANGLE OF 10°14'52" WHICH CHORD BEARS SOUTH 33°40'27" EAST 140.92 FEET; THENCE SOUTH 37°30'00" EAST 22.69 FEET; THENCE SOUTH 05°30'00" EAST 27.00 FEET; THENCE SOUTH 87°31'07" WEST 324.05 FEET; THENCE NORTH 12°30'00" WEST 341.47 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO: ABF FREIGHT SYSTEM, INC., ITS SUCCESSORS AND ASSIGNS AND FOUNDERS TITLE COMPANY AND W. CLAUDE & MARSHA K. SMITH:

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), 7(B)(1), 8, 9, 10, 11(A) AND 13 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.

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 89°15'07" EAST 595.32 FEET AND NORTH 05°30'00" WEST 216.16 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE SOUTH 87°03'10" WEST 324.05 FEET; THENCE NORTH 12°30'00" WEST 329.91 FEET, MORE OR LESS, TO SOUTH LINE OF STATE HIGHWAY FRONTAGE ROAD; THENCE SOUTH 86°46'00" EAST 203 FEET, MORE OR LESS, ALONG SAID ROAD TO THE WEST LINE OF THE LAURAL Z. FUHRMAN PROPERTY; THENCE SOUTH 5°30'00" EAST 142 FEET, MORE OR LESS, ALONG SAID PROPERTY TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 87°06'00" EAST 86 FEET TO THE WESTERLY LINE OF STATE HIGHWAY FRONTAGE ROAD; THENCE SOUTHEASTERLY 137 FEET, MORE OR LESS, ALONG THE ARC OF A 788.94 FOOT RADIUS CURVE TO THE LEFT, ALONG SAID ROAD; THENCE SOUTH 37°30'00" EAST 24 FEET, MORE OR LESS, TO BEGINNING.

Michael Wang
MICHAEL L. WANGEMANN, PLS #6431156

June 4, 2014
DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.

TITLE DOCUMENTS

COMMITMENT FOR TITLE INSURANCE ISSUED BY:

FOUNDERS TITLE COMPANY
ORDER NO. F-047174
EFFECTIVE DATE: NOVEMBER 3, 2011 AT 8:00 A.M.

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B-SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

- EXCEPTION 4: AN EASEMENT GRANTED TO WASATCH GAS COMPANY DATED MARCH 9, 1929 IN BOOK 'S' AT PAGES 57, 58, 75 & 89.
- SURVEY FINDINGS: IT WAS FOUND THAT PAGES 57 & 58 DO NOT AFFECT THE SUBJECT PARCEL. PAGE 75 DESCRIBES A 40 ACRE TRACT OF LAND AND CALLS FOR AN EASEMENT THAT AFFECTS SAID 40 ACRES WITHOUT A SPECIFIC LOCATION. PAGE 89 DESCRIBES A RIGHT-OF-WAY GRANT WITHOUT AN EXACT LOCATION FOR SAID RIGHT-OF-WAY.
- EXCEPTION 7: AN EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JULY 3, 1981 AS ENTRY NO. 839165 IN BOOK 1385 AT PAGE 44.
- SURVEY FINDINGS: SAID EASEMENT DOES NOT HAVE AN EXACT LOCATION OF SAID EASEMENT; HOWEVER, THE ONLY EVIDENCE OF A TELEPHONE LINE ALONG THE WEST LINE OF THE SUBJECT PROPERTY IS FOUND ON THE WEST SIDE OF THE EXISTING CHAIN LINK FENCE WITH HAVING THE PROPERTY BLUE STAKED AND LOCATING THE TELEPHONE PEDESTALS AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- EXCEPTION 9: AN EASEMENT TO USE DISTRIBUTION SYSTEM IN FAVOR OF STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES, RECORDED MAY 17, 1996 IN BOOK 1806 OF RECORDS, PAGE 2985, ENTRY NO. 1406885.
- SURVEY FINDINGS: SAID EASEMENT WAS GRANTED FOR THE PURPOSE OF THE WILSON CANAL WHICH DOES NOT AFFECT THE SUBJECT PROPERTY.

