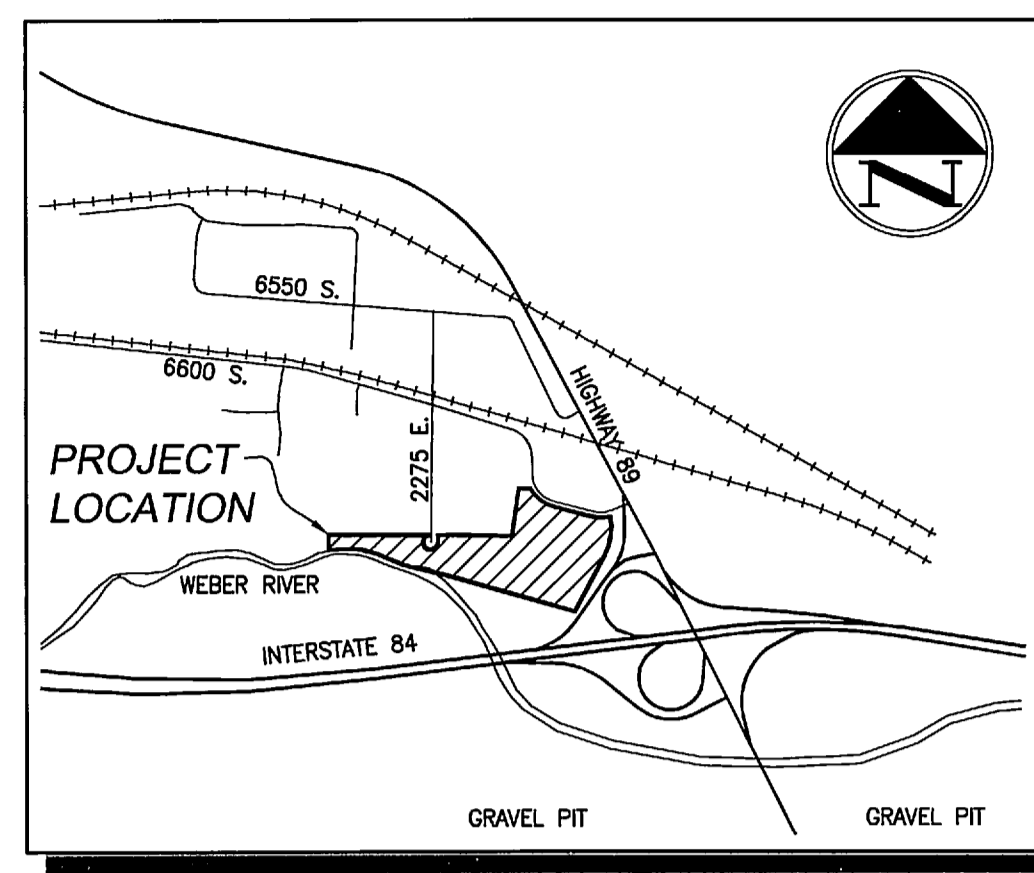


A.L.T.A./A.C.S.M. LAND TITLE SURVEY AND RECORD OF SURVEY

UINTAH SPRINGS BUSINESS PARK
 LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 5 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN,
 UINTAH CITY, WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE:

TO: 1) SCENIC DEVELOPMENT GROUP, LLC
 2) PIONEER TITLE INSURANCE AGENCY, LC
 3) FOUNDERS TITLE COMPANY

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 3, 5, 8, 11a, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 10, 2015.

DATE OF PLAT OR MAP: JANUARY 19, 2016.

AS-SURVEYED PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE, SOUTH 89°08'07" EAST, ALONG AN EXISTING ANCIENT WOOD POST AND BARB WIRE FENCE, A DISTANCE OF 416.10 FEET; THENCE, NORTH 07°29'58" EAST, A DISTANCE OF 352.77 FEET; THENCE, NORTH 89°39'09" EAST, A DISTANCE OF 71.93 FEET; THENCE, SOUTH 77°16'27" EAST, A DISTANCE OF 22.69 FEET, TO THE SOUTH LINE OF 6600 SOUTH (66 FEET WIDE); THENCE, ALONG SAID SOUTH LINE THE FOLLOWING (3) COURSES: (1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 243.00 FEET, THE CENTER OF WHICH BEARS NORTH 62°20'26" EAST, THROUGH A CENTRAL ANGLE OF 47°20'25", A DISTANCE OF 200.78 FEET; (2) SOUTH 75°00'00" EAST, A DISTANCE OF 315.70 FEET; (3) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 243.00 FEET, THROUGH A CENTRAL ANGLE OF 31°02'35", A DISTANCE OF 131.60 FEET, TO THE WEST LINE OF STATE HIGHWAY 89 AND THE INTERSTATE 84 ON-RAMP; THENCE, ALONG SAID WEST LINE THE FOLLOWING (3) COURSES: (1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 428.26 FEET, THE CENTER OF WHICH BEARS SOUTH 77°48'54" WEST; THROUGH A CENTRAL ANGLE OF 40°03'33", A DISTANCE OF 298.43 FEET; (2) SOUTH 27°52'27" WEST, A DISTANCE OF 444.72 FEET; (3) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 428.26 FEET, THROUGH A CENTRAL ANGLE OF 03°18'42", A DISTANCE OF 24.75 FEET, TO THE DAVIS AND WEBER COUNTY LINE; THENCE, NORTH 72°32'00" WEST, ALONG SAID COUNTY LINE, A DISTANCE OF 14.22 FEET; THENCE, NORTH 74°32'00" WEST, ALONG SAID COUNTY LINE, A DISTANCE OF 902.64 FEET, TO THE NORTH-SOUTH CENTER QUARTER LINE; THENCE, NORTH 74°32'00" WEST, ALONG SAID COUNTY LINE, A DISTANCE OF 163.76 FEET TO AN ANGLE POINT IN THE COUNTY LINE; THENCE, NORTH 80°50'57" WEST, A DISTANCE OF 811.52 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL, LABELED AS "PARCEL 11, CANNAN HAY CO." IN THAT CERTAIN RECORD OF SURVEY KNOWN AS THE "OWNERSHIP RECORDS RESEARCH FOR CROFTS, CANNAN HAY CO. & BYBEE PROPERTIES FILED AS SURVEY NO. 3489 AT THE OFFICE OF THE COUNTY SURVEYOR; THENCE, NORTH 00°05'30" EAST, A DISTANCE OF 158.15 FEET, TO A POINT ON AN EXISTING ANCIENT BARB WIRE FENCE AND THE EAST-WEST CENTER QUARTER LINE OF SECTION 26; THENCE, SOUTH 89°34'40" EAST, ALONG SAID FENCE AND EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 762.33 FEET, TO THE WEST LINE OF 2275 EAST STREET (50 FEET WIDE); THENCE, SOUTH 00°05'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 0.19 FEET; THENCE, ALONG SAID WEST LINE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT IN A SOUTHWESTERLY, SOUTHERLY, EASTERLY, NORTHEASTERLY DIRECTION, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS SOUTH 05°07'27" WEST, THROUGH A CENTRAL ANGLE OF 27°52'27", A DISTANCE OF 264.19 FEET; THENCE, NORTH 00°05'30" WEST, ALONG THE EAST LINE OF SAID 2275 EAST STREET, A DISTANCE OF 54.51 FEET, TO SAID EAST-WEST CENTER QUARTER LINE OF SECTION 26; THENCE SOUTH 89°34'40" EAST, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 145.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18.688 ACRES, MORE OR LESS

