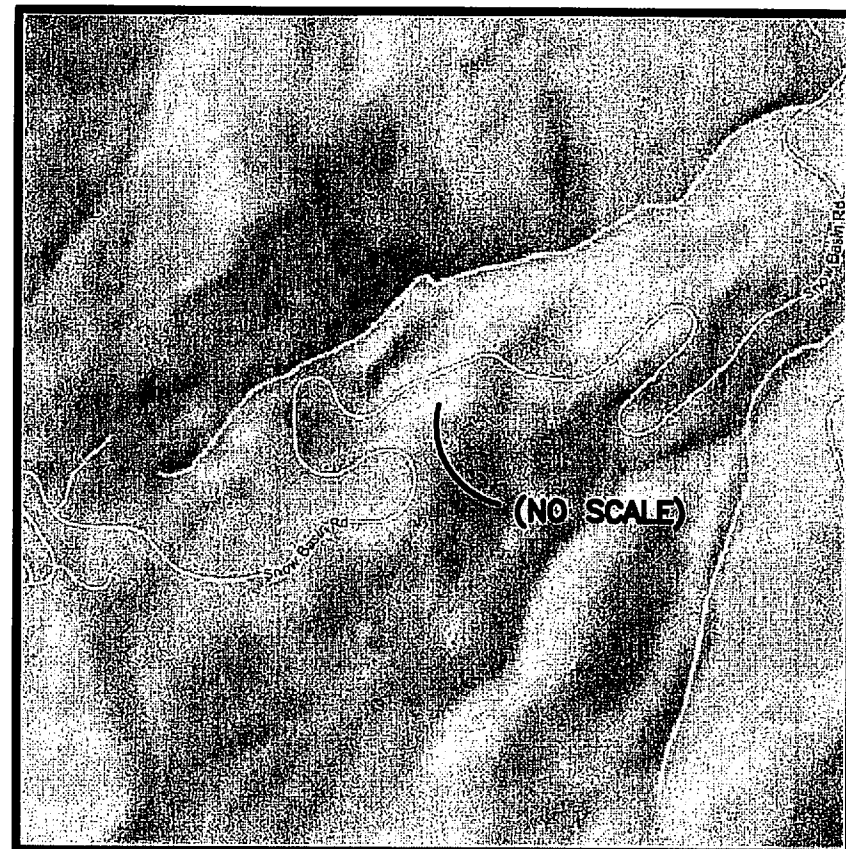


SUNRISE OAKS LLC

PART OF THE SW 1/4 OF SEC. 23, N 1/2 OF SEC. 26, AND NW 1/4 OF SEC. 25 T.6N., R.1E, S.L.B&M., U.S. SURVEY

WEBER COUNTY, UTAH

OCTOBER, 2015



VICINITY MAP
(NO SCALE)

CURVE TABLE

LINE TABLE

ZONE

FV-3 ZONE
FRONT- 30 FEET
SIDE- 20 FEET
REAR- 30 FEET
HEIGHT- 35 FEET

F-5 ZONE
FRONT- 30 FEET
SIDE- 10-30 FEET
REAR- 35 FEET
ACCESSORY- 25 FEET

NOTES

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AND DEMOLITION AT THE TIME OF SURVEY

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY

NO PARKING SPACES

136.644 ACRES TOTAL AREA

NO FLOOD INFORMATION WAS FOUND FOR THIS AREA

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE DESCRIBED PARCEL ON THE GROUND AND IDENTIFY PHYSICAL FEATURES THAT WILL AFFECT THE DESIGN OF A NEW FACILITY ON THIS SITE.