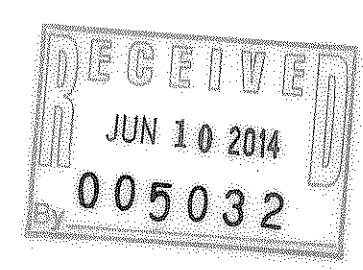
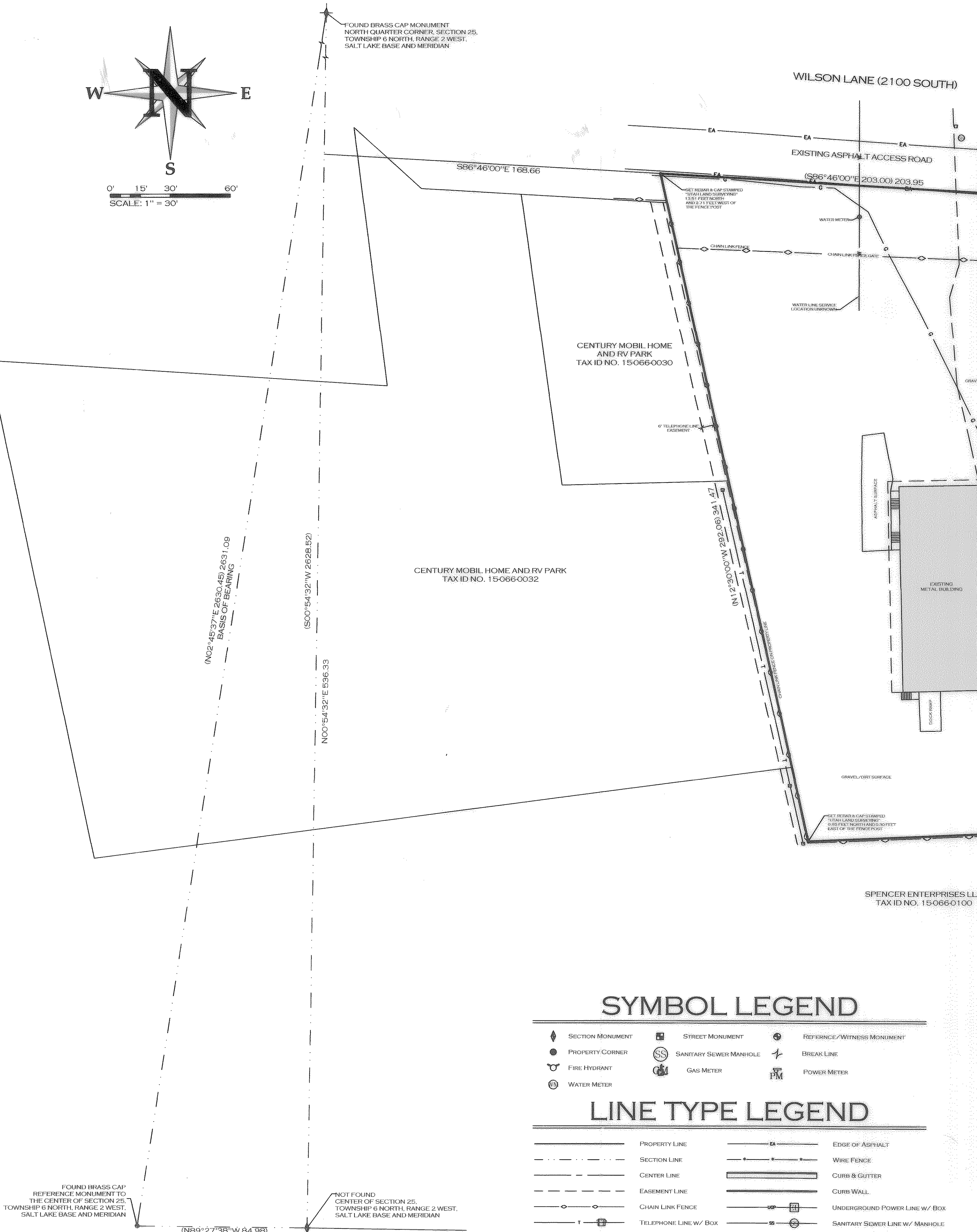
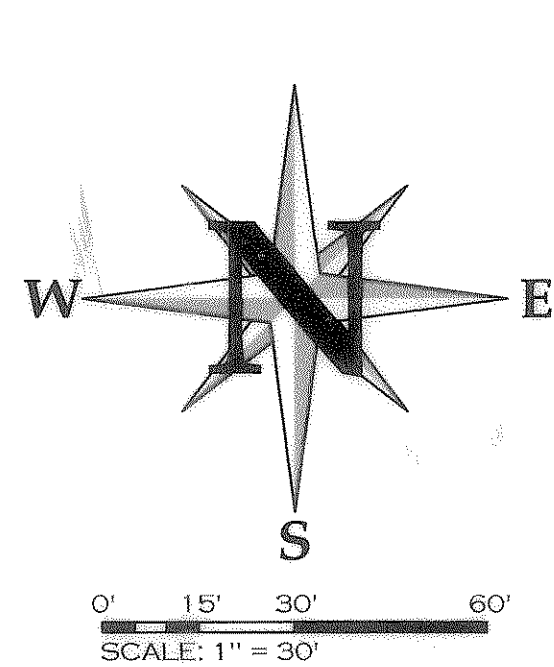
UTAH LAND SURVEYING, LLC
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PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
NO. 6431156
6/4/14
STATE OF UTAH