NARRATIVE OF BOUNDARY:

THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY WEST OF THE CENTER QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, IS COINCIDENT WITH THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 26 AS MONUMENTED BY THE WEBER COUNTY SURVEYOR.

THE NORTHERLY BOUNDARY, EAST OF THE CENTER QUARTER CORNER, WAS GENERATED BASED ON THE BEST FIT OF AN EXISTING ANCIENT WOOD POST AND BARBED WIRE FENCE LINE.

THE NORTH/SOUTH LINE IN THE NORTHEAST QUARTER OF SAID SECTION 26 IS A FREE LINE WITH NO SPECIFIC PLACEMENT INTENDED.

THE NORTHEASTERLY BOUNDARY IS COINCIDENT WITH THE SOUTH RIGHT OF WAY LINE OF 6600 SOUTH WHICH IS BASED ON THE UDOT RIGHT OF WAY PLAT FOR PROJECT NUMBER F-0089(244)406.

THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS COINCIDENT WITH THE WEST BOUNDARY LINE OF THE SOUTHBOUND ON-RAMP FOR I-84 AS SHOWN ON THE UDOT RIGHT OF WAY PLAT FOR PROJECT NUMBER 1-80N-6(4)51 AND REASONABLY FITS THE OCCUPATION IMPROVEMENTS.

THE SOUTH LINE IS COINCIDENT WITH THE DAVIS/WEBER COUNTY LINE AS SHOWN ON THAT CERTAIN DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY RECORDED AT BOOK 56, PAGES 88-92, ON OCTOBER 31, 2002 AT THE WEBER COUNTY RECORDER'S OFFICE.

THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY A RETRACEMENT OF THE ADJOINING PROPERTY, RECORDED UNDER NUMBER 2243048 ON FEBRUARY 20, 2007 AT THE OFFICE OF THE WEBER COUNTY RECORDER, UTILIZING THE WEST QUARTER AND CENTER QUARTER OF SECTION 26 AS ESTABLISHED BY THE WEBER COUNTY SURVEYOR.

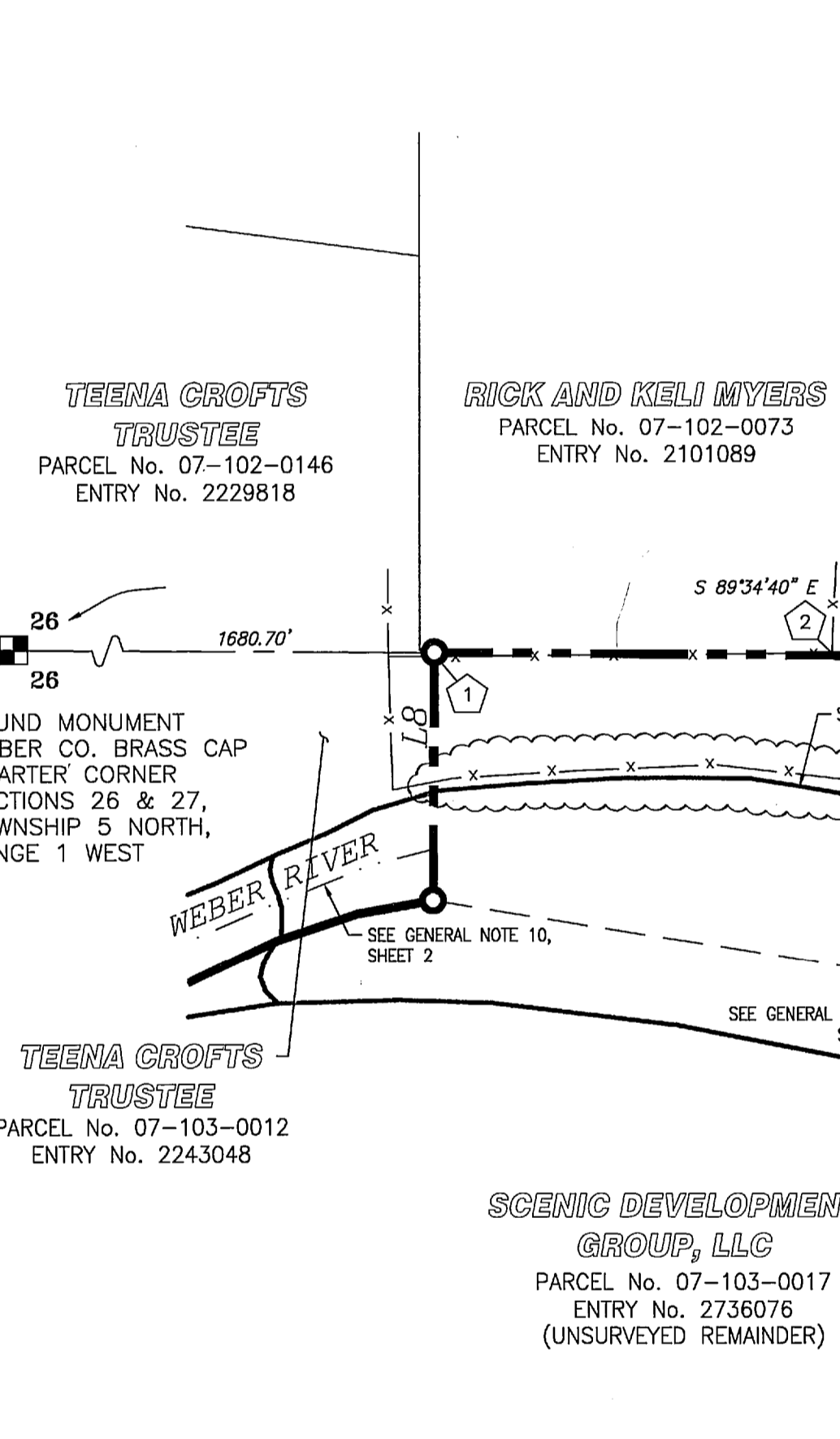
2275 EAST STREET WAS DETERMINED BASED UPON THAT CERTAIN ROAD DEDICATION PLAT FOR 2275 EAST STREET EXTENSION RECORDED AT BOOK 29, PAGE 6, ON MARCH 17, 1987 AT THE WEBER COUNTY RECORDER'S OFFICE, UTILIZING THE WEST QUARTER CORNER AND CENTER QUARTER CORNER OF SECTION 26 AS ESTABLISHED BY WEBER COUNTY SURVEYOR.

