

RECORD DESCRIPTIONS

**PARCEL 1: 16-005-0002**  
PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING 440 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 50° WEST 1586 FEET; THENCE SOUTH 1425 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 1180 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST 2640 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 2200 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT WHICH IS SOUTH 399.7 FEET AND WEST 924.6 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 100 FEET, THENCE EAST 150 FEET, THENCE SOUTH 100 FEET, THENCE WEST 150 FEET TO THE POINT OF BEGINNING, ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12 AND RUNNING THENCE SOUTH 1180.0 FEET; THENCE EAST 1425.0 FEET; THENCE SOUTH 50° EAST 90.0 FEET; THENCE TO THE LEFT ON AN ARC OF A CURVE WHOSE RADIUS IS 715.0 FEET A DISTANCE OF 205.91 FEET; THENCE NORTH 375.0 FEET; THENCE TO THE RIGHT ON AN ARC OF A CURVE WHOSE RADIUS IS 200.0 FEET A DISTANCE OF 270.53 FEET; THENCE TO THE LEFT ON AN ARC OF A CURVE WHOSE RADIUS IS 480.0 FEET A DISTANCE OF 134.04 FEET; THENCE NORTH 61°30' EAST TO THE NORTH LINE OF SAID SECTION; THENCE WEST 2204.1 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: PART OF SECTION 1 AND SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 45°06'00" WEST 81.03 FEET TO THE SOUTH OF 5850 NORTH STREET; THENCE TO THE RIGHT ALONG THE ARC OF A CURVE, (RADIUS POINT BEARS NORTH 50°11'12" WEST 160.33 FEET) A DISTANCE OF 135.49 FEET, LONG CHORD BEARS SOUTH 64°11'19" WEST 131.49 FEET; THENCE SOUTH 237.57 FEET; THENCE EAST 175.77 FEET; THENCE NORTH 237.57 FEET TO WEST TO THE POINT OF BEGINNING, ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 112.58 FEET SOUTH AND 580.48 FEET WEST OF THE NORTHEAST CORNER OF SECTION 12, RUNNING THENCE NORTH 28°30' WEST 124.39 FEET, THENCE ALONG A 77.41 FOOT RADIUS CURVE TO THE RIGHT 53.76 FEET, (L.C.=NORTH 26°41'08" WEST 53.75 FEET), THENCE SOUTH 76°35'13" WEST 314.17 FEET, THENCE SOUTH 33°05'03" EAST 221.93 FEET, THENCE ALONG A 480.00 FOOT RADIUS CURVE TO THE LEFT 91.29 FEET, THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: THAT PORTION LYING WITHIN COBBLECREEK PARK SUBDIVISION - PHASE 1 RECORDED IN BOOK 23 OF PLATS, PAGES 39 AND 40 RECORDS OF WEBER COUNTY, UTAH, SUBJECT TO RIGHT OF WAY AS PER BOOK 494 PAGE 145.