BASIS OF BEARINGS

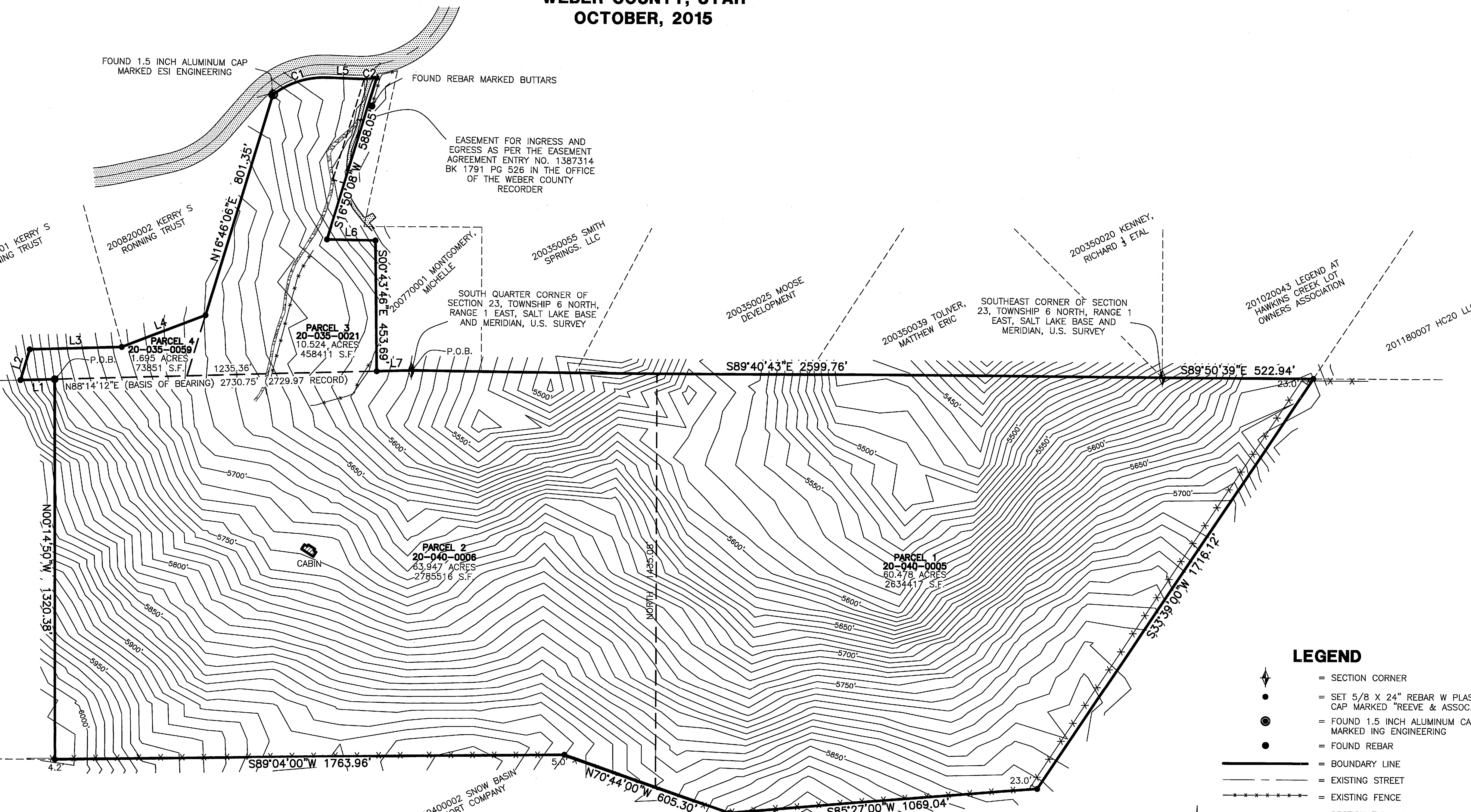
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SHOWN HEREON AS N88°14'12"E, UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY.