TABLE OF ENCROACHMENTS AND ADJACENT STRUCTURES:

- 1 FENCE 2.2 FEET SOUTH OF BOUNDARY LINE
- 2 FENCE TEE 1.6 FEET NORTH OF BOUNDARY LINE
- 3 FENCE TEE 1.2 FEET NORTH OF BOUNDARY LINE
- 4 FENCE POST 0.6 FEET NORTH AND 0.4 FEET WEST OF BOUNDARY CORNER
- 5 FIRE HYDRANT 4.5 FEET SOUTHEAST OF BOUNDARY LINE/RIGHT-OF-WAY
- 6 WELL ENCLOSED WITH WOOD STRUCTURE
- 7 FENCE 0.8 FEET NORTH OF CENTER QUARTER CORNER
- 8 FENCE TEE 2.9 FEET NORTH AND 6.9 FEET EAST OF BOUNDARY CORNER
- 9 FENCE ON PROPERTY LINE
- 10 42" RCP CULVERT WITH HEADWALL
- 11 FENCE CORNER 0.6 FEET WEST OF PROPERTY LINE
- 12 FENCE 1.0 FEET WEST OF PROPERTY LINE
- 13 RIGHT-OF-WAY MARKER 0.6 FEET EAST AND 0.7 FEET NORTH OF PROPERTY CORNER
- 14 FENCE 0.6 FEET WEST OF PROPERTY LINE
- 15 48" RCP CULVERT FOR STREAM

REVISION:	DATE:	DESCRIPTION:
1	01/19/2016	RELEASED TO CLIENT

VICINITY MAP



LINE / CURVE TABLE						
#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	200.78'	47°20'25"	243.00'	106.52'	195.11'	S51°19'47"E
C2	131.66'	31°02'35"	243.00'	67.49'	130.05'	N89°28'43"E
C3	299.43'	40°03'33"	428.26'	156.12'	293.36'	N07°50'40"E
C4	24.75'	3°18'42"	428.26'	12.38'	24.75'	N28°31'48"E
C5	264.19'	27°52'27"	55.00'	50.21'	74.16'	S42°29'01"E
L1	416.10'	S89°08'07"E	-	-	-	-
L2	352.77'	N07°29'58"E	-	-	-	-
L3	71.93'	N89°39'09"E	-	-	-	-
L4	22.69'	N77°16'27"W	-	-	-	-
L5	315.70'	S75°00'00"E	-	-	-	-
L6	163.76'	N74°32'00"W	-	-	-	-
L7	811.62'	N80°50'57"W	-	-	-	-
L8	158.15'	N00°25'20"E	-	-	-	-
L9	762.33'	S89°34'40"E	-	-	-	-
L10	0.19'	S00°05'30"E	-	-	-	-
L11	54.51'	N00°05'30"W	-	-	-	-
L12	145.85'	S89°34'40"E	-	-	-	-

LEGEND

- SECTION CORNER AS NOTED
- 1/4 CORNER AS NOTED
- BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- CENTERLINE
- EX. GAS
- EX. 6" CULINARY WATER
- EX. 8" CULINARY WATER
- EX. OVERHEAD POWER
- EX. FIRE HYDRANT
- BOUNDARY CORNER

