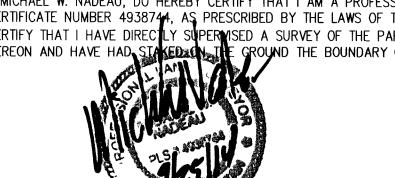
I. MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE HAD STAKED IN THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.



MICHAEL W. NADEAU UTAH PLS NO. 4938744

## SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCELS DESCRIBED HEREON AS REQUESTED BY PACIFICORP. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°44'48" EAST ALONG THE EAST LINE OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BETWEEN THE FOUND BLM MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 22 AS SHOWN HEREON. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN NOVEMBER OF 2010.

PACIFICORP RECEIVED TITLE TO THE SUBJECT PARCELS IN 1945 WHEN THEY WERE NEWLY FORMED AS UTAH POWER & LIGHT COMPANY. THE ORIGINAL VESTING DEED CONVEYED SUBSTANTIAL PORTIONS OF SECTION 22 OF SAID TOWNSHIP AND RANGE. WITH NEW DEVELOPMENT, PACIFICORP HAS STEADILY CONVEYED PORTIONS OF THEIR PROPERTY IN SAID SECTION 22 AWAY TO OTHER PARTIES. THIS INCLUDES REAL PROPERTY FOR VARIOUS RESIDENTIAL SUBDIVISIONS AND ROADWAY EXPANSION. SHOWN HEREON AND DESCRIBED BELOW ARE THE 5 REMAINING PARCELS THAT PACIFICORP CURRENTLY HAS OWNERSHIP OF IN SAID SECTION 22 THAT ENCOMPASS THE PIONEER POWER PLANT OPERATIONS AT THE MOUTH OF OGDEN CANYON. PACIFICORP HAS INTERESTS IN RIGHT OF WAY EASEMENTS FOR PORTIONS OF THE PENSTOCK PIPELINE AND TAILRACE IN AREAS WHERE PACIFICORP DOES NOT CURRENTLY HOLD TITLE TO THE LAND IN WHICH THESE FEATURES RUN THROUGH. A 50-FOOT WIDE EASEMENT WAS GRANTED TO PIONEER ELECTRIC POWER COMPANY IN BOOK 27, FILE 231, ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER. THE LEGAL DESCRIPTION CONTAINED WITHIN THIS DOCUMENT IS SOMEWHAT AMBIGUOUS TO THE CORRECT LOCATION OF SAID EASEMENT. ALL OF THE SUBDIVISIONS IMPACTED BY SAID EASEMENT DEPICT THE LOCATION OF THE EASEMENT ON THEIR RESPECTIVE PLATS. THE PLATTED LOCATIONS OF SAID EASEMENT ARE SHOWN HEREON. TO VERIFY THE LOCATION OF SAID EASEMENT, PACIFICORP LOCATED THE ACTUAL POSITION OF THE PENSTOCK PIPELING BY DETERMINING THE LOCATION OF THE EXISTING PIPELINE THROUGH SUBSURFACE UTILITY EXPLORATION PRACTICES. THIS LOCATION WAS THEN UTILIZED TO CONSTRUCT THE EXTENTS OF THE EASEMENT AT 25-FOOT OFFSETS PERPENDICULARLY DISTANT NORTHERLY AND SOUTHERLY FROM THE CENTERLINE OF THE PENSTOCK PIPELINE AS ESTABLISHED IN THE FIELD. THIS LOCATION IS DEPICTED ON THE ON PAGES 2 AND 3 OF THIS SURVEY. IN ADDITION, A LEGAL DESCRIPTION HAS BEEN MADE TO DESCRIBE THESE EXTENTS AND CAN BE FOUND UNDER THE "PENSTOCK PIPELINE EASEMENT" HEADING. PACIFICORP WAS GRANTED AN EASEMENT FOR THE TAILRACE SOUTHERLY OF THEIR OWNERSHIP THROUGH A SERIES OF EASEMENT DOCUMENTS. THE DOCUMENTS CALLED TO A STRIP EASEMENT RUNNING ALONG THE CENTERLINE OF SAID TAILRACE. ALL THE DOCUMENTS CALLED FOR A 25-FOOT WIDE CORRIDOR. IN ADDITION TO THE CORRIDOR WIDTH THE DOCUMENTS DESCRIBED THE EXTERIOR BOUNDARIES OF SAID EASEMENTS. THESE DESCRIPTIONS WERE IRREGULAR IN SHAPE AND DO NOT APPEAR TO DESCRIBE A UNIFORM CORRIDOR. THE RECORD DESCRIPTIONS HAVE BEEN SHOWN HEREON BUT IT IS THE SURVEYORS OPINION THAT THE PHYSICAL LOCATION OF THE TAILRACE IS CONTROLS THE LOCATION OF THE EASEMENT. WEBER COUNTY RECORDER'S OWNERSHIP DEPICTS "OLD CANYON ROAD" PASSING THROUGH THAT PARCEL IDENTIFIED WITH SERIAL NO. 13-070001, NO DOCUMENTS WERE FOUND BY THE SURVEYOR THAT PURPORTS THE LOCATION OF SAID ROAD.

WHILE THE PREVALENCE OF THE FOUND MONUMENTATION CONSISTED OF US BUREAU OF LAND MANAGEMENT BRASS CAPS REPRESENTING THE SECTION CORNERS OF SAID SECTION, THE MAJORITY OF THE DESCRIPTIONS IN THE AREA TIED TO WHAT IS REFERRED TO AS THE "OGDEN CITY PLAT MAPS". A DISCREPANCY EXISTS BETWEEN THE RECORD LOCATIONS OF THE SECTION CORNERS ACCORDING TO THE OGDEN CITY PLAT MAPS FOR SAID SECTION AND THE FOUND LOCATIONS OF THE EXISTING BLM MONUMENTATION. THE BLM MONUMENTS IN THIS AREA WERE REMONUMENTED IN 1980. FROM THE RESEARCH PERFORMED, IT WAS FOUND THAT THE MAJORITY OF LAND RECORDS IN THIS AREA WERE TIED TO THE OGDEN CITY PLAT MAP SYSTEM. BECAUSE OF THIS, THE SURVEYOR ESTABLISHED THE OGDEN CITY PLAT LOCATIONS USING THE INTERIOR MONUMENTATION FROM VARIOUS SUBDIVISIONS AND STREETS SITUATE WITHIN SAID SECTION 22. FROM THIS FOUNDATION, RECORD INFORMATION WAS UTILIZED TO REESTABLISH THE POSITIONS OF THE SECTION CORNER LOCATIONS ACCORDING TO SAID OGDEN CITY PLATS MAPS. BECAUSE OF THE ABSENCE OF ANY SECTION CORNER MONUMENTS RELATING DIRECTLY WITH THE OGDEN CITY PLAT MAPS, THE BLM MONUMENTS WERE UTILIZED AND TIED TO THE REESTABLISHED LOCATIONS OF THE OGDEN CITY PLAT MAPS. A CONTROL DIAGRAM WAS PRODUCED TO DEPICT THE DIFFERENCES BETWEEN THE ABOVE REFERENCED CONTROL SYSTEMS AND IS SHOWN

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

1. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY: BOOK 1531, PAGE 918, ENTRY NO.

3. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY: BOOK 1531, PAGE 918, ENTRY NO.

- 2. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY: BOOK 1531, PAGE 916, ENTRY NO.
- 4. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY: BOOK 1531, PAGE 913, ENTRY NO.
- 5. DISCLAIMER BY PACIFICORP: BOOK 1565, PAGE 1736, ENTRY NO. 1085653 6. DISCLAIMER BY UTAH POWER AND LIGHT COMPANY: BOOK 1531, PAGE 911, ENTRY NO. 1033422.
- AGREEMENT RELEASE BY PACIFICORP: BOOK 2193, PAGE 471, ENTRY NO. 1814131.
- 8. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY: BOOK 1546, PAGE 657, ENTRY NO.
- 9. UTAH POWER & LIGHT COMPANY EASEMENT IN FAVOR OF GLENWOOD DITCH COMPANY: BOOK 1555,
- PAGE 2703, ENTRY NO. 1071140. 10. RECIPROCAL ACCESS EASEMENT AGREEMENT BY PACIFICORP AND RAINBOW GARDENS
- CORPORATION: BOOK 2193, PAGE 472, ENTRY NO. 1814132.
- 11. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP: BOOK 2219, PAGE 851, ENTRY NO. 1836043. 12. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY: BOOK 1551, PAGE 1643, ENTRY NO.
- 13. NOTICE OF INTEREST BY PACIFICORP: BOOK 1846, PAGE 1305, ENTRY NO. 1453460.
- 14. SPECIAL WARRANTY DEED IN FAVOR OF BLAINE H. MAW AND PATRICIA MAW: BOOK 1518, PAGE
- 1178, ENTRY NO. 1012926. 15. SPECIAL WARRANTY DEED IN FAVOR OF THE DALE AND COLLEEN HANCOCK FAMILY TRUST: BOOK
- 3012, PAGE 695, ENTRY NO. 2418910. 16. QUITCLAIM DEED IN FAVOR OF PACIFICORP: BOOK 2212, PAGE 383, ENTRY NO. 2013115.
- 17. QUITCLAIM DEED IN FAVOR OF RAINBOW GARDENS CORPORATION: BOOK 2212, PAGE 382, ENTRY NO. 2013114.
- 18. QUIT CLAIM DEED IN FAVOR OF CARLIN MAW AND PATTIE H. MAW: BOOK 1624, PAGE 791, ENTRY NO. 1174603. 19. QUITCLAIM DEED IN FAVOR OF RICK HEYREND AND JENNIFER HEYREND: BOOK 2029, PAGE 772,
- ENTRY NO. 1656907. 20. QUIT CLAIM DEED IN FAVOR OF THE GARY WILLIAM JENNER REVOCABLE TRUST: BOOK 2708, PAGE
- 330, ENTRY NO. 2267531. 21. QUIT-CLAIM DEED IN FAVOR OF CONNIE & JAMES SORENSEN: BOOK 2960, PAGE 502, ENTRY
- NO. 2386387 22. QUITCLAIM DEED IN FAVOR OF BARBARA I. DE MIK: BOOK 2217, PAGE 366, ENTRY NO. 1834128.
- 23. WARRANTY DEED IN FAVOR OF MARK L. WINEBRENNER AND SUSAN J. WINEBRENNER: BOOK 3057, PAGE 35, ENTRY NO. 2446591.
- 24. WARRANTY DEED IN FAVOR OF UTAH DEPÄRTMENT OF TRANSPORTATION: BOOK 1440, PAGE 25. WARRANTY DEED IN FAVOR OF RODNEY C. HYATT AND JANELLE HYATT: BOOK 2852, PAGE 269,
- ENTRY NO. 2330598. 26. WARRANTY DEED IN FAVOR OF SHANDRA K. PIPKIN AND BRIAN D. PIPKIN: BOOK 3189, PAGE 112,
- ENTRY NO. 2495847. 27. WARRANTY DEED IN FAVOR OF JEFFREY W. OLSEN AND STEFANIE: BOOK 2929, PAGE 407, ENTRY
- 28. WARRANTY DEED IN FAVOR OF THE PATRICIA B. MAW REVOCABLE TRUST: BOOK 1985, PAGE 2294,
- 29. WARRANTY DEED IN FAVOR OF THE PATRICIA B. MAW REVOCABLE TRUST: BOOK 1980, PAGE 1961,
- FNTRY NO. 1605449. ENTRY NO. 1599654.

SURVEYOR'S NARRATIVE (CONT.)

- 30. WARRANTY DEED IN FAVOR OF PAUL R. CORNWELL: BOOK 2575, PAGE 389, ENTRY NO.
- 31. WARRANTY DEED IN FAVOR OF SMITH'S FOOD KING PROPERTIES, INC.: BOOK 1554, PAGE 260,
- ENTRY NO. 1068287. 32. WARRANTY DEED IN FAVOR OF SMITH'S FOOD KING PROPERTIES, INC.: BOOK 1532 PAGE 1344,
- ENTRY NO. 1035162. 33. WARRANTY DEED IN FAVOR OF SMITH'S FOOD KING PROPERTIES, INC.: BOOK 1491, PAGE 444,
- ENTRY NO. 969800. 34. WARRANTY DEED IN FAVOR OF THOMAS H. AND LORRIE CREAMER FAMILY TRUST: BOOK 1885,
- PAGE 1283, ENTRY NO. 1497692. 35. WARRANTY DEED IN FAVOR OF DAVID STANLEY PHILLIPS AND REBECCA E. PHILLIPS: BOOK 2774,
- PAGE 611, ENTRY NO. 2296683. 36. WARRANTY DEED IN FAVOR OF HOMELAND UTAH L.L.C.: BOOK 2418, PAGE 211, ENTRY NO.
- 37. WARRANTY DEED IN FAVOR OF MARK A. SUMMERS AND KAREN R. SUMMERS: BOOK 2792, PAGE
- 334, ENTRY NO. 2304379. 38. WARRANTY DEED IN FAVOR OF RAYMOND LEE MCINTOSH AND LORETTA JOYCE MCINTOSH: BOOK
- 1533, PAGE 2726, ENTRY NO. 1068021. 39. WARRANTY DEED IN FAVOR OF MONTE K. ANDERSON AND GERALDINE B. ANDERSON: BOOK 1478,
- PAGE 927, ENTRY NO. 951429.
- 40. WARRANTY DEED IN FAVOR OF THE FRANK R. WARREN AND JOANNE C. WARREN REVOCABLE TRUST: BOOK 1545, PAGE 1922, ENTRY NO. 1055386.
- 41. DEED IN FAVOR OF UTAH LIGHT AND RAILWAY COMPANY: BOOK 63, PAGE 437. 42. DEED IN FAVOR OF UTAH POWER & LIGHT COMPANY: BOOK 205, PAGE 205, ENTRY NO. 89431.
- 43. DEED IN FAVOR OF UTAH POWER & LIGHT COMPANY: BOOK 909, PAGE 334, ENTRY NO. 516013. 44. ROLLING HILLS ADDITION NO. 30N: BOOK 11, PAGE 46, ENTRY NO. 279124.
- 45. ROLLING HILLS ADDITION NO. 4: BOOK 12, PAGE 4, ENTRY NO. 309587. 46. ROLLING HILLS ADDITION NO. 5: BOOK 12, PAGE 93, ENTRY NO. 366809 47. ROLLING HILLS ADDITION NO. 6: BOOK 17, PAGE 57, ENTRY NO. 576343.
- 48. ROLLING HILLS ADDITION NO. 7: BOOK 18, PAGE 78, ENTRY NO. 634277.
- 49. MOUNTAIN TERRACE SUBDIVISION NO. 1: BOOK 20, PAGE 54, ENTRY NO. 704541. 50. EL MONTE VISTA SUBDIVISION UNIT ONE: BOOK 20, PAGE 32, ENTRY NO. 692918.
- 51. LAURELWOOD SUBDIVISION: BOOK 65, PAGE 60, ENTRY NO. 2243720.
- 52. HENDERSON SUBDIVISION NO. 3: BOOK 10, PAGE 62, ENTRY NO. 238365 53. HENDERSON SUBDIVISION NO. 4: BOOK 12, PAGE 86, ENTRY NO. 363160.
- 54. ORCHARD PARK ESTATES NO. 2: BOOK 16, PAGE 20, ENTRY NO. 519001
- 55. ORCHARD PARK ESTATES NO. 1: BOOK 13, PAGE 6, ENTRY NO. 380918. 56. MILLSTREAM CONDOMINIUM PHASE NO. 1: BOOK 16. PAGE 35. ENTRY NO. 529047.
- 57. MILLSTREAM CONDOMINIUM PHASE NO. 4: BOOK 17, PAGE 73, ENTRY NO. 585467
- 58. MILLSTREAM CONDOMINIUM PHASE NO. 4: BOOK 18, PAGE 40, ENTRY NO. 615767.
- 59. OLD MILL PHASE 3 A CONDOMINIUM PROJECT: BOOK 26, PAGE 23, ENTRY NO. 914072.

66. RECORD OF SURVEY PERFORMED BY WEBER COUNTY SURVEYING: SURVEY NO. 003404.

- 60. OLD MILL PHASE 5 A CONDOMINIUM PROJECT: BOOK 28, PAGE 34, ENTRY NO. 977524. 61. MILLSTONE MANOR PHASE 3 A CONDOMINIUM PROJECT: BOOK 28. PAGE 29. ENTRY NO. 976471.
- 62. MILLSTONE MANOR PHASE 4 A CONDOMINIUM PROJECT: BOOK 28, PAGE 90, ENTRY NO. 996183.
- 63. RECORD OF SURVEY PERFORMED BY ECI ELECTRICAL CONSULTANTS, INC.: SURVEY NO. 002722.
- RECORD OF SURVEY PERFORMED BY ECLELECTRICAL CONSULTANTS, INC.: SURVEY NO. 003177. 65. RECORD OF SURVEY PERFORMED BY ECLELECTRICAL CONSULTANTS, INC.: SURVEY NO. 003178.

# SURVEYED DESCRIPTIONS

TAILRACE SOUTH AN EASEMENT LOCATED IN THE NW1/4SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST QUARTER SECTION LINE AT A SOUTHEASTERLY CORNER OF THE OLD MILL PHASE 5 CONDOMINIUM PROJECT AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 28 OF PLATS AT PAGE 34, SAID QUARTER SECTION LINE IS ESTABLISHED PER THE OGDEN CITY PLAT, SAID CORNER IS 2634.93 FEET S.01'08'55"W. ALONG THE WEST LINE OF SAID SECTION 22 AS ESTABLISHED BETWEEN THE FOUND OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF 9TH STREET AND MAXFIELD DRIVE AND THE FOUND BLM MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SAID SECTION 22, AND 180.96 FEET S.89'32'58"E. FROM SAID OGDEN CITY MONUMENT (NOTE: THE BASIS OF BEARING IS N.00°44'33"E. ALONG THE EASTERLY LINE OF SAID SECTION 22 BETWEEN THE FOUND BLM MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 22; THE ESTABLISHED POSITION OF THE WEST QUARTER CORNER PER OGDEN CITY PLAT IS LOCATED 2634.93 FEET S.01°08'55"W. ALONG SAID WEST LINE AND 13.36 FEET N.89°32'58"W. FROM SAID OGDEN CITY MONUMENT), AND RUNNING THENCE S.89'32'58"E. 77.93 FEET ALONG SAID QUARTER SECTION LINE TO A NORTHWESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO SMITH'S FOOD KING PROPERTIES AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 1491 AT PAGE 444; THENCE S.00'44'09"W. 472.80 FEET ALONG SAID SMITH'S FOOD KING PROPERTIES PARCEL TO THE NORTHWEST CORNER OF THE ORCHARD PARK ESTATES NO. 2 SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 16 OF PLATS AT PAGE 20; THENCE S.01'00'42"W. 847.21 FEET, MORE OR LESS, ALONG THE WESTERLY BOUNDARY LINE OF SAID ORCHARD PARK ESTATES NO. 2 SUBDIVISION TO AND CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF THE ORCHARD PARK ESTATES NO. 1 SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 13 OF PLATS AT PAGE 6 TO THE SOUTHWEST CORNER OF SAID ORCHARD PARK NO. 1 SUBDIVISION; THENCE S.89'58'02"W. 50.73 FEET ALONG THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OR LAND CONVEYED TO ARLEN COSTLY AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 1351 AT PAGE 695 TO THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO THE PATRICIA B. MAW REVOCABLE TRUST AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 1985 AT PAGE 2294; THENCE N.01'49'09"E. 290.18 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PATRICIA B. MAW REVOCABLE TRUST TO THE SOUTHERLY RIGHT OF WAY LINE OF 16TH STREET: THENCE S.86°44'09"W. 43.45 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N.01°33'11"E. 66.42 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE MILLSTREAM CONDOMINIUM PLAT PHASE 1 AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 16 OF PLATS AT PAGE 35: THENCE N.01'33'11"E. 966.88 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID MILLSTREAM CONDOMINIUM PLAT PHASE 1 AND CONTINUING CONCURRENTLY ALONG THE EASTERLY BOUNDARY LINES OF THE MILLSTREAM CONDOMINIUM PLAT PHASE 4 AMENDED, OLD MILL CONDOMINIUM PROJECT PHASE 3, AND SAID OLD MILL CONDOMINIUM PROJECT PHASE 5 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 101,284 SQUARE FEET IN AREA, OR 2.325 ACRES, MORE

LESS AND EXCEPTING ANY PORTION CURRENTLY OCCUPIED BY PUBLIC RIGHT OF WAY.

AN EASEMENT LOCATED IN THE SW1/4NW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST QUARTER SECTION LINE AT A SOUTHEASTERLY CORNER OF THE OLD MILL PHASE 5 CONDOMINIUM PROJECT AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 28 OF PLATS AT PAGE 34, SAID QUARTER SECTION LINE IS ESTABLISHED PER THE OGDEN CITY PLAT, SAID CORNER IS 2634.93 FEET S.01"08"55"W. ALONG THE WEST LINE OF SAID SECTION 22 AS ESTABLISHED BETWEEN THE FOUND OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF 9TH STREET AND MAXFIELD DRIVE AND THE FOUND BLM MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SAID SECTION 22, AND 218.65 FEET S.89'32'58"E. FROM SAID OGDEN CITY MONUMENT (NOTE: THE BASIS OF BEARING IS N.00°44'33"E. ALONG THE EASTERLY LINE OF SAID SECTION 22 BETWEEN THE FOUND BLM MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 22; THE ESTABLISHED POSITION OF THE WEST QUARTER CORNER PER OGDEN CITY PLAT IS LOCATED 2634.93 FEET S.01°08'55"W. ALONG SAID WEST LINE AND 13.36 FEET N.89'32'58"W. FROM SAID OGDEN CITY MONUMENT), AND RUNNING THENCE N.01'34'55"E. 23.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID OLD MILL PHASE 5 CONDOMINIUM PROJECT TO THE SOUTHEAST CORNER OF THE MILLSTONE MANOR PHASE 3 CONDOMINIUM PROJECT AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 28 OF PLATS AT PAGE 29; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID MILLSTONE MANOR PHASE 3 CONDOMINIUM PROJECT THE FOLLOWING THREE (3) COURSES TO THE SOUTHEAST CORNER OF THE MILLSTONE MANOR PHASE 4 CONDOMINIUM PROJECT AS RECORDED IN BOOK 28 OF PLATS AT PAGE 90: 1. N.01°34'55"E. 184.70 FEET, 2. N.89°46'55"W. 10.90 FEET. 3. N.0013'10"E. 45.00 FEET: THENCE N.0013'10"E. 347.02 FEET, MORE OR LESS, ALONG THE EASTERLY BOUNDARY LINE OF SAID MILLSTONE MANOR PHASE 4 CONDOMINIUM PROJECT TO THE SOUTHERLY RIGHT OF WAY LINE OF CANYON ROAD; THENCE S.54'54'45"E. 139.20 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE TO AND ALONG THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO SMITH'S FOOD KING PROPERTIES AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 1154 AT PAGE 260 AND ITS EXTENSION TO SAID QUARTER SECTION LINE THE FOLLOWING TWO (2) COURSES: 1. S.07'53'09"W. 396.15 FEET, MORE OR LESS, 2. S.00°44'22"W. 127.71 FEET; THENCE N.89°32'58"W. 54.24 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 45,013 SQUARE FEET IN AREA, OR 1.033 ACRES, MORE OR LESS.

POWER PLANT PARCEL

A PARCEL OF LAND SITUATE IN THE SWI/4NWI/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POSITION OF THE NORTH SIXTEENTH CORNER OF THE WESTERLY LINE OF SAID SECTION 22 AS ESTABLISHED PER THE OGDEN CITY PLAT, SAID CORNER IS 1317.37 FEET S.01"08'55"W. ALONG THE WEST SECTION LINE OF SAID SECTION 22 AS ESTABLISHED BETWEEN THE FOUND OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF 9TH STREET AND MAXFIELD DRIVE AND THE FOUND BLM MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SAID SECTION 22, AND 9.49 FEET N.89'47'45"W. FROM SAID OGDEN CITY MONUMENT (NOTE: THE BASIS OF BEARING IS N.00'44'33"E. ALONG THE EASTERLY LINE OF SAID SECTION 22 BETWEEN THE FOUND BLM MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 22; THE ESTABLISHED POSITION OF THE WEST QUARTER CORNER PER OGDEN CITY PLAT IS LOCATED 2634.93 FEET S.01°08'55"W. ALONG SAID WEST LINE AND 13.36 FEET N.89'32'58"W. FROM SAID OGDEN CITY MONUMENT), AND RUNNING THENCE S.89'47'45"E. 325.52 FEET, MORE OR LESS. ALONG THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO CONNIE AND JAMES SORENSEN AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY NO. 2386387 TO THE WESTERLY RIGHT OF WAY LINE OF HARRISON BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES TO THE NORTHERLY RIGHT OF WAY LINE OF CANYON ROAD: 1. S.37°29'45"E. 492.66 FEET, 2. S.13°08'33"E. 121.51 FEET, 3. S.00°21'39"E. 159.92 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LIE THE FOLLOWING TWO (2) COURSES TO THE WESTERLY SECTION LINE OF SAID SECTION 22: 1. N.89°47'45"W. 285.97 FEET, 2. N.55°20'18"W. 458.90 FEET, MORE OR LESS; THENCE N.01"19"00"E. 408.37 FEET ALONG SAID WESTERLY SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 320,768 SQUARE FEET IN AREA, OR 7.364 ACRES, MORE OR LESS.

#### PENSTOCK PARCEL

A PARCEL OF LAND SITUATE IN THE SE1/4NE1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID SECTION 22 AS ESTABLISHED PER THE OGDEN CITY PLAT, SAID POINT IS N.16"14"33"W. 19.65 FEET TO THE POSITION OF THE FAST QUARTER CORNER AS ESTABLISHED PER THE OGDEN CITY PLAT, AND N.00'42'06"E. 45.02 FEET ALONG SAID EASTERLY SECTION LINE FROM THE FOUND BLM MONUMENT REPRESENTING THE EAST QUARTER CORNER OF SAID SECTION 22 (NOTE: THE BASIS OF BEARING IS N.00°44'33"E. ALONG THE EASTERLY LINE OF SAID SECTION 22 BETWEEN THE FOUND BLM MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 22), AND RUNNING HENCE N.13°43'04"W. 936.47 FEET; THENCE S.89'29'04"E. 233.20 FEET TO SAID EASTERLY SECTION LINE ESTABLISHED PER OGDEN CITY PLAT; THENCE S.00°42'06"W. 907.73 FEET ALONG SAID ESTABLISHED EASTERLY SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 105,841 SQUARE FEET IN AREA, OR 2.430 ACRES, MORE OR LESS.

### PENSTOCK PIPELINE EASEMENT

AN EASEMENT LOCATED IN THE SE1/4NE1/4 AND THE SW1/4NE1/4 AND THE SE1/4NW1/4 AND THE SW1/4NW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID EASEMENT ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO UTAH POWER AND LIGHT COMPANY AS SHOWN AND DESCRIBED HEREON AND RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NO. 516013, SAID POINT IS 19.65 FEET N.16"14"33"W. TO THE POSITION OF THE EAST QUARTER CORNER AS ESTABLISHED PER THE OGDEN CITY PLAT, AND 45.02 FEET N.00°42'06"E. ALONG THE EASTERLY LINE SAID SECTION 22 AS ESTABLISHED PER THE OGDEN CITY PLAT, AND 882.11 FEET N.13°43'04"W. ALONG SAID WESTERLY BOUNDARY LINE, FROM THE FOUND BLM MONUMENT REPRESENTING THE EAST QUARTER CORNER OF SAID SECTION 22 (NOTE: THE BASIS OF BEARING IS N.00'44'48"E. ALONG THE EASTERLY LINE OF SAID SECTION 22 BETWEEN THE FOUND BLM MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 22), AND RUNNING THENCE N.89°24'31"W 4391.49 FEET TO AN EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO UTAH LIGHT AND TRACTION COMPANY AS SHOWN AND DESCRIBED HEREON AND RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NO. 89431; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID EASTERLY BOUNDARY LINE: 1. N.13'08'33"W. 47.60 FEET, 2. N.37'29'45"W. 4.77 FEET; THENCE S.89'24'31"E. 4392.98 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE S.13'43'04"E. 51.59 FEET ALONG SAID WESTERL' BOUNDARY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 219,527 SQUARE FEET IN AREA, OR 5.040 ACRES, MORE OR LESS.

# SUBSTATION PARCEL

A PARCEL OF LAND SITUATE IN THE NE1/4SE1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POSITION OF THE EAST QUARTER CORNER OF SECTION 22 AS ESTABLISHED PER THE OGDEN CITY PLAT, SAID CORNER IS N.1614'33"W. 19.65 FEET FROM THE FOUND BLM MONUMENT REPRESENTING THE EAST QUARTER CORNER OF SAID SECTION 22 (NOTE: THE BASIS OF BEARING IS N.00°44'33"E. ALONG THE EASTERLY LINE OF SAID SECTION 22 BETWEEN THE FOUND BLM MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 22). AND RUNNING THENCE S.00'47'13"W. 876.01 FEET ALONG THE EASTERLY SECTION LINE AS ESTABLISHED PER OGDEN CITY PLAT TO THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO RAINBOW GARDENS CORPORATION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY NO. 2362354; THENCE N.89°04'46"W. 88.30 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE NORTHEASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO RAINBOW GARDENS CORPORATION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY NO. 2013114; THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES TO THE NORTHERLY CORNER OF SAID PARCEL: 1. N.39'31'23"W. 15.66 FEET, 2. N.33'38'40"W. 38.81 FEET, 3. N.31'37'44"W. 52.97 FEET, 4. N.36'17'35"W. 49.05 FEET, 5. N.44'32'16"W. 55.42 FEET, 6. N.55'30'05"W. 49.64 FEET, 7. N.60'04'24"W. 55.10 FEET, 8. N.57'55'18"W. 51.31 FEET; THENCE S.03'13'16"E. 246.29 FEET, MORE OR LESS, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL TO POINT IN THE NORTHERLY RIGHT OF WAY LINE OF CANYON ROAD, SAID POINT IS ALSO THE BEGINNING OF A NON-TANGENT 1235.92-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 205.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 09'31'29" (NOTE: CHORD TO SAID CURVE BEARS N.6115'23"W. FOR A DISTANCE OF 205.22 FEET) TO THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND CONVEYED TO HOMELAND UTAH AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY NO. 2136925; THENCE N.00'06'14"W. 779.94 FEET, MORE OR LESS, ALONG SAID EASTERLY BOUNDARY LINE TO THE EASTERLY QUARTER SECTION LINE OF SAID SECTION 22 AS PER OGDEN CITY PLAT; THENCE S.88'57'21"E. 527.21 FEET ALONG SAID EASTERLY QUARTER SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 409,607 SQUARE FEET IN AREA, OR 9.403 ACRES, MORE OR LESS.

SEP 29 2014

SURVEY NOTES

NORTHWEST CORNER

FOUND OGDEN CITY

SEC 22, T6N, R1W, SLB&M

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS: RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE INK.

THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.

THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR

▶ LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.

▶ ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, FACILITIES, DEPOSITS OR

DISPOSALS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. > FLOOD AND EARTHQUAKE ZONES HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY.

▶ UNLESS OTHERWISE SHOWN, THE OWNERSHIP OF ROADS IS NOT KNOWN TO THE SURVEYOR THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR IMPLIED.

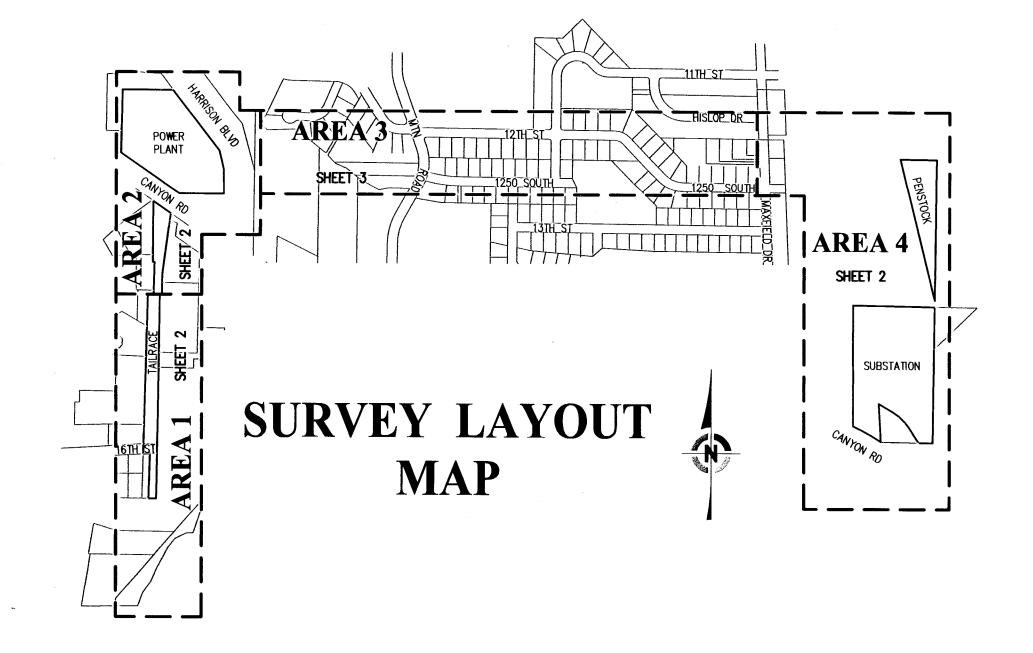
BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS.

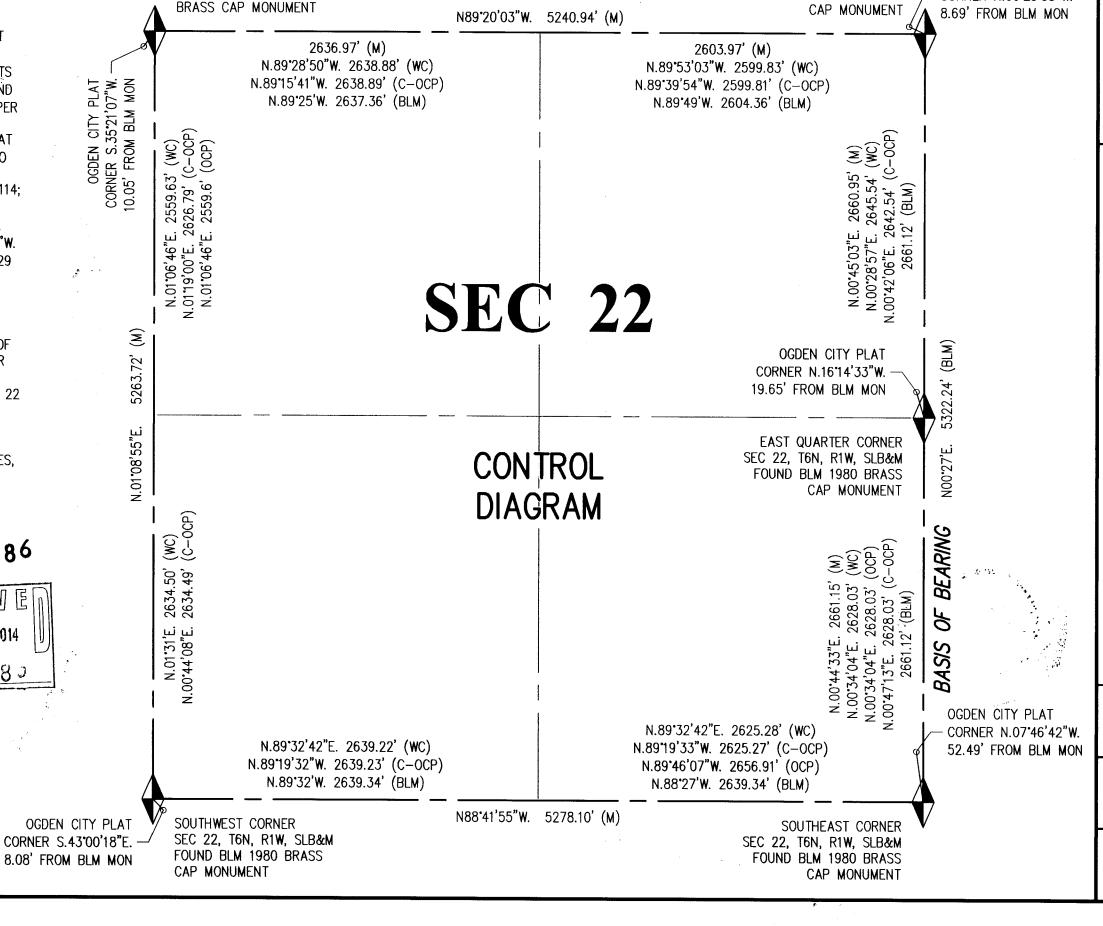
BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

(WC) BEARING AND/OR DISTANCE DATA TAKEN FROM WEBER COUNTY PLAT MAP.

(OCP) BEARING AND/OR DISTANCE DATA TAKEN FROM OGDEN CITY PLAT MAPS. (BLM) BEARING AND/OR DISTANCE DATA TAKEN FROM BLM DEPENDENT RESURVEY OF TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT

LAKE BASE AND MERIDIAN, DATED MARCH 1, 1982. UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH AN ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN





ED

 $\Box$ 20

NORTHEAST CORNER

OGDEN CITY PLAT

CORNER N.66\*25'05"W.

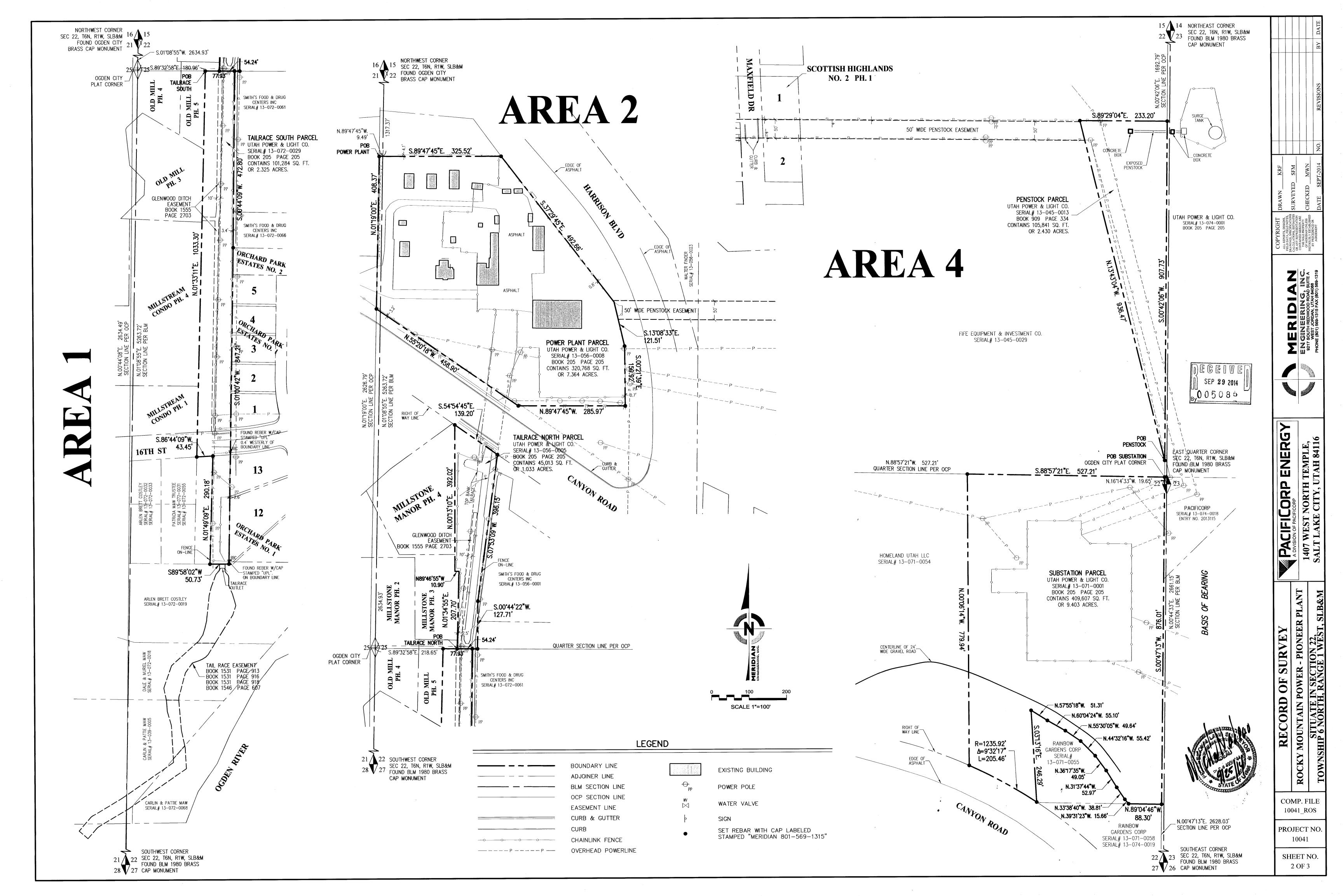
SEC 22, T6N, R1W, SLB&M

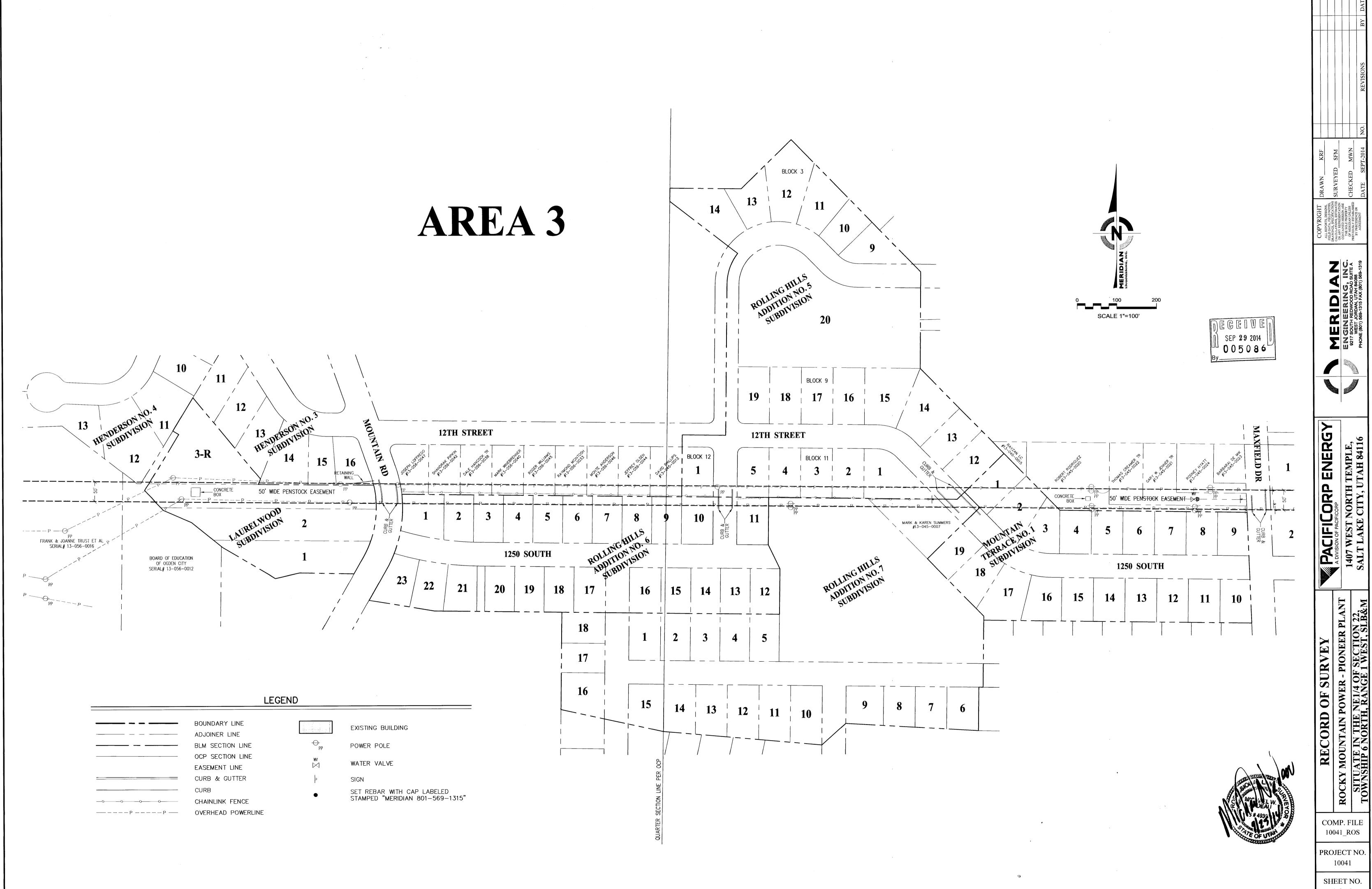
FOUND BLM 1980 BRASS

COMP. FILE 10041 ROS PROJECT NO

SHEET NO.

1 OF 3





COMP. FILE 10041\_ROS

PROJECT NO. 10041

SHEET NO. 3 OF 3