

VICINITY MAP
Scale: N.T.S.

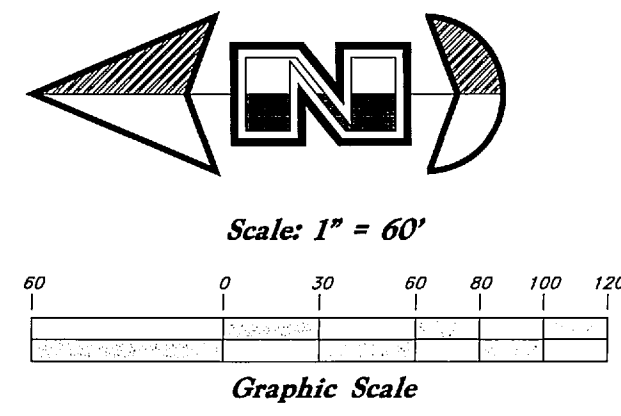
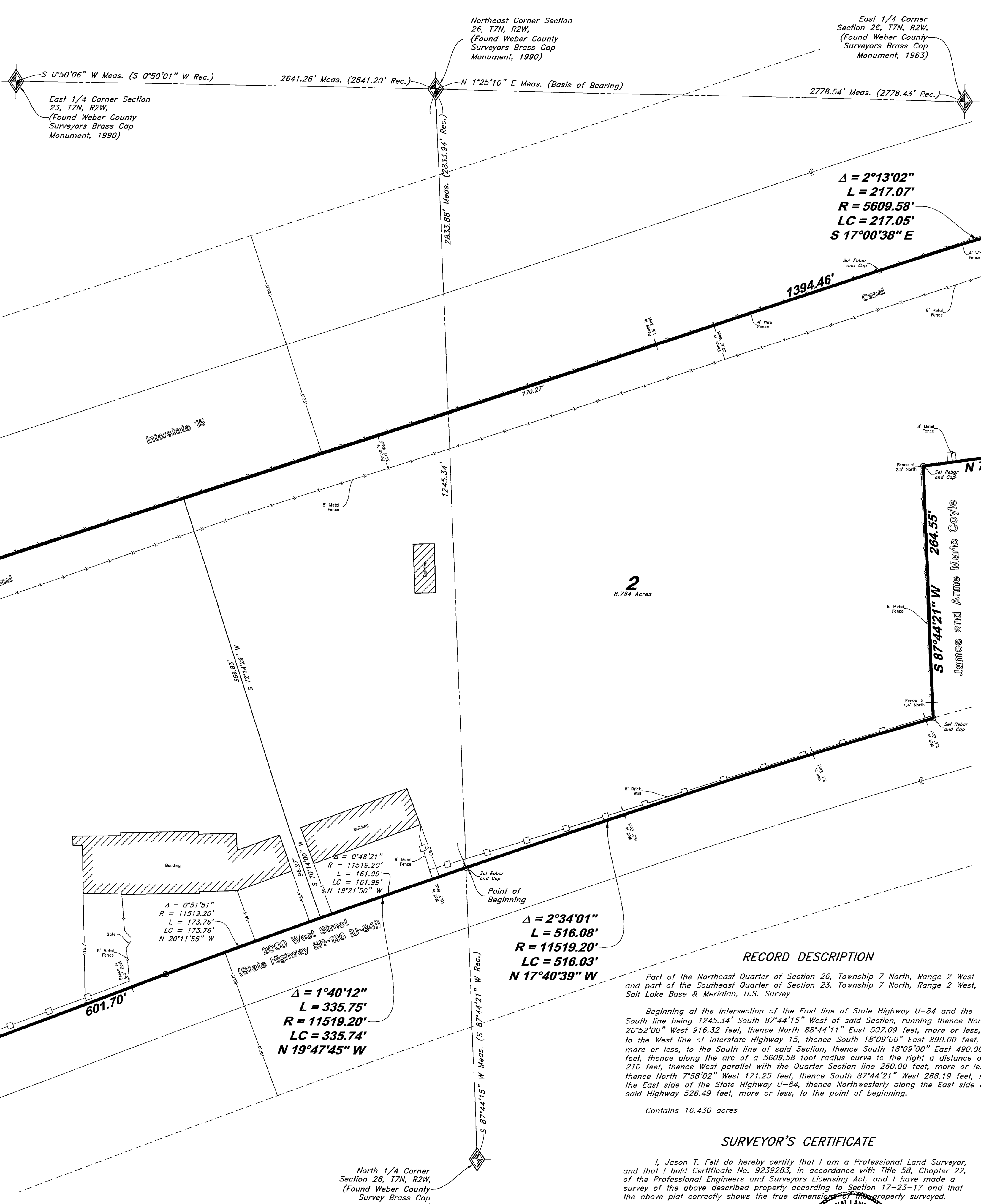
NARRATIVE