UTAH DEPARTMENT OF TRANSPORTATION

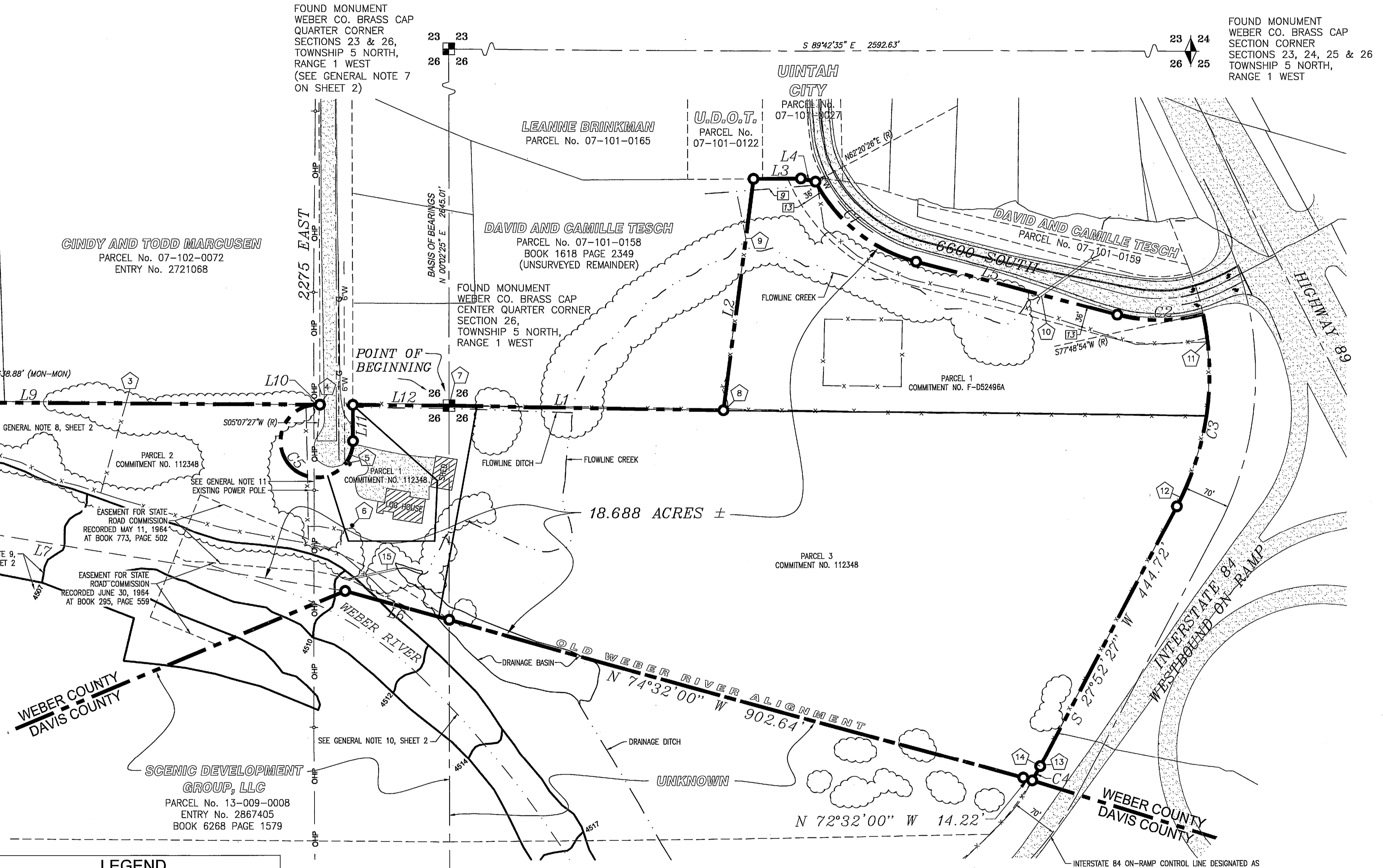
GRAPHIC SCALE
 1 inch = 100 ft.

BASIS OF BEARINGS:

THE BEARING NORTH 00°02'25" EAST (STATE PLANE NAD 1927 GRID BEARING AS ESTABLISHED BY THE WEBER COUNTY SURVEYOR'S OFFICE) ALONG THE LINE FROM THE CENTER QUARTER OF SECTION 26 TO THE QUARTER CORNER COMMON WITH SECTIONS 23 AND 26, AS SHOWN ON THAT CERTAIN RIGHT OF WAY PLAN PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROJECT NUMBER F-0089(244)406 PIN: 8741, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

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 BY: 5656A

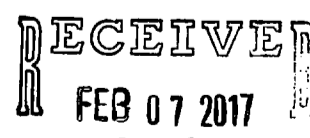
SHEET
 1 OF 2



A.L.T.A./A.C.S.M. LAND TITLE SURVEY AND RECORD OF SURVEY

UINTAH SPRINGS BUSINESS PARK
 LOCATED IN THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 5 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN,
 UINTAH CITY, WEBER COUNTY, UTAH