**PARCEL 2: 16-005-0010**  
BEGINNING AT A POINT LOCATED 134.11 FEET SOUTH AND 1705.41 FEET WEST OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 78°06'56" EAST 76.22 FEET, THENCE TO THE RIGHT ON THE ARC OF A CURVE WHOSE RADIUS IS 2652.48 FEET, A DISTANCE OF 73.78 FEET, (CHORD BEARS SOUTH 77°19'07" EAST 73.78 FEET), THENCE NORTH 13°28'41" EAST 280.00 FEET, THENCE NORTH 89°59'00" EAST 83.57 FEET, THENCE SOUTH 65°42'37" EAST 243.84 FEET, THENCE NORTH 52°53'09" EAST 164.75 FEET, THENCE SOUTH 33°05'03" EAST 381.23 FEET, THENCE TO THE RIGHT ON THE ARC OF A CURVE WHOSE RADIUS IS 480.00 FEET, A DISTANCE OF 42.75 FEET, (CHORD BEARS SOUTH 74°56'54" WEST 42.74 FEET), THENCE TO THE LEFT ON THE ARC OF A CURVE WHOSE RADIUS IS 200.00 FEET, A DISTANCE OF 270.53 FEET, (CHORD BEARS SOUTH 38°45'00" WEST 250.37 FEET, THENCE SOUTH 96.55 FEET, THENCE WEST 297.00 FEET, THENCE SOUTH 42.18 FEET, THENCE NORTH 81°38'57" WEST 293.16 FEET, THENCE NORTH 13°42'35" EAST 298.19 FEET, THENCE TO THE LEFT ON THE ARC OF A CURVE WHOSE RADIUS IS 2592.48 FEET, A DISTANCE OF 82.59 FEET, (CHORD BEARS NORTH 77°12'10" WEST 82.59 FEET), THENCE NORTH 78°06'56" WEST 76.21 FEET, THENCE NORTH 11°53'04" EAST 60.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 3: 16-005-0012**  
PART OF SECTION 1 AND SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 45°06'00" WEST 81.03 FEET TO THE SOUTH OF 5850 NORTH STREET; THENCE TO THE RIGHT ALONG THE ARC OF A CURVE, (RADIUS POINT BEARS NORTH 50°11'12" WEST 160.33 FEET) A DISTANCE OF 135.49 FEET, LONG CHORD BEARS SOUTH 64°11'19" WEST 131.49 FEET; THENCE SOUTH 237.57 FEET; THENCE EAST 175.77 FEET; THENCE NORTH 237.57 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM THAT PORTION LYING IN KELLY SHAW SUBDIVISION RECORDED IN BOOK 49 OF PLATS, PAGE 86, RECORDS OF WEBER COUNTY, UTAH.

**PARCEL 4: 22-004-0032**  
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON SECTION LINE 1345.2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 7, THENCE SOUTH 88°10' EAST 724.4 FEET, THENCE SOUTH 81°26' EAST 1898.8 FEET; THENCE SOUTH 73°21' WEST 154 FEET, THENCE NORTH 25°58' WEST 831.7 FEET TO QUARTER SECTION LINE, THENCE NORTH 63°36' WEST 757.9 FEET TO A POINT ON SECTION LINE 383.7 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7, THENCE NORTH 951.1 FEET TO PLACE OF BEGINNING, SUBJECT TO RIGHT OF WAY AS PER BOOK 494 PAGE 145.