AS-SURVEYED DESCRIPTION

PART OF THE SW 1/4 OF SECTION 23, THE NORTH 1/2 OF SECTION 26, AND THE NW 1/4 OF SECTION 25, T6N., R1E, SLB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 23, T6N., R1E, SLB&M AND RUNNING; THENCE S89°40'43"E ALONG THE SECTION LINE 2599.76 FEET; THENCE S89°50'39"E 522.94 FEET; THENCE S33°39'00"W 1716.12 FEET; THENCE S85°27'00"W 1069.04 FEET; THENCE N70°44'00"W 605.30 FEET; THENCE S89°04'00"W 1763.96 FEET; THENCE N00°14'50"W 1320.38 FEET TO THE SOUTH LINE OF SAID SECTION 23; THENCE S88°14'12"E 118.42 FEET; THENCE N16°46'06"E 110.87 FEET; THENCE N88°14'12"E 318.58 FEET; THENCE N68°54'02"E 310.02 FEET; THENCE N16°46'06"E 801.35 FEET TO A POINT ON OLD SNOW BASIN ROAD; THENCE ALONG OLD SNOW BASIN ROAD THE FOLLOWING (3) COURSES; (1) A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 203.33 FEET, A RADIUS OF 294.00 FEET, A CHORD BEARING OF N72°06'41"E, AND A CHORD LENGTH OF 199.30 FEET; (2) THENCE S88°04'35"E 102.75 FEET; (3) THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 66.99 FEET, A RADIUS OF 358.61 FEET, A CHORD BEARING OF N86°34'20"E, AND A CHORD LENGTH OF 66.89 FEET; THENCE S16°50'08"W 588.05 FEET; THENCE S89°16'08"E 167.84 FEET; THENCE S00°43'46"E 453.69 FEET; THENCE N88°14'14"E 119.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 5952195 SQUARE FEET OR 136.644 ACRES



TITLE EXCEPTIONS

AS PER ASPEN TITLE INSURANCE COMPANY COMMITMENT NO. 23629 NOT DATED

EXCEPTION #1-23 APPLY TO THE PROPERTY IN GENERAL AND CANNOT BE SHOWN ON THE PLAT.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO LOCATE THE SUBJECT PROPERTY ON THE GROUND, AS SHOWN HEREON. THE EAST LINE OF PARCEL B WAS DETERMINED BY MATCHING THE WEST LINE OF SMITH AND SMITH SPRINGS SUBDIVISION. THE WEST LINE OF PARCEL B AND THE NORTH AND WEST LINES OF PARCEL A WERE DETERMINED BY AN ESI RECORD OF SURVEY (SURVEY #2964 IN THE WEBER COUNTY SURVEYOR'S RECORDS), WHICH MATCHED REASONABLY WELL WITH THE DEEDS. THE SOUTH LINE OF PARCELS A AND B AND THE NORTH LINE OF PARCELS C AND D WERE DETERMINED BY THE SECTION LINE, AS MONUMENTED ON THE GROUND, AND THE OTHER LINES OF PARCELS C AND D WERE ESTABLISHED BY DEED.

SITE CONTROL

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCM	3610508.45'	1553887.44'	5694.49'
CP-2	ACM	3610592.48'	1556616.89'	5590.64'
CP-3	BCM	3610577.89'	1559216.61'	5513.41'

AS-PROVIDED DESCRIPTION

AS PER ASPEN TITLE INSURANCE COMPANY COMMITMENT NO. W23629 NOT DATED

PARCEL 1 20-040-0005

PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 89°20' EAST ALONG SECTION LINE 501.87 FEET; THENCE SOUTH 33°39' WEST 958.30 FEET TO THE SECTION LINE COMMON TO SAID SECTIONS 25 AND 26, THENCE SOUTH 33° 39' WEST 757.82 FEET, THENCE SOUTH 85°27' WEST 1069.04 FEET, THENCE NORTH 70°44' WEST 280.29 FEET, THENCE NORTH 1404.7 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SAID SECTION 26, THENCE NORTH 89°40' EAST 1779.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS ONTO AND OVER THE PROPERTY INCLUDING AN EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS TO AND FROM THE OLD SNOW BASIN ROAD AND ALL APPLICABLE WATER AND MINERAL RIGHTS AND SHARES.

PARCEL 2 20-040-0006

PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 89° 20' EAST ALONG SECTION LINE 501.87 FEET; THENCE SOUTH 33°39' WEST 958.30 FEET TO THE SECTION LINE COMMON TO SAID SECTIONS 25 AND 26; THENCE SOUTH 33°39' WEST 757.82 FEET; THENCE SOUTH 85°27' WEST 1069.04 FEET; THENCE NORTH 70°44' WEST 280.29 FEET; THENCE NORTH 1404.7 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SAID SECTION 26; THENCE NORTH 89°40' EAST 1779.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS ONTO AND OVER THE PROPERTY INCLUDING AN EXCLUSIVE RIGHT OF WAY FOR INGRESS AND

EGRESS TO AND FROM THE OLD SNOW BASIN ROAD AND ALL APPLICABLE WATER AND MINERAL RIGHTS AND SHARES.