COMMITMENT FOR TITLE INSURANCE DESCRIPTIONS:	COMMITMENT FOR TITLE INSURANCE DESCRIPTIONS:	GENERAL NOTES:	GENERAL NOTES:
<p>AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE FILE No. 112348:</p> <p>PARCEL 1 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UINTAH TOWN, WEBER COUNTY, UTAH, BEGINNING AT A POINT WHICH NORTH 89°34'40" WEST 145.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 48°15'29" EAST, 171.34 FEET; THENCE SOUTH 02°24'40" WEST 92.00 FEET; THENCE WEST 131.10 FEET; THENCE NORTH 17°31'15" WEST 103.73 FEET TO A CURVE—DE—SAC STREET 2275 EAST STREET, THENCE TO THE RIGHT ON A TANGENT CURVE, CONCAVE TO THE LOT, RADIUS 55.00 FEET, ALONG THE ARC OF SAID STREET 69.66 FEET; THENCE NORTH 00°05'30" WEST 54.51 FEET, ALONG SAID STREET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, THE POINT OF BEGINNING.</p> <p>PARCEL 2 THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 89°05'29" EAST, ALONG THE NORTH LINE OF THE BRUCE E. BYBEE AND SUSAN BYBEE PROPERTY, A DISTANCE OF 42.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 10°22'32" WEST, A DISTANCE OF APPROXIMATELY 324.05 FEET, TO THE SOUTH LINE OF SAID BYBEE PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.</p> <p>THE BASIS OF BEARING FOR ABOVE LEGAL DESCRIPTION IS SOUTH 89°34'40" EAST ALONG THE EAST—WEST CENTER QUARTER LINE FROM THE CENTER QUARTER CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 26.</p> <p>PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY; BEGINNING ON THE WEST LINE OF STATE HIGHWAY 89 AT A POINT WEST 1,450.00 FEET, MORE OR LESS, ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION RUNNING THENCE WEST ALONG THE SECTION LINE TO A POINT WHICH IS 1,690.00 FEET, MORE OR LESS, EAST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT ALSO BEING THE EAST LINE OF THE ROBERT LYLE BYBEE PROPERTY, RUNNING THENCE SOUTH ALONG SAID EAST PROPERTY LINE TO THE NORTH BANK OF THE WEBER RIVER, AS IT EXISTED IN SEPTEMBER OF 1870, THENCE EASTERLY ALONG THE OLD CHANNEL OF SAID RIVER TO THE WEST LINE OF THE HIGHWAY KNOW AS PROJECT N-6, THENCE NORTH 29°21' EAST ALONG THE WEST LINE OF HIGHWAY 370.00 FEET, MORE OR LESS, THENCE NORTHERLY ALONG THE ARC OF A 428.26 FOOT RADIUS CURVE TO THE LEFT 190.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p> <p>EXCEPTING THEREFROM THAT PORTION, IF ANY, CONVEYED TO THE STATE ROAD COMMISSION OF UTAH.</p> <p>ALSO EXCEPTING ANY PORTION LYING WITHIN THE LEGAL BOUNDS OF 2275 EAST STREET.</p> <p>ALSO EXCEPTING ANY PORTION LYING WITHIN THE LEGAL BOUNDS OF DAVIS COUNTY, UTAH.</p> <p>ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UINTAH TOWN, WEBER COUNTY, UTAH, BEGINNING AT A POINT WHICH NORTH 89°34'40" WEST 145.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 48°15'29" EAST, 171.34 FEET; THENCE SOUTH 02°24'40" WEST 92.00 FEET; THENCE WEST 131.10 FEET; THENCE NORTH 17°31'15" WEST 103.73 FEET TO A CURVE—DE—SAC STREET 2275 EAST STREET, THENCE TO THE RIGHT ON A TANGENT CURVE, CONCAVE TO THE LOT, RADIUS 55.00 FEET, ALONG THE ARC OF SAID STREET 69.66 FEET; THENCE NORTH 00°05'30" WEST 54.51 FEET, ALONG SAID STREET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, THE POINT OF BEGINNING.</p> <p>ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 89°34'40" EAST ALONG THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER AND CENTER QUARTER CORNERS OF SAID SECTION, SAID CORNERS BEING MONUMENTED WITH WEBER COUNTY BRASS CAPS DATED 1967 AND 1968 RESPECTIVELY, SAID WEST QUARTER CORNER MONUMENT HAVING NAD27 STATE PLANE COORDINATES OF RECORD OF X=1881792.876 AND Y=594008.821 AS SURVEYED AND MAINTAINED BY THE WEBER COUNTY SURVEYORS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 1,263.02 FEET SOUTH 89°34'40" EAST ALONG SAID QUARTER SECTION LINE TO THE WEST LINE OF A PARCEL DESCRIBED AS RECORDED ON 26, NOVEMBER, 2004, IN THE DEED RECORDS OF WEBER COUNTY AS ENTRY NO. 2070588, FROM THE MONUMENTED WEST QUARTER CORNER OF SAID SECTION 26, RUNNING THENCE SOUTH 04°33'37" WEST 207.45 FEET, TO THE SOUTH LINE OF PARCEL 2 AS DESCRIBED AND RECORDED ON 5, FEBRUARY, 1946, IN THE DEED RECORDS OF WEBER COUNTY AS BOOK 232 PAGE 13, SAID DEED BEING THE ROOT OF TITLE FOR THE PORTION OF THE SOUTH LINE OF THIS TRACT WHICH IS WEST OF THE SIXTEENTH SECTION LINE, THENCE THE FOLLOWING TWO COURSES BEING ALONG THE BEST EVIDENCE OF THE NORTH BANK OF THE WEBER RIVER AS IT EXISTED IN 1970 AS DOCUMENTED BY AERIAL PHOTOGRAPHY FROM THAT YEAR, AS DEEDED BY JOSEPH BYBEE TO ROBERT LYLE BYBEE IN BOOK 232 PAGE 13, OF THE WEBER COUNTY DEED RECORDS, COURSE SOUTH 77°09'26" EAST 45.72 FEET COURSE SOUTH 04°31'41" EAST 28.23 FEET TO THE SIXTEENTH SECTION LINE, THENCE SOUTH 00°24'34" WEST 48.80 FEET ALONG SAID SIXTEENTH SECTION LINE, THENCE THE FOLLOWING SIX COURSES BEING THE BEST EVIDENCE