NARRATIVE

This Survey was requested by Mr. Carl Cook for the purpose of retracing the boundaries of these parcels prior to purchasing the property.  
Weber county Brass Cap Monuments were Found at the Southeast Corner, the East Quarter Corner, the Northeast Corner, the North Quarter Corner, and the Northwest corner of Section 7, T7N, R1E, and the North Quarter corner of Section 12, T7N, R1W.  
Centerline Street Monuments were found on 2250 East Street at the Centerline Point of Curve in front of Lot 12, and the 62.50' North of the Point of Tangency in front of Lot 9, in Cobble Creek Park Subdivision - Phase 1.  
Multiple Rebar with Reeve & Associate caps, were found at locations as shown on this survey, A single Rebar with an illegible cap was found at the Northeast corner of Parcel 4.  
A line Bearing North 89°35'54" West (NAD 83 State Plane Grid Bearing), between the Northeast corner and North Quarter corner of Section 7, was used as the basis of bearings for this survey.  
Serenity Hills Subdivision (bk 32 pg 58) was placed using the two centerline monuments in 2250 East Street, as shown on the Subdivision plat. This location is 9.5' North and 6.1' East of the Tied Location shown on the recorded Plat. The subdivision bearings were rotated clockwise 0°26'07" to align with the basis of bearings for this survey.  
Wadman Subdivision (bk 38 pg 73, Survey Filing #1598) which has been vacated, but still defines a portion of the Northwestern boundary of Parcel 2 was placed using the Northeast corner and North Quarter corner of Section 12 as shown on the vacated Subdivision plat and record of survey. The subdivision bearings were rotated clockwise 0°22'22" to align with the basis of bearings for this survey. Three of the found Rebar with Reeve & Associate Caps were found at locations of 3 corners of the boundary of this vacated subdivision as shown on this survey.  
Cobble Creek Park Subdivision - Phase 1, was placed using the two centerline monuments in 2250 East Street, as shown on the Subdivision plat. The subdivision bearings were rotated clockwise 0°26'07" to align with the basis of bearings for this survey. The Eastern portion of Parcel 2 as set along the Western Boundary due to the similar calls in the description. The Northern portion of the Parcel 1 was set along the Southern boundary of this plat due to the similar calls in the description.  
Kelly Shaw Subdivision, (bk 48 pg 86) and Parcel #22-004-0036, were placed using the Northwest corner and North Quarter corners of Section 7 as shown on the recorded plat. The subdivision bearings were rotated clockwise 0°01'36" to align with the basis of bearings for this survey. The Easterly portion of Parcels 1 & 3, were positioned along the Western portion of the subdivision and remainder, parcel which is also the Township line between R1W and R1E.  
Diana Alvard Marchione Subdivision (bk 51 pg 45) and Parcel #22-004-0139, were placed using the Southeast corner and East Corner of Section 7, as shown on the Subdivision plat. The subdivision bearings were rotated clockwise 0°00'58" to align with the basis of bearings for this survey.  
The Original Description for Parcel 1 is a large overall tract with 5 less and excepting parcels, being excluded from the overall boundary, leaving the area shown on this survey. The South line of the overall tract and ultimately Parcel 1 calls for a point of beginning 440' North of the Southeast corner of the Northeast Quarter of Section 12. No monument was found marking this position its location has been obliterated. Using the original Township maps prepared by J. F. Smith (plat filed March 18, 1872), and John T. Becker, (posted, Sept 24, 1895) it was determined the record distance for this East line of the Section was 80 chains. Weber County Surveyor data shows a record distance for this line of 5398.10'. This creates an average of 118.10', per the Township. Using the single proportion method to position the Southeast corner of the Northeast Quarter, it causes the point of beginning to be 50' or more South of an existing fence line. By holding a distance 2640' along the calculated Section Line from the Northeast corner of the Northeast Quarter, it causes the point of beginning to fit closely with the existing fence line. Using this determination, I do not think an average in the section was considered when the descriptions were prepared. I believe it was the intent of the parties to use a point roughly 2200' South of the Northeast corner of Section 12, as the starting position for the descriptions, as such the South line of Parcel 1 has been set along a location best fitting the fence line.  
Similar to the East Quarter corner of Section 12, the West Quarter corner of Section 7, was not in place and its location has been obliterated. The original Townsite maps mathematically show these as the same position. However, there is some discrepancy in the position using the description for Parcel 4 and the adjoining deeds to the South. Using the single proportion method to position the West Quarter corner, instead of the 2640' distance as in Section 12, calls within the adjoining deeds for Parcels #22-004-0031, & #22-004-0129, begin to match calculated Section line positions and the calls for the Section Corners. Based on these findings and the similar calls in the descriptions, the South line of Parcel 4 has been set along the Northern boundaries of Parcels #22-004-0031, & #22-004-0129.  
The East Line of Parcel 4...

Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (WCS) Weber County Survey
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

