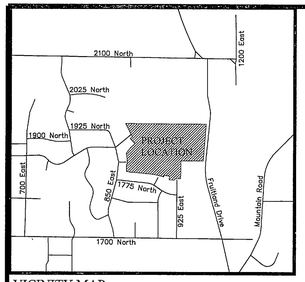

VICINITY MAP
N.T.S

NOTES

1) The purpose of this Survey is to provide a Boundary\Topographical Survey & Certification for the parcel shown and described hereon.
2) A Title Commitment prepared by Security Title Of Davis County, Inc., Clearfield, Utah, Order No. 135176-VC/1st Amendment, Effective Date: September 18, 2014 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of said report, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
3) Neither the Southwest Corner nor the South ¼ Corner of Section 33, Township 7 North, Range 1 West were found. The calculated position of the South ¼ Corner is shown hereon based on its relativity to the street monuments in Phase 1 of GREENFIELD Subdivision. It is the judgment of this Surveyor, that the best evidence of the location\boundary of any of the GREENFIELD Subdivision Plats is best based on the harmony of the established street monuments within each Plat. The Basis of Bearing for this Survey is the GREENFIELD Subdivision, according to the Official Plats thereof on file in the Office of the Weber County Recorder, more particularly, the record bearing of N75°56'14"W between the existing street monuments found along 1775 North (Phases 15 & 9) at the intersections of 925 East and 850 East. (Resulting Sectional bearing between the Southeast Corner and the East ¼ Corner of Section 33: N0°05'47"W). GREENFIELD Subdivision Phases 9, 12, 13, & 15 were held to their record bearings\distances based on the aforementioned bearing between street monuments on 1775 North. GREENFIELD Subdivision Phase 14, however, was rotated slightly to better fit the interior monuments found in that specific plat. In order to not create a gap or overlap between Phase 14 and the adjacent Phases, the plat was rotated at a common corner with Phase 12, the southeast corner of Lot 135. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section\monument lines relative to that basis of bearing per measured lines shown hereon. To the extent that they can be determined from record documents, gaps and\or overlaps between title\deed\plat lines are shown hereon. A Survey Description has been provided for our client's use in the event Boundary Line Agreements-other conveyances are required.
4) Vertical data (contours and spot elevations) shown hereon is based on the NGVD29 elevation of 4442.17 published by the Weber County Surveyor on Benchmark WC-24 (Monument No. 71133-2-5024) located on the westerly side of Fruitland Drive within the bounds of the subject property.
5) #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
6) This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between Focus Engineering & Surveying and its client.
7) This drawing and any copy thereof may also not be relied upon for any purpose under any of the following conditions:
   a) Original and any copies not individually signed and sealed by the Surveyor.
   b) Dependent monuments and data set, or published by others, and used by the Surveyor are subsequently found to be in error.
   c) Improvements shown have been altered, changed, or added to, subsequent to the Survey
8) Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
9) Except as specifically stated of shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

LEGAL DESCRIPTIONS

TITLE REPORT DESCRIPTION

Part of the Southeast Quarter of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, and part of the Northeast Quarter of Section 4, Township 6 North, Range 1 West, Salt Lake Base and Meridian; beginning at a point located North 89°56'54" East 1019.07 feet along the Section line and South 0°00'00" East 159.72 feet from the South Quarter Corner of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, running thence North 7°00'00" East 170.43 feet, thence left along the arc of a 559.87 foot radius curve a distance of 25.00 feet (chord bears North 84°16'45" West 25.00 feet), thence North 4°26'30" East 110.20 feet, thence North 36°40'00" East 115.05 feet. Thence North 52°11'35" East 69.74 feet, thence North 37°48'25" West 120.00 feet, thence right along the arc of a 165.0 foot radius curve a distance of 30.00 feet (chord bears North 57°24'06" East 29.96 feet), thence North 27°23'23" West 204.31 feet, thence South 89°02'00" East 1045.56 feet, thence South 0°58'00" West 8.67 feet, thence South 89°02'00" East 163.28 feet to the west line of Fruitland Drive, thence South 4°41'15" West 520.31 feet along said west line, thence South 89°56'54" West 340.25 feet, thence South 0°00'00" East 259.85 feet, thence South 89°04'25" West 81.03 feet, thence South 0°05'15" West 20.32 feet, thence North 89°54'45" West 91.07 feet, thence North 0°05'05" East 45.08 feet, thence North 79°58'48" West 150.00 feet, thence right along the arc of a 420.00 foot radius curve a distance of 20.56 feet (chord bears South 11°25'20" West 20.56 feet), thence North 68°25'15" West 91.41 feet, thence North 84°56'30" West 411.50 feet to the point of beginning.