OF THE CENTER LINE OF THE WEBER RIVER AS IT EXISTED IN 1970 AS DOCUMENTED BY AERIAL PHOTOGRAPHY FROM THAT YEAR, THE ROOT OF TITLE FOR THESE SIX COURSES WERE ORIGINALLY DEEDED ON 17, SEPTEMBER, 1979, IN THE DEED RECORDS OF WEBER COUNTY AS BOOK 1323 PAGE 512, FROM GRANT F. BYBEE TO ROBERT LYLE BYBEE, WHICH DESCRIPTION ORIGINATED IN THE FOLLOWING QUIT CLAIM DEEDS BOOK 955 PAGE 592, BOOK 955 PAGE 593 AND BOOK 955 PAGE 594, COURSE NORTH 88°59'04" EAST 45.12 FEET COURSE NORTH 75°41'56" EAST 107.43 FEET COURSE NORTH 63°26'39" EAST 70.27 FEET COURSE NORTH 64°48'28" EAST 53.67 FEET COURSE NORTH 71°34'12" EAST 54.01 FEET COURSE NORTH 80°12'15" EAST 49.05 FEET TO THE EAST LINE OF A PARCEL AS DESCRIBED AS RECORDED ON 16, OCTOBER, 1998 IN THE DEED RECORDS OF WEBER COUNTY AS ENTRY NO. 1581609, BOOK 1363 PAGE 1180 SAID EAST LINE BEING APPROXIMATELY THE SAME AS ORIGINALLY DEEDED ON 17, SEPTEMBER, 1979, IN THE DEED RECORDS OF WEBER COUNTY AS BOOK 1323 PAGE 512, FROM GRANT F. BYBEE TO ROBERT LYLE BYBEE, WHICH DESCRIPTION ORIGINATED IN THE FOLLOWING QUIT CLAIM DEEDS BOOK 955 PAGE 592, BOOK 955 PAGE 593 AND BOOK 955 PAGE 594, THENCE NORTH 00°25'20" EAST 158.15 FEET ALONG SAID EAST LINE TO THE QUARTER SECTION LINE AS MONUMENTED THENCE NORTH 89°34'40" WEST 27.00 FEET, ALONG SAID QUARTER SECTION LINE TO THE EAST LINE OF SAID PARCEL DESCRIBED AND RECORDED ON 26, NOVEMBER, 2004, IN THE DEED RECORDS OF WEBER COUNTY AS ENTRY NO. 2070588, THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, NORTH 89°34'40" WEST 26.00 FEET, TO THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED AND RECORDED ON 19, NOVEMBER, 1998 IN THE DEED RECORDS OF WEBER COUNTY AS ENTRY NO. 1590846, BOOK 1972 PAGE 691, THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, NORTH 89°34'40" WEST 364.68 FEET TO THE POINT OF BEGINNING.</p> <p>PARCEL 3: THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 89°05'29" EAST, ALONG THE NORTH LINE OF THE BRUCE E. BYBEE AND SUSAN BYBEE PROPERTY, A DISTANCE OF 42.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 10°22'32" WEST, A DISTANCE OF APPROXIMATELY 324.05 FEET, TO THE SOUTH LINE OF SAID BYBEE PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.</p> <p>THE BASIS OF BEARING FOR ABOVE LEGAL DESCRIPTION IS SOUTH 89°34'40" EAST ALONG THE EAST—WEST CENTER QUARTER LINE FROM THE CENTER QUARTER CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 26.</p> <p>PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY; BEGINNING ON THE WEST LINE OF STATE HIGHWAY 89 AT A POINT WEST 1,450.00 FEET, MORE OR LESS, ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION RUNNING THENCE WEST ALONG THE SECTION LINE TO A POINT WHICH IS 1,690.00 FEET, MORE OR LESS, EAST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT ALSO BEING THE EAST LINE OF THE ROBERT LYLE BYBEE PROPERTY, RUNNING THENCE SOUTH ALONG SAID EAST PROPERTY LINE TO THE NORTH BANK OF THE WEBER RIVER, AS IT EXISTED IN SEPTEMBER OF 1870, THENCE EASTERLY ALONG THE OLD CHANNEL OF SAID RIVER TO THE WEST LINE OF THE HIGHWAY KNOW AS PROJECT N-6, THENCE NORTH 29°21' EAST ALONG THE WEST LINE OF HIGHWAY 370.00 FEET, MORE OR LESS, THENCE NORTHERLY ALONG THE ARC OF A 428.26 FOOT RADIUS CURVE TO THE LEFT 190.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p> <p>EXCEPTING THEREFROM THAT PORTION, IF ANY, CONVEYED TO THE STATE ROAD COMMISSION OF UTAH.</p> <p>ALSO EXCEPTING ANY PORTION LYING WITHIN THE LEGAL BOUNDS OF 2275 EAST STREET.</p> <p>ALSO EXCEPTING ANY PORTION LYING WITHIN THE LEGAL BOUNDS OF DAVIS COUNTY, UTAH.</p>	<p>AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ORDER No. F-052496A:</p> <p>A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 89°05'29" EAST, A DISTANCE OF 416.10 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 07°29'58" EAST, A DISTANCE OF 352.76 FEET; THENCE NORTH 89°39'09" EAST, A DISTANCE OF 71.93 FEET; THENCE, SOUTH 77°16'27" EAST, A DISTANCE OF 22.69 FEET, TO THE SOUTH LINE OF 6600 SOUTH (66 FEET WIDE); THENCE, ALONG SAID SOUTH LINE THE FOLLOWING (3) COURSES: (1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 243.00 FEET, THE CENTER OF WHICH BEARS NORTH 62°29'26" EAST, THROUGH A CENTRAL ANGLE OF 47°20'25", A DISTANCE OF 200.78 FEET; (2) SOUTH 75°00'00" EAST, A DISTANCE OF 315.70 FEET; (3) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 243.00 FEET, THROUGH A CENTRAL ANGLE OF 31°02'35", A DISTANCE OF 131.66 FEET, TO THE WEST LINE OF STATE HIGHWAY 89 AND THE INTERSTATE 84 ON-RAMP; THENCE, ALONG SAID WEST LINE THE FOLLOWING ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 428.26 FEET, THE CENTER OF WHICH BEARS SOUTH 77°48'54" WEST; THROUGH A CENTRAL ANGLE OF 20°41'57", A DISTANCE OF 154.72 FEET; THENCE NORTH 89°08'07" WEST TO THE POINT OF BEGINNING.