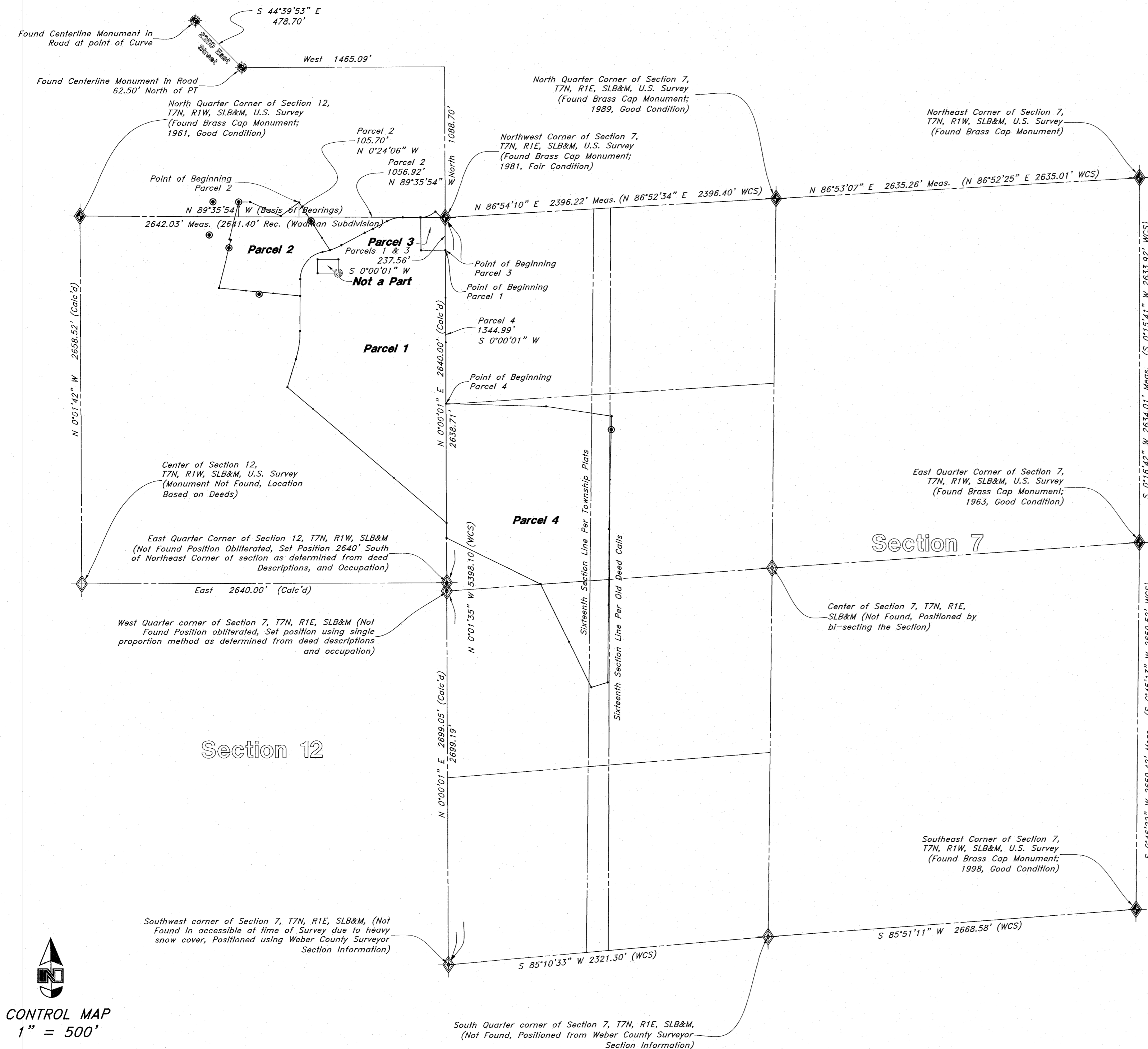
NEW PARCEL DESCRIPTIONS

**Parcel 1:**  
A part of the Northeast Quarter of Section 12, Township 7 North, Range 1 West, Salt Lake Base & Meridian:  
Beginning at a point on the Section Line, said point being 237.56 feet South 0°00'01" West from the Northeast corner of said Northeast Quarter; and running thence South 0°00'01" West 1,969.26 feet along the Section line to the extension of a fence line; thence North 49°20'15" West 1,510.54 feet along said Fence line and the extension of said line; thence North 16°55'50" East 211.72 feet to a point of curvature; thence Northerly along the arc of a 715.00 foot radius curve to the left a distance of 205.91 feet (Central Angle equals 16°55'50"); and Long Chord bears North 08°40'50" East 205.19 feet; thence North 00°25'50" East 375.00 feet to a point of curvature; thence Northeasterly along the arc of a 200.00 foot radius curve to the right a distance of 274.89 feet (Central Angle equals 78°45'05"); and Long Chord bears North 39°48'22" East 253.76 feet to a point of reverse curvature; thence Easterly along the arc of a 480.00 foot radius curve to the left a distance of 144.49 feet (Central Angle equals 17°14'49"); and Long Chord bears North 70°33'31" East 143.94 feet; thence North 61°56'00" East 193.00 feet to the Southwest corner of Cobblecreek Park Subdivision - Phase 1, in Weber County Utah; thence five (5) courses along the South Boundary line of said Subdivision as follows: (1) North 64°32'16" East 66.07 feet; (2) North 61°56'07" East 114.10 feet to a point of non-tangent curvature of which the radius point lies South 28°03'51" East; (3) Easterly along the arc of a 240.02 foot radius curve to the right a distance of 119.23 feet (Central Angle equals 28°12'42"); and Long Chord bears North 76°10'01" East 118.01 feet; (4) South 89°36'08" East 126.26 feet to a point of non-tangent curvature of which the radius point lies North 00°23'48" East; and (5) Easterly along the arc of a 160.33 foot radius curve to the left a distance of 4.95 feet (Central Angle equals 01°46'13"); and Long Chord bears North 89°30'41" East 4.95 feet; thence due South 238.51 feet; thence due East 175.78 feet to the POINT OF BEGINNING.  
Less and Excepting: A part of The Northeast Quarter of Section 12, Township 7 North, Range 1 West, Salt Lake Meridian:  
Beginning at a point which is South 399.7 feet and West 924.6 feet from the Northeast corner of said Quarter Section; thence North 100 feet; thence East 150 Feet; thence South 100 feet; thence West 150 feet to the Point of Beginning.  
Containing 38.816 acres, more or less.