This Property Survey was requested by Mr. John Roberts for Pick a Part Auto for the purpose of reestablishing the boundaries of the Property. Brass Cap Monuments were found at the East Quarter Corner of Section 23, the Northeast Corner, East Quarter Corner, and North Quarter Corner of Section 26.

Basis of Bearings for this survey is North 1°25'10" East between said Northeast Corner and East Quarter Corner Section 26, as shown hereon.

Farr West City Commercial Subdivision Plat, prepared by Hansen & Associates Inc., dated April 5th, 1998 and Recorded September of 1998, A property Survey prepared by Bullars Surveying for Dick Saunders, dated November 22, 1994, and filed in 1994, were used as reference for this Survey.

Utah State Highway Plans for project 1G-15-8(23)338 for Fiscal year 1968; and Project 214-E(1) for Fiscal year 1943 were used to Re-establish the Right-of-way for Interstate 15 and State Route 126 (U-84). Property corners are set as indicated.



Legend
(Note: All items may not appear on drawing)

| | | |
|----------------------------|----------------------------|------------------|
| San. Sewer Manhole | Storm Drain Manhole | DMH |
| Water Manhole | Sewer Manhole | SMH |
| Storm Drain Manhole | Irrigation Manhole | IMH |
| Gas Manhole | Top of Wall | TW |
| Electrical Manhole | Top of Concrete | TCN |
| Telecommunications Manhole | Natural Ground | NG |
| Catch Basin | Finish Grade | FG |
| Exist. Contour | Fire Department Connection | FDC |
| Fire Hydrant | Finish Contour | FC |
| Exist. Water Valve | Finish Grade | 95.337A |
| Sanitary Sewer | Exist. Grade | 95.721A |
| Culinary Water | Ridge Line | R |
| Gas Line | Direction of Flow | Existing Asphalt |
| Irrigation Line | Concrete | |
| Storm Drain | Spill | |
| Telephone Line | Curb & Gutter | |
| Secondary Waterline | Gas Meter | |
| Fire Line | Telephone Box | |
| Land Drain | Power Line | |
| Utility Pole w/guy | Fiber Optic Line | |
| Light Pole | Power Pole | |
| Flowline of ditch | Centerline | |
| Overhead Power line | Existing Building | |
| Corrugated Metal Pipe | Set Nail & Washer | |
| Concrete Pipe | Set Rebar & Cap | |
| Ductile Iron | w/ Fencepost | |
| Polyvinyl Chloride | EA | |
| Top of Asphalt | CL | |
| Edge of Asphalt | FL | |
| Centerline | FT | |
| Flowline | TC | |
| Finish Floor | Top of Curb | |
| Top of Curb | Electrical Box | |
| Electrical Box | Catch Basin | |
| Sewer Manhole | CP | |
| Roof Drain | RD | |
| Fire Hydrant | FW | |
| Water Valve | WV | |
| Storm Drain | SD | |
| Water Manhole | WMH | |

AS-SURVEYED DESCRIPTION

A part of the Southeast Quarter of Section 23, and the Northeast Quarter of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Farr West City, Weber County Utah

Beginning at a point on the Easterly line of 2000 West Street (State Route 126 [U-84]), being 1245.34 feet South 87°44'15" West along the Section line from the Northeast Corner of said Section 26, and running thence two (2) courses along said Easterly line of 2000 West Street as follows: (1) Northwesterly along the arc of a 11,519.20 foot Radius curve to the left a distance of 335.75 feet (Central Angle equals 1°40'12", Center bears South 71°02'21" West, and Long Chord bears North 19°21'50" West 161.99 feet); and (2) North 20°37'52" West 601.70 feet; thence North 88°43'38" East 517.96 feet to the Westerly line of Interstate 15; thence two (2) courses along said Westerly line as follows: (1) South 18°07'09" East 770.27 feet; and (2) Southeasterly along the arc of a 5,609.58 foot Radius curve to the right a distance of 217.07 feet (Central Angle equals 2°13'02", Center bears South 71°52'51" West, and Long Chord bears South 17°00'38" East 217.05 feet) to the North line of Farr West City Commercial Subdivision, Farr West City, Weber County, Utah; thence South 88°00'59" West 244.66 feet along said North line; thence North 7°58'02" West 171.25 feet to and along an existing fence line; thence South 87°44'21" West 264.55 feet to said Easterly line of 2000 West Street (State Route 126 [U-84]); thence Northwesterly along the arc of a 11,519.20 foot Radius curve to the left a distance of 516.08 feet (Central Angle equals 2°34'01", Center bears South 73°36'22" West, and Long Chord bears North 17°40'39" West 516.03 feet) along said Easterly line to the point of beginning.

Contains: 16.430 acres

NORTH PARCEL

A part of the Southeast Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Farr West City, Weber County Utah

Beginning at a point on the Easterly line of 2000 West Street (State Route 126 [U-84]), being 1245.34 feet South 87°44'15" West along the Section line and Northwesterly along said Easterly line and the arc of a 11,519.20 foot Radius curve to the left a distance of 161.99 feet (Central Angle equals 0°48'21", Center bears South 71°02'21" West, and Long Chord bears North 19°21'50" West 161.99 feet), and running thence two (2) courses along said Easterly line of 2000 West Street as follows: (1) Northwesterly along the arc of a 11,519.20 foot Radius curve to the left a distance of 173.76 feet (Delta Angle equals 0°51'51", Center bears South 19°46'00" West, Long Chord bears North 20°11'56" West 173.76 feet); and (2) North 20°37'52" West 601.70 feet along said Easterly line of 2000 West Street; thence North 88°43'38" East 517.96 feet to the Westerly line of Interstate 15; thence South 18°07'09" East 624.19 feet along said Westerly line; thence South 72°14'29" West 366.83 feet; thence South 70°14'00" West 96.27 feet to the point of beginning.

Contains: 7.646 acres

RECORD DESCRIPTION

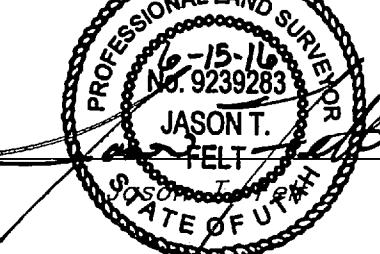
Part of the Northeast Quarter of Section 26, Township 7 North, Range 2 West and part of the Southeast Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey

Beginning at the Intersection of the East line of State Highway U-84 and the South line being 1245.34' South 87°44'15" West of said Section, running thence North 20°52'00" West 916.32 feet, thence North 88°44'11" East 507.09 feet, more or less, to the West line of Interstate Highway 15, thence South 18°09'00" East 890.00 feet, more or less, to the South line of said Section, thence South 18°09'00" East 490.00 feet, thence along the arc of a 5609.58 foot radius curve to the right a distance of 210 feet, thence West parallel with the Quarter Section line 260.00 feet, more or less, thence North 7°58'02" West 171.25 feet, thence South 87°44'21" West 268.19 feet, to the East side of the State Highway U-84, thence Northwesterly along the East side of said Highway 526.49 feet, more or less, to the point of beginning.

Contains: 16.430 acres

SURVEYOR'S CERTIFICATE

I, Jason T. Fell do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 9239283, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



RECEIVED
AUG 15 2016
BY: 5529

GREAT BASIN

Record of Survey

Pick A Part Properties LLC.

3586 North 2000 West
Farr West City, Weber County, Utah
A part of Section 23 & 26, T7N, R2W, SLB&M, U.S. Survey

18 Apr, 2016

SHEET NO. 1

16N810