SURVEY DESCRIPTION

A portion of the SE14 of Section 33, Township 7 North, Range 1 West, and a portion of the NE1/4 of Section 4, Township 6 North, Range 1 West, Salt Lake Base & Meridian, located in North Ogden, Utah, more particularly described as follows:

Beginning at a point on the westerly line of Fruitland Drive located S89°58'49"W along the Section line 468.32 feet from the Southeast Corner of Section 33, T7N, R1W, S.L.B.& M. (Basis of Bearing: N0°05'47"E along the Section line from the Southeast Corner to the East ¼ Corner of said Section 33); thence S89°58'49"W along the Section line 354.22 feet to the northwest corner of Deed Entry No. 886873 of the Official Records of Weber County; thence S0°01'11"E 260.12 feet along said deed and along the west line of Deed Entry No. 2638803 to the north line of GREENFIELD Subdivision, Phase 15 as constructed; thence S89°04'25"W along said plat 81.72 feet; thence S0°05'15"W along said plat 20.32 feet; thence N89°54'45"W along said plat 91.07 feet to the easterly line of Deed Entry No. 1851794 of the Official Records of Weber County; thence along said deed the following 4 (four) courses and distances: N9°05'05"E 45.08 feet; thence N79°58'48"W 150.00 feet; thence Southwesterly along the arc of a 420.00 foot radius non-tangent curve (radius bears: N79°58'49"W) 20.56 feet through a central angle of 2°48'18" (chord: S11°25'20"W 20.56 feet); thence N68°25'15"W 91.41 feet to the north line of said Phase 15; thence N84°56'30"W along said plat 411.50 feet to the southeast corner of Lot 135, GREENFIELD Subdivision, Phase 14 as constructed; thence along said plat the following 8 (eight) courses and distances: N7°04'41"E 170.43 feet; thence Northwesterly along the arc of a 559.87 foot radius non-tangent curve (radius bears: S7°04'42"W) 25.00 feet through a central angle of 2°33'31" (chord: N84°12'04"W 25.00 feet); thence N4°31'11"E 110.20 feet; thence N36°44'41"E 115.05 feet; thence N52°16'16"E 69.74 feet; thence N37°43'44"W 120.00 feet; thence Northeasterly along the arc of a 165.00 foot radius non-tangent curve (radius bears: S37°43'45"E) 30.00 feet through a central angle of 10°25'04" (chord: N57°28'47"E 29.96 feet); thence N27°18'42"W 204.31 feet; thence S88°20'00"E along a fence line 307.25 feet; thence S88°53'00"E along a fence line 559.75 feet; thence S88°37'00"E along a fence line 201.00 feet; thence S57°30'00"E along a fence line 13.00 feet; thence S88°18'00"E along a fence line 139.45 feet to the westerly of said Fruitland Drive; thence S4°15'49"W along said westerly line 518.52 feet to the point of beginning.

Contains: 17.95+/- acres

SURVEYOR'S CERTIFICATE

"I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that is correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle
Professional Land Surveyor
Certificate #172675

Date: February 16, 2017

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www.focusutah.com

PROFESSIONAL LAND SURVEYOR No. 172675 DENNIS P. CARLISLE 2-16-17 STATE OF UTAH

BOUNDARY/TOPOGRAPHICAL SURVEY

LOCATION: SE1/4 OF SECTION 33, T7N, R1W, SLB&M
NE1/4 OF SECTION 34, T6N, R1W, SLB&M
NORTH OGDEN, UTAH
PROPERTY OF: ROBERT RAY WARD
PREPARED FOR: CORNERSTONE CAPITAL GROUP, LLC

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

RECEIVED FEB 16 2017 BY: 5666

Scale:	1"=60'	Drawn:	BP
Date:	11/21/2014	Job #:	14-230
Sheet:	1 OF 1		

Z:_2014\14-230 Ward Farms North Ogden\design 14-230\dwg\roa\14-230 roa.dwg