**Parcel 2:**  
A part of the Northeast Quarter of Section 12, and the Southeast Quarter of Section 1, Township 7 North, Range 1 West, Salt Lake Base & Meridian:  
Beginning at the Northwest corner of Lot 26, Cobblecreek Park Subdivision - Phase 1, in Weber County Utah; thence North 1,056.92 feet North 89°35'54" West along the Section Line; and 105.70 feet North 00°24'06" East from the Northeast corner of said Northeast Quarter; and running thence North 32°38'58" East 411.80 feet along the West line of said Subdivision and said West line Extended to a point of non-tangent curvature of which the radius point lies North 17°27'49" West; thence Westerly along the arc of a 480.00 foot radius curve to the right a distance of 55.67 feet (Central Angle equals 06°38'44"); and Long Chord bears South 75°51'33" West 55.64 feet to a point of reverse curvature; thence Southwesterly along the arc of a 200.00 foot radius curve to the left a distance of 274.89 feet (Central Angle equals 78°45'05"); and Long Chord bears South 39°48'22" West 253.76 feet; thence South 00°25'50" West 120.31 feet; thence North 84°18'33" West 589.53 feet; thence North 14°08'25" East 358.18 feet; thence North 75°58'37" West 10.58 feet; thence North 13°54'36" East 280.04 feet to the South Boundary line of Serenity Hills Subdivision, in Weber County, Utah; thence three (3) courses along South Boundary line as follows (1) South 89°35'10" East 83.32 feet; (2) South 65°16'47" East 243.84 feet; and (3) North 53°30'16" East 164.71 feet to the POINT OF BEGINNING.  
Containing 8.388 acres, more or less.

**Parcel 3:**  
A part of the Northeast Quarter of Section 12, and the Southeast Quarter of Section 1, Township 7 North, Range 1 West, Salt Lake Base & Meridian:  
Beginning at a point on the Township line, said point being 237.56 feet South 0°00'01" West from the Northeast corner of said Northeast Quarter; and running thence due West 175.78 feet; thence due North 238.51 feet to the South Boundary line of Cobblecreek Park Subdivision - Phase 1, in Weber County Utah being a point of non-tangent curvature of which the radius point lies North 01°22'26" West; thence Easterly along the arc of a 160.33 foot radius curve to the left a distance of 115.55 feet (Central Angle equals 41°17'40"); and Long Chord bears North 67°58'44" East 113.07 feet) along said South Boundary line to the Northwest corner of Kelly Shaw Subdivision, in Weber County, Utah; thence two (2) courses along the Western Boundary line of said Kelly Shaw Subdivision as follows:  
(1) South 44°40'03" East 100.94 feet; and (2) South 0°00'01" West 209.12 feet also being along the Township line to the POINT OF BEGINNING.  
Containing 43,828 square feet, more or less.

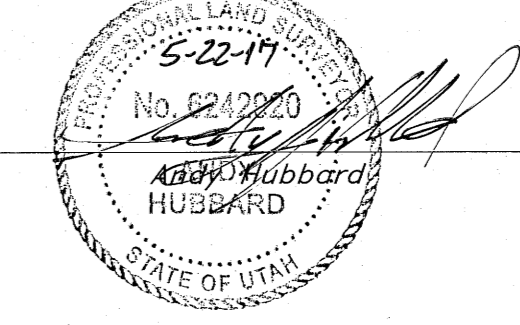
**Parcel 4:**  
A part of the Northwest Quarter of Section 7, Township 7 North, Range 1 East, Salt Lake Base & Meridian:  
Beginning at a point on the Township line; said point being South 0°00'01" West 1,344.99 feet from the Northwest corner of said Northwest Quarter; thence South 88°08'25" East 724.40 feet; thence South 81°24'25" East 478.10 feet more or less to the Extension of the West Boundary line of Diana Alvard Marchione Subdivision, in Weber County Utah; thence South 01°35'01" West 815.58 feet along said Extension and the West Boundary line of said Subdivision to the Southwest corner of said Subdivision; thence North 88°08'26" East 2.19 feet along the South Boundary line of said Subdivision; thence South 00°45'40" West 1,108.20 feet more or less to the North Boundary line of the Rex M. Alvard Parcel (22-004-0129); thence South 73°21'00" West 124.50 feet along said North Boundary line; thence North 25°58'00" West 830.30 feet; thence North 63°36'00" West 757.89 feet to the Township line; thence North 00°00'01" East 970.37 feet along said Township line to the POINT OF BEGINNING.  
Containing 37,220 acres, more or less.



CONTROL MAP  
1" = 500'

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, 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.

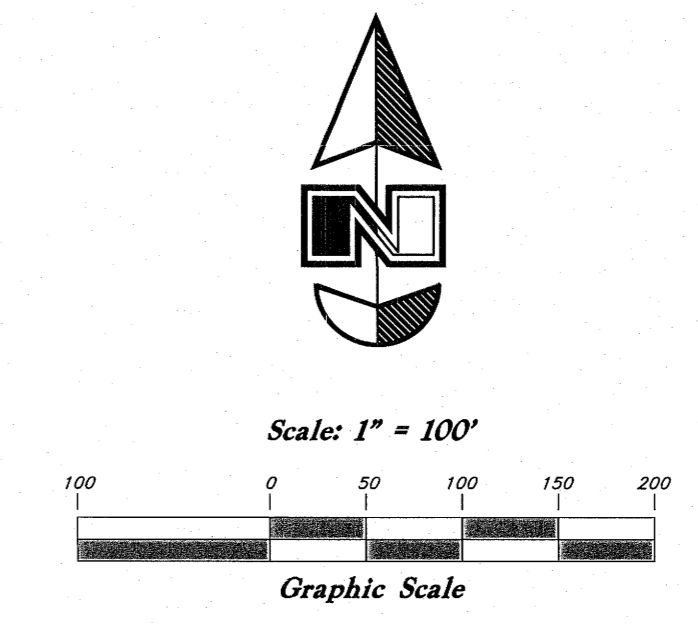
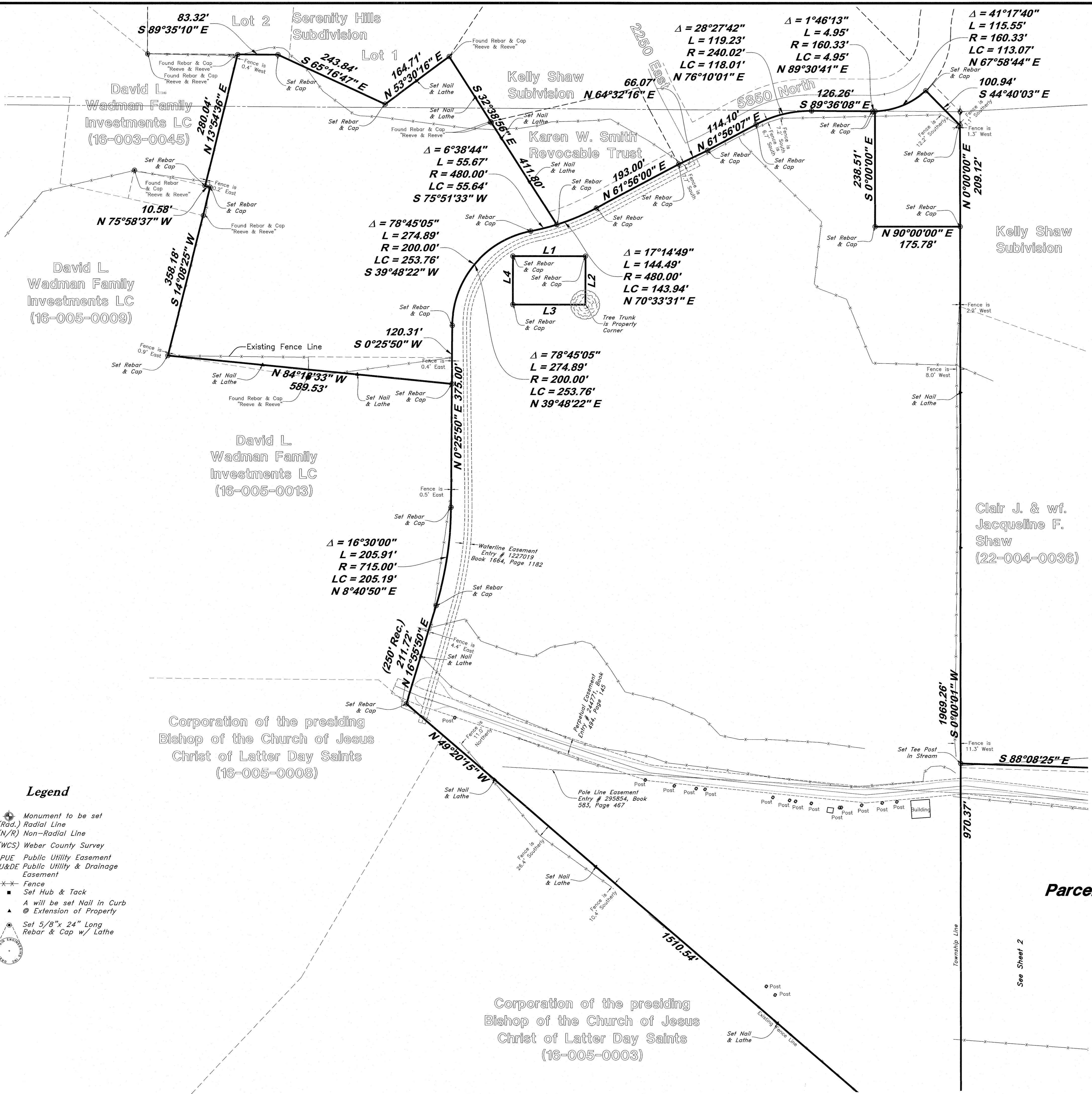


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**GREAT BASIN ENGINEERING**  
5746 SOUTH OGDEN, UTAH 84403  
MAIN (801)394-4515 SLIC (801)392-7544  
WWW.GREATERBASINENGINEERING.COM

**Record of Survey**  
**Cook - Liberty**  
Liberty City, Weber County, Utah  
A part of Section 12, T7N, R1W, SLB&M, U.S. Survey

13 Mar, 2017  
SHEET NO. 1  
of 3



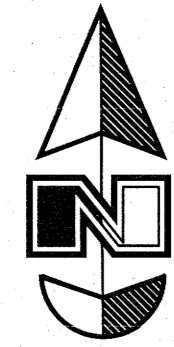
LINE DATA		
Line	Bearing	Length
L1	S 89°56'40" E	150.00
L2	S 0°03'20" W	100.00
L3	N 89°56'40" W	150.00
L4	N 0°03'20" E	100.00

- Legend**
- ⊕ Monument to be set
  - (Rad.) Radial Line
  - (N/R) Non-Radial Line
  - (WCS) Weber County Survey
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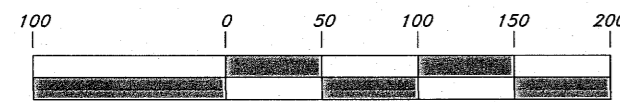
<p><b>GREAT BASIN ENGINEERING</b></p> <p>5746 SOUTH 1475 EAST OGDEN, UTAH 84403          MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)592-7544          WWW.GREATBASINENGINEERING.COM</p>	<p><b>RECORD OF SURVEY</b></p> <p><b>Cook - Liberty</b></p> <p>Liberty City, Weber County, Utah          A part of Section 12, T7N, R1W, SLB&amp;M, U.S. Survey</p>
<p>13 Mar, 2017</p>	<p>SHEET NO.</p> <p style="font-size: 2em;"><b>2</b></p> <p>of 3</p>

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See Sheet 2