</p> <p>CONTAINS: 3.672 ACRES OR 159,955 SQUARE FEET, MORE OR LESS</p>	<p>1) THIS SURVEY IS BASED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY PIONEER TITLE INSURANCE AGENCY, LC, COMMITMENT NO. 112348, DATED JUNE 16, 2015, AND FOUNDERS TITLE COMPANY, COMMITMENT NO. F-052496A, DATED JANUARY 22, 2016.</p> <p>2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INTUITION OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.</p> <p>3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE OF REFERENCED COMMITMENT FOR TITLE INSURANCE, SCHEDULE B:</p> <p>COMMITMENT NO. 112348</p> <p>ITEMS 1-3 NOT ADDRESSED BY THIS SURVEY</p> <p>ITEM 4 IT IS THE INTENT OF THIS SURVEY TO REPRESENT A CORRECT SURVEY</p> <p>ITEMS 5-11 NOT ADDRESSED BY THIS SURVEY</p> <p>ITEM 12 CHANNEL CHANGE EASEMENT, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY</p> <p>ITEM 13-16 NOT ADDRESSED BY THIS SURVEY</p> <p>ITEM 17 IT IS THE INTENT OF THIS SURVEY TO REPRESENT A CORRECT SURVEY</p> <p>ITEM 18 IT IS THE INTENT OF THIS SURVEY TO DEPICT ITEMS OF REFERENCE APPLICABLE TO FUTURE LAND DEVELOPMENT.</p> <p>COMMITMENT NO. F-052496A</p> <p>ITEMS 1-8 NOT ADDRESSED BY THIS SURVEY</p> <p>ITEM 9 MAKES REFERENCE TO A CANAL WITH NO LOCATION SPECIFIED. WE PRESUME THE CANAL WE SHOW IS THE SAME AS REFERENCED.</p> <p>ITEM 10 DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY</p> <p>ITEM 11 DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY</p> <p>ITEM 12 GAS EASEMENT FOR MOUNTAIN FUEL SUPPLY, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY</p> <p>ITEM 13 SLOPE EASEMENT FOR UINTAH CITY, AS SHOWN HEREON</p> <p>ITEM 14 SLOPE EASEMENT FOR UINTAH CITY, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.</p> <p>ITEM 15 IT IS THE INTENT OF THIS SURVEY TO REPRESENT A CORRECT SURVEY.</p> <p>ITEMS 16-19 NOT ADDRESSED BY THIS SURVEY</p> <p>4) DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:</p> <p>A. OWNERSHIP RECORDS RESEARCH FOR CROFTS, CHANAM HAY CO., & BYBEE PROPERTIES FILED AT THE WEBER COUNTY SURVEYOR'S OFFICE AS SURVEY NUMBER 3488.</p> <p>B. COUNTY MONUMENT POSITIONS, TOWNSHIP 5 NORTH, RANGE 1 WEST PREPARED BY THE WEBER COUNTY SURVEYOR'S OFFICE.</p> <p>C. DESCRIPTION OF QUARTER LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY, UTAH RECORDED OCTOBER 31, 2002 AS ENTRY NO. 1885948 IN BOOK 56, PAGES 88-92, OF OFFICIAL RECORDS.</p> <p>D. EASEMENT RECORDED IN BOOK 7466 AT PAGE 1293 OF OFFICIAL RECORDS.</p> <p>E. EASEMENT RECORDED IN BOOK 8308, PAGES 6398-6399 OF OFFICIAL RECORDS.</p> <p>F. DISTRICT'S EASEMENT/RIGHT-OF-WAY RECORDED IN BOOK 10083 AT PAGE 6295, OF OFFICIAL RECORDS.</p> <p>G. EASEMENT RECORDED MAY 1955 AS ENTRY NO. 426131 IN BOOK 773 AT PAGE 502, OF OFFICIAL RECORDS.</p> <p>H. WARRANTY DEED RECORDED JULY 20, 1964 AS ENTRY NO. 430713 IN BOOK 779 AT PAGE 557, OF OFFICIAL RECORDS.</p> <p>I. WARRANTY DEED RECORDED SEPTEMBER 14, 1979 AS ENTRY NO. 789761 IN BOOK 1323 AT PAGE 510, OF OFFICIAL RECORDS.</p> <p>J. QUIT CLAIM DEED RECORDED SEPTEMBER 14, 1979 AS ENTRY NO. 789762 IN BOOK 1323 AT PAGE 511, OF OFFICIAL RECORDS.</p> <p>K. QUIT CLAIM DEED RECORDED SEPTEMBER 12, 1979 AS ENTRY NO. 789763 IN BOOK 1323 AT PAGE 512, OF OFFICIAL RECORDS.</p> <p>L. QUIT CLAIM DEED RECORDED SEPTEMBER 28, 1998 AS ENTRY NO. 1581609 IN BOOK 1363, PAGES 1180-1181, OF OFFICIAL RECORDS.</p> <p>M. EASEMENT RECORDED NOVEMBER 29, 1977 AS ENTRY NO. 722637 IN BOOK 1216, PAGES 269-271, OF OFFICIAL RECORDS.</p> <p>N. EASEMENT RECORDED JULY 20, 1964 AS ENTRY NO. 430714 IN BOOK 779 AT PAGE 558 OF OFFICIAL RECORDS.</p> <p>O. QUIT CLAIM DEED RECORDED FEBRUARY 9, 1927 IN BOOK 8 AT PAGE 465, OF OFFICIAL RECORDS.</p> <p>P. QUIT CLAIM DEED RECORDED FEBRUARY 28, 1953 AS ENTRY NO. 201530 IN BOOK 411 AT PAGE 401, OF OFFICIAL RECORDS.</p> <p>Q. QUIT CLAIM DEED RECORDED JANUARY 6, 1943 IN BOOK AS AT PAGE 401, OF OFFICIAL RECORDS.</p> <p>R. WARRANTY DEED RECORDED SEPTEMBER 17, 1979 AS ENTRY NO. 789761 IN BOOK 1323 AT PAGE 510, OF OFFICIAL RECORDS.</p> <p>S. QUIT CLAIM DEED RECORDED SEPTEMBER 17, 1979 AS ENTRY NO. 789762 IN BOOK 1323 AT PAGE 511, OF OFFICIAL RECORDS.</p> <p>T. QUIT CLAIM DEED RECORDED SEPTEMBER 17, 1979 AS ENTRY NO. 789763 IN BOOK 1323 AT PAGE 512, OF OFFICIAL RECORDS.</p> <p>U. QUIT CLAIM DEED RECORDED FEBRUARY 14, 1992 AS ENTRY NO. 1167533 IN BOOK 1618 AT PAGE 2349, OF OFFICIAL RECORDS.</p> <p>V. QUIT CLAIM DEED RECORDED DECEMBER 7, 1994 AS ENTRY NO. 1324439 IN BOOK 1740, PAGES 1538-1539, OF OFFICIAL RECORDS.</p> <p>W. QUIT CLAIM DEED RECORDED JANUARY 9, 2008 AS ENTRY NO. 2314778, OF OFFICIAL RECORDS.</p> <p>X. QUIT CLAIM DEED RECORDED ON JANUARY 9, 2008 AS ENTRY NO. 2314780, OF OFFICIAL RECORDS.</p> <p>Y. QUIT CLAIM DEED RECORDED JANUARY 31, 1913 AS LAND COMMISSIONER'S NO. 10961, OF OFFICIAL RECORDS.</p> <p>Z. RIGHT OF WAY DEED RECORDED OCTOBER 23, 1939 AS ENTRY NO. 48009 IN BOOK 134, PAGES 89-91, OF OFFICIAL RECORDS.</p> <p>AA. RIGHT OF WAY GRANT RECORDED APRIL 8, 1929 AS ENTRY 45420, OF OFFICIAL RECORDS.</p> <p>AB. AUDITOR'S TAX DEED RECORDED FEBRUARY 9, 1932 AT PAGE 399, OF OFFICIAL RECORDS.</p> <p>AC. AUDITOR'S TAX DEED RECORDED FEBRUARY 9, 1932 AT PAGE 398, OF OFFICIAL RECORDS.</p> <p>AD. RESOLUTION NO. 23-2009 RECORDED JANUARY 24, 2008 AS ENTRY NO. 2156401, OF OFFICIAL RECORDS.</p> <p>AE. RESOLUTION NO. 27-2012 RECORDED DECEMBER 13, 2012 AS ENTRY NO. 2610456, OF OFFICIAL RECORDS.</p> <p>AF. ANNEXATION CERTIFICATE RECORDED MARCH 12, 2013 AS ENTRY NO. 2624888, OF OFFICIAL RECORDS.</p> <p>AG. ANNEXATION ORDINANCE RECORDED MARCH 12, 2013 AS ENTRY NO. 2624890, OF OFFICIAL RECORDS.</p> <p>AH. ANNEXATION RESOLUTION RECORDED MARCH 12, 2013 AS ENTRY NO. 2624889, OF OFFICIAL RECORDS.</p> <p>AI. CREATION CERTIFICATE RECORDED JANUARY, 2015 AS ENTRY NO. 2718461, OF OFFICIAL RECORDS.</p> <p>AJ. QUIT CLAIM DEED RECORDED JANUARY 20, 1964 AS ENTRY NO. 430715 IN BOOK 779 AT PAGE 559, OF OFFICIAL RECORDS.</p> <p>AK. GAS EASEMENT RECORDED OCTOBER 2, 1981 IN BOOK 1391 AT PAGE 1755, OF OFFICIAL RECORDS.</p> <p>AL. EASEMENT RECORDED MARCH 14, 2012 AS ENTRY NO. 2566855, OF OFFICIAL RECORDS.</p> <p>AM. EASEMENT RECORDED MARCH 14, 2012 AS ENTRY 2566856, OF OFFICIAL RECORDS.</p> <p>AN. SPECIAL WARRANTY DEED RECORDED FEBRUARY 9, 2015 AS ENTRY 2721088, OF OFFICIAL RECORDS.</p> <p>AO. WARRANTY DEED RECORDED MAY 4, 2005 AS ENTRY NO. 2101089, OF OFFICIAL RECORDS.</p> <p>AP. QUIT CLAIM DEED RECORDED FEBRUARY 14, 1992 AS ENTRY NO. 1167533 IN BOOK 1618 AT PAGE 2349, OF OFFICIAL RECORDS.</p> <p>AQ. SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 2009 AS ENTRY NO. 2435955, OF OFFICIAL RECORDS.</p> <p>AR. QUIT CLAIM DEED RECORDED DECEMBER 19, 2006 AS ENTRY NO. 2228818, OF OFFICIAL RECORDS.</p> <p>AS. QUIT CLAIM DEED RECORDED DECEMBER 19, 2006 AS ENTRY NO. 2228818, OF OFFICIAL RECORDS.</p> <p>AT. CORRECTION QUIT CLAIM DEED RECORDED FEBRUARY 16, 2007 AS ENTRY NO. 2243048, OF OFFICIAL RECORDS.</p> <p>AU. QUIT CLAIM DEED RECORDED AUGUST 20, 2007 AS ENTRY NO. 2285813, OF OFFICIAL RECORDS.</p> <p>AV. WARRANTY DEED RECORDED FEBRUARY 7, 1927, OF OFFICIAL RECORDS.</p> <p>AW. WARRANTY DEED RECORDED FEBRUARY 9, 1924, OF OFFICIAL RECORDS.</p> <p>AX. WARRANTY DEED RECORDED MARCH 8, 1924, OF OFFICIAL RECORDS.</p> <p>AY. WARRANTY DEED RECORDED JULY 15, 2015 AS ENTRY NO. 2867405 IN BOOK 6288, PAGES 1579-1580, OF OFFICIAL RECORDS.</p>	<p>AZ. WARRANTY DEED RECORDED JULY 15, 2015 AS ENTRY NO. 2736076, OF OFFICIAL RECORDS.</p> <p>BA. WARRANTY DEED RECORDED OCTOBER 24, 1934 AS ENTRY NO. 58732, OF OFFICIAL RECORDS.</p> <p>BB. WARRANTY DEED RECORDED JUNE 17, 1964 AS ENTRY NO. 268779 IN BOOK 294 AT PAGE 641, OF OFFICIAL RECORDS.</p> <p>BC. WARRANTY DEED RECORDED SEPTEMBER 17, 1979 AS ENTRY NO. 789761 IN BOOK 1323 AT PAGE 510, OF OFFICIAL RECORDS.</p> <p>BD. WARRANTY DEED RECORDED FEBRUARY 14, 1992 AS ENTRY 1167535 IN BOOK 1618 AT PAGE 2351, OF OFFICIAL RECORDS.</p> <p>BE. WARRANTY DEED RECORDED APRIL 9, 2002 AS ENTRY 1839321 IN BOOK 2222 AT PAGE 2943, OF OFFICIAL RECORDS.</p> <p>BF. QUIT CLAIM DEED RECORDED JULY, 1964 AS ENTRY NO. 2566654 IN BOOK 779 AT PAGE 559, OF OFFICIAL RECORDS.</p> <p>BG. WARRANTY DEED RECORDED MARCH 14, 2012 AS ENTRY NO. 2566654, OF OFFICIAL RECORDS.</p> <p>BH. WARRANTY DEED RECORDED JULY, 1964 AS ENTRY NO. 430713 IN BOOK 779 AT PAGE 557, OF OFFICIAL RECORDS.</p> <p>BI. WARRANTY DEED RECORDED MAY 15, 2015 AS ENTRY NO. 2736076, OF OFFICIAL RECORDS.</p> <p>5) SUBJECT PROPERTY IS LOCATED IN THE CITY OF UINTAH, UTAH 84405.</p> <p>6) SUBJECT PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 49057C0443F DATED JUNE 2, 2015.</p> <p>7) THE QUARTER CORNER COMMON WITH SECTIONS 23 AND 26 WAS RE-ESTABLISHED BASED ON WEBER COUNTY REFERENCE MONUMENTS AS SHOWN ON THE WEBER COUNTY SURVEYOR'S SECTION CORNER THE SHEET FOR MONUMENT NUMBER 51126-0336.</p> <p>8) LIMIT OF BASE FLOOD PLAIN AS ESTABLISHED BY THAT CERTAIN FLOOD INSURANCE RATE MAP (FIRM) NUMBER 49057C0443F, PANEL 443 OF 600, REVISED JUNE 2, 2015.</p> <p>9) BASE FLOOD ELEVATION LINE AS ESTABLISHED BY SAID FIRM MAP. ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.</p> <p>10) THE APPROXIMATE RIVER CENTERLINE SHOWN IS BASED ON A HIGH RESOLUTION ORTHOGRAPHIC 6-INCH RESOLUTION AERIAL PHOTO TAKEN IN THE SPRING OF 2012, PROVIDED BY THE UTAH AUTOMATED ORTHOGRAPHIC REFERENCE CENTER.</p> <p>11) THERE IS AN EXISTING OVERHEAD POWER LINE ALONG THE WEST SIDE OF 2275 EAST THAT AFFECTS THE PROPERTY WITH NO EASEMENT PROVIDED.</p>



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 BY: 5656 B

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REVISION:	DATE:	DESCRIPTION:
1	1.19.2016	RELEASED TO CLIENT