REV	DATE	DESCRIPTION
1	12/2/11	ADDED UTILITIES FROM BLUE STAKES
1	12/8/11	ADDED GAS LINE EASEMENT AND MINOR CORRECTIONS

ALTA/ACSM LAND TITLE SURVEY
1463 W 2100 S, WEST HAVEN, UT 84401
PREPARED FOR: ABF FREIGHT SYSTEM, INC
WALTER ECHOLS
3801 OLD GREENWOOD RD
FORT SMITH, AR 72903
NORTHEAST 1/4, SEC25, T6N, R2W, SL&M

JOB NO:	0486-11
DATE:	11/28/2011
SCALE:	1" = 30'
DRAWN:	MLW
CHECKED:	MLW
DESIGNED:	



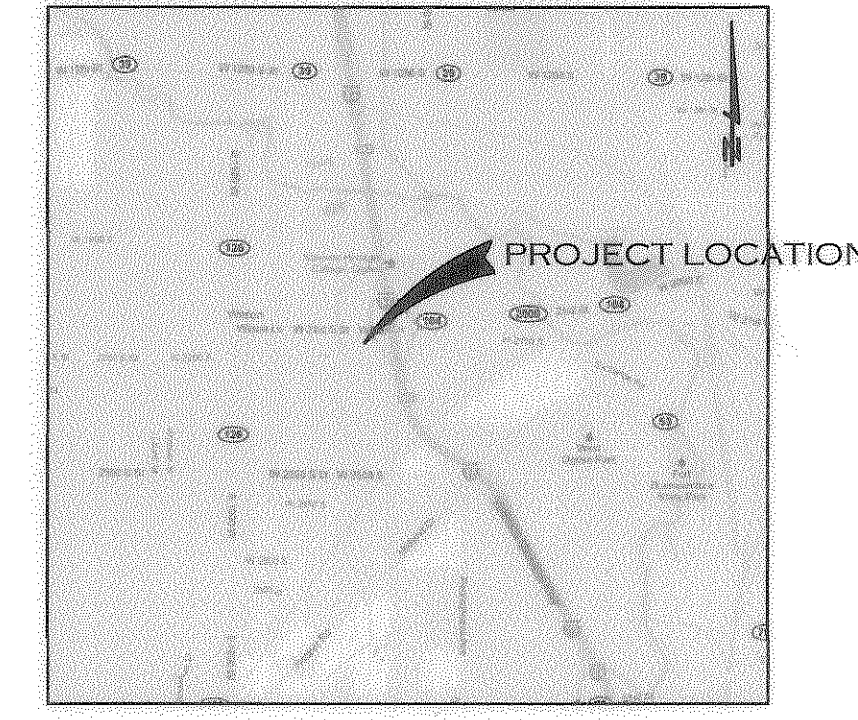
SYMBOL LEGEND

LINE TYPE LEGEND

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE NORTH QUARTER CORNER AND THE REFERENCE MONUMENT TO THE CENTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE ADDRESS TO THIS PROPERTY IS 1463 WEST 2100 SOUTH, WEST HAVEN, UT 84401.
- THIS SURVEYED PROPERTY HAS A TOTAL OF ZERO PARKING STALLS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.

VICINITY MAP



FOUND BRASS CAP REFERENCE MONUMENT TO THE CENTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
(N89°27'38" W 64.98)
NOT FOUND CENTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN