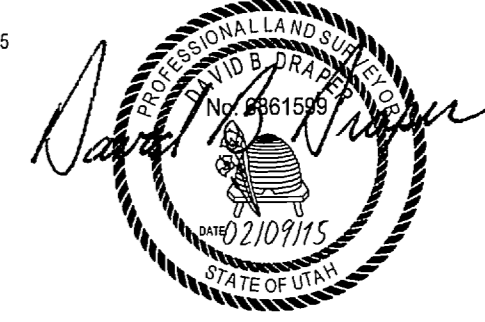


**RECORD DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WEST 24 RODS AND NORTH 24 RODS FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; RUNNING THENCE WEST 8.23 RODS (110 FEET); THENCE SOUTH 150 FEET; THENCE EAST 110 FEET; THENCE NORTH 150.0 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

TO: IHC HEALTH SERVICES, INC., A UTAH NON PROFIT CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, MOUNTAIN VIEW TITLE AND ESCROW, INC.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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. THE FIELD WORK WAS COMPLETED ON JANUARY 26, 2015.  
 DATE OF PLAN OR MAP: FEBRUARY 9, 2015



DAVID B. DRAPER  
 LICENSE NO. 6661599

**TITLE INFORMATION**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 13529 PREPARED BY MOUNTAIN VIEW TITLE AND ESCROW, INC. EFFECTIVE DATE: DECEMBER 22, 2014, AT 7:00 AM.

**SCHEDULE "B" EXCEPTIONS**

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT:  
 EASEMENT AND CONDITIONS CONTAINED THEREIN  
 GRANTOR: LEON H. WHITE AND WIFE LEONE B.  
 GRANTEE: ROY CITY CORPORATION  
 LOCATION: SEE DEED  
 PURPOSE: TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN A SANITARY SEWER LINE AND TURN AROUND IN, OVER, UPON AND ACROSS AND THROUGH THOSE PORTIONS OF GRANTOR'S LAND LYING IN SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST  
 DATED: JULY 12, 1991  
 RECORDED: JULY 15, 1991  
 ENTRY NUMBER: 1145715  
 BOOK: 1803 PAGE: 1864  
 SUBJECT TO THE RIGHTS OF OTHERS TO ACCESS SUBJECT PROPERTY TO REPAIR OR REPLACE EXISTING ROADS OR STREETS.  
 (AFFECTS SURVEYED PARCEL AS SHOWN HEREON)

**GENERAL NOTES**

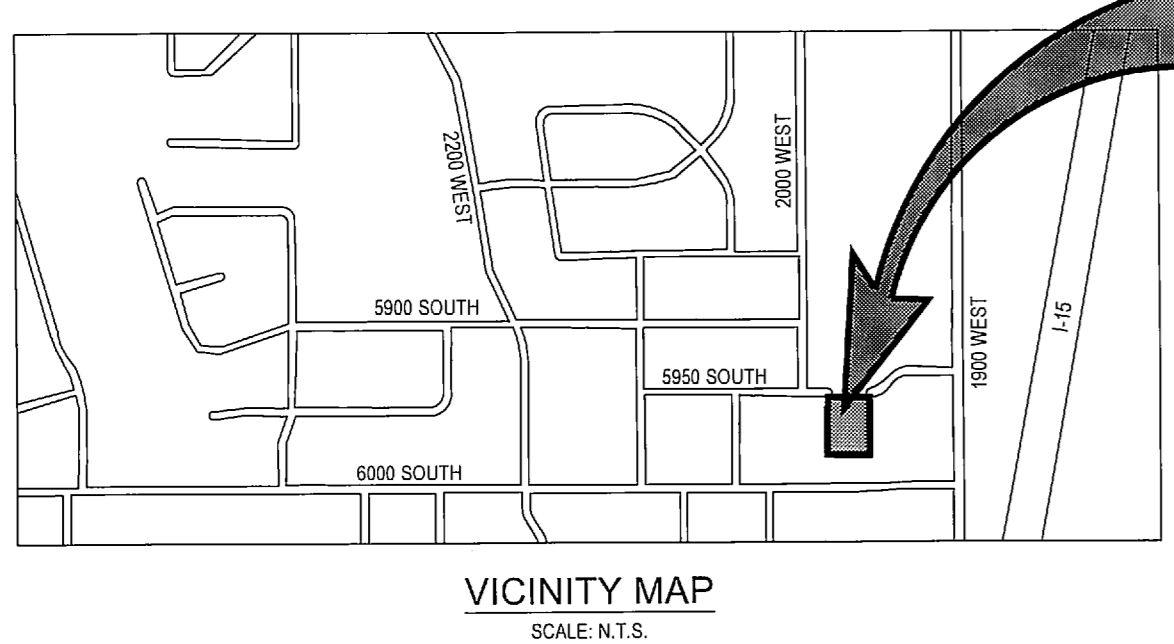
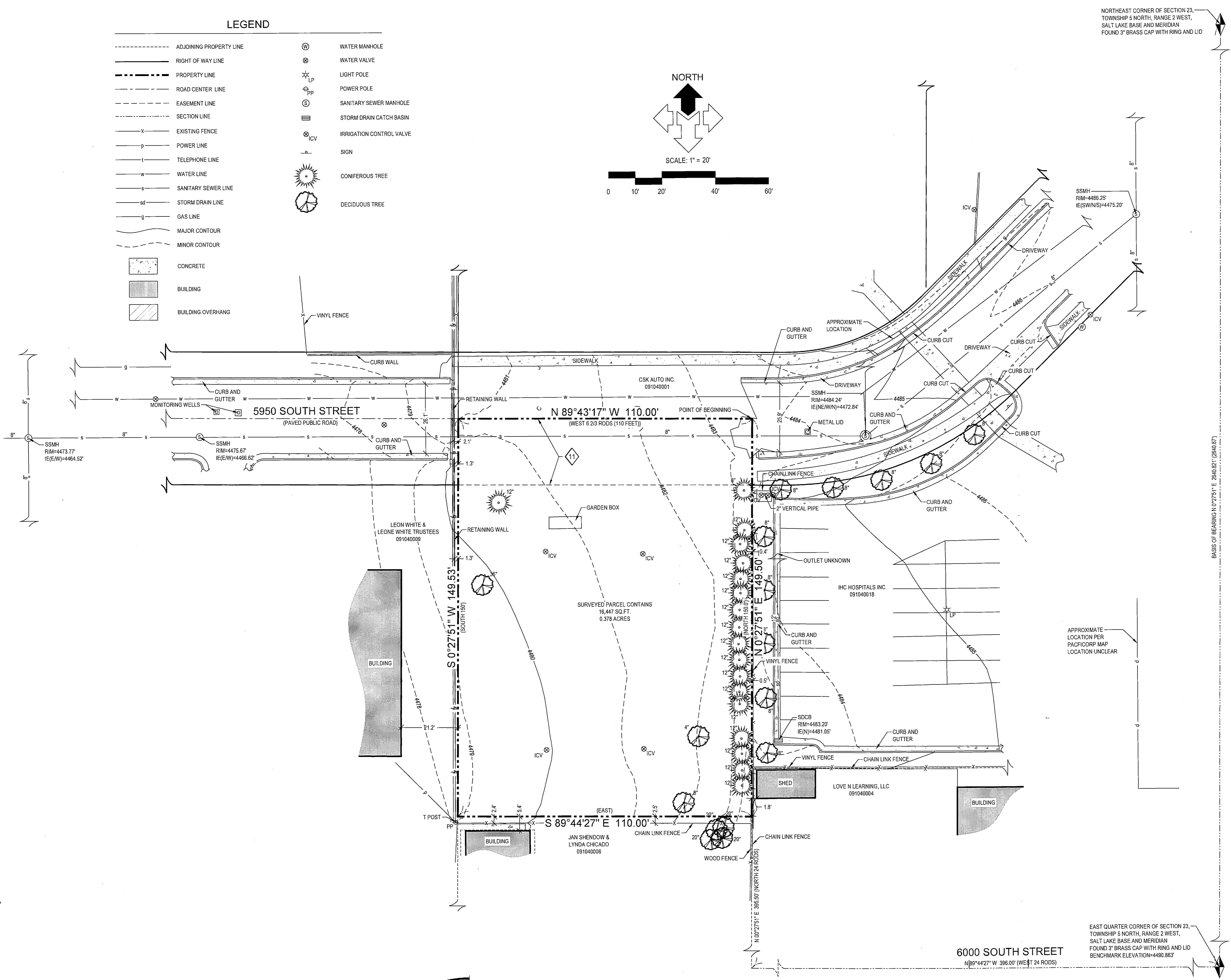
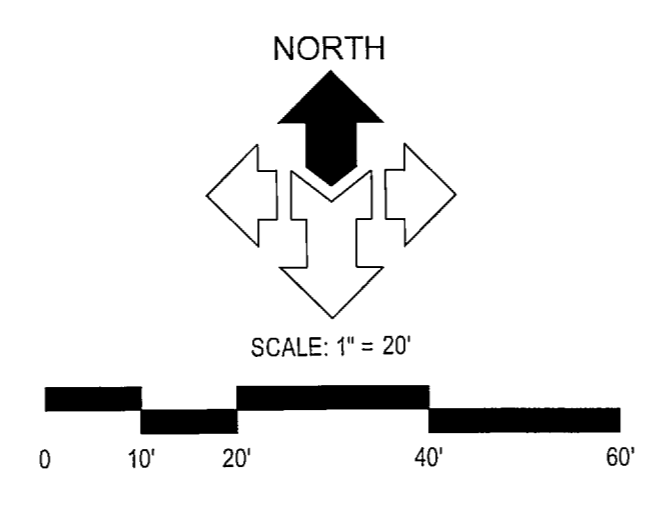
- McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED AS NOTED HEREON.
- THE LOCATIONS OF OVERHEAD AND UNDERGROUND UTILITY LINES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF SAID UTILITY LINES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITY LINES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER MAP NO. 40657C4256 DATED DECEMBER 16, 2005.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°27'51" EAST ALONG THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BETWEEN THE FOUND BRASS CAP MONUMENTS, AS SHOWN ON THIS SURVEY. THE NORTHERLY PROPERTY LINE WAS ESTABLISHED ACCORDING TO THE CENTERLINE OF THE AS CONSTRUCTED ROAD FOR 5950 SOUTH STREET. THE EAST, WEST AND SOUTHERLY PROPERTY LINES WERE ESTABLISHED ACCORDING TO DEED.

**LEGEND**

--- ADJOINING PROPERTY LINE	⊗ WATER MANHOLE
--- RIGHT OF WAY LINE	⊕ WATER VALVE
--- PROPERTY LINE	⊛ LIGHT POLE
--- ROAD CENTER LINE	⊙ POWER POLE
--- EASEMENT LINE	⊚ SANITARY SEWER MANHOLE
--- SECTION LINE	⊞ STORM DRAIN CATCH BASIN
--- EXISTING FENCE	⊚ IRRIGATION CONTROL VALVE
--- POWER LINE	⊚ SIGN
--- TELEPHONE LINE	☀ CONIFEROUS TREE
--- WATER LINE	☀ DECIDUOUS TREE
--- SANITARY SEWER LINE	
--- STORM DRAIN LINE	
--- GAS LINE	
--- MAJOR CONTOUR	
--- MINOR CONTOUR	
■ CONCRETE	
■ BUILDING	
■ BUILDING OVERHANG	



UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	PAUL CABIBI	801-401-3041	SHOWN
ROY CITY	RYAN LEWIS	801-774-1950	SHOWN
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	SHOWN
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	SHOWN
ROY WATER	PHIL DURBANO	801-825-9744	SHOWN
PACIFICORP	JOEL SIMMONS	joel.simmons@pacificorp.com	SHOWN