PARCEL 3 20-035-0021

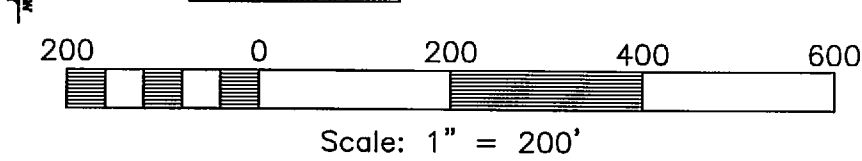
PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY BEGINNING AT A POINT 2683.10 FEET SOUTH 88°28'06" WEST ALONG SECTION LINE AND NORTH 1°31'54" WEST 500 FEET AND SOUTH 88°28'06" WEST 167.84 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 88°28'06" EAST 167.84 FEET; THENCE SOUTH 1°31'54" EAST 500 FEET; THENCE SOUTH 88°28'06" WEST ALONG SOUTH LINE 693.39 FEET THENCE NORTH 17° EAST 1028 FEET TO THE SOUTH LINE OF ROAD; THENCE EASTERLY ALONG SAID ROAD TO A POINT NORTH 16°02' EAST 590.3 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE S 16°02' WEST 590.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4 20-035-0059

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS SOUTH 88°28'06" WEST ALONG THE SECTION LINE 3953.19 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 23; RUNNING THENCE NORTH 88°28'06" EAST 576.70 FEET; THENCE NORTH 17° EAST 227.34 FEET, THENCE SOUTH 69°07'56" WEST 312.683 FEET, THENCE SOUTH 88°28'06" WEST 318.58 FEET, THENCE SOUTH 17° WEST 110.87 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL: A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY BEGINNING AT A POINT WHICH IS SOUTH 88°28'06" WEST ALONG THE SECTION LINE 4076.49 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 23; RUNNING THENCE NORTH 17° EAST 110.87 FEET; THENCE SOUTH 88°28'06" WEST 123.3 FEET, MORE OR LESS, TO THE WEST LINE THEREOF; THENCE SOUTH 17° 110.87 FEET TO THE POINT OF BEGINNING.

LEGEND

- = SECTION CORNER
- = SET 5/8 X 24" REBAR W PLASTIC CAP MARKED "REEVE & ASSOC."
- = FOUND 1.5 INCH ALUMINUM CAP MARKED ING ENGINEERING
- = FOUND REBAR
- = BOUNDARY LINE
- = EXISTING STREET
- = EXISTING FENCE
- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING GRAVEL



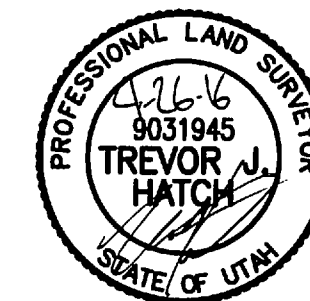
SURVEYOR'S CERTIFICATE

TO ASPEN TITLE INSURANCE AGENCY, FIRST AMERICAN TITLE INSURANCE COMPANY, & CARL A. ALLEN;

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 1-4, 6A, 6B, 8-10, 11A, 13, 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-07-2015

DATE OF SURVEY: 10-07-2015
DATE SIGNED:

TREVOR J. HATCH, PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NUMBER: 9031945
EXPIRES:



Reeve & Associates, Inc.
620 CHAMBERS STREET SUITE 14
LAKE PARKERS • CIVIL ENGINEERS • LAND SURVEYORS
TEL: (801) 621-3100 FAX: (801) 621-3866 WWW.REEVE-ASSOC.COM
BETTS • CHAMBERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

ALTA/ACSM SURVEY
PART OF SECTION 23, 26, AND 25, T.6N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH

SUNRISE OAKS LLC

RECEIVED
APR 26 2016
BY: 5455

Project Info.
Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 10-28-2015
Name: SUNRISE OAKS SUBDIVISION
Scale: 1"=200'
Checked:
Number: 6640-01

Sheet **1** of 1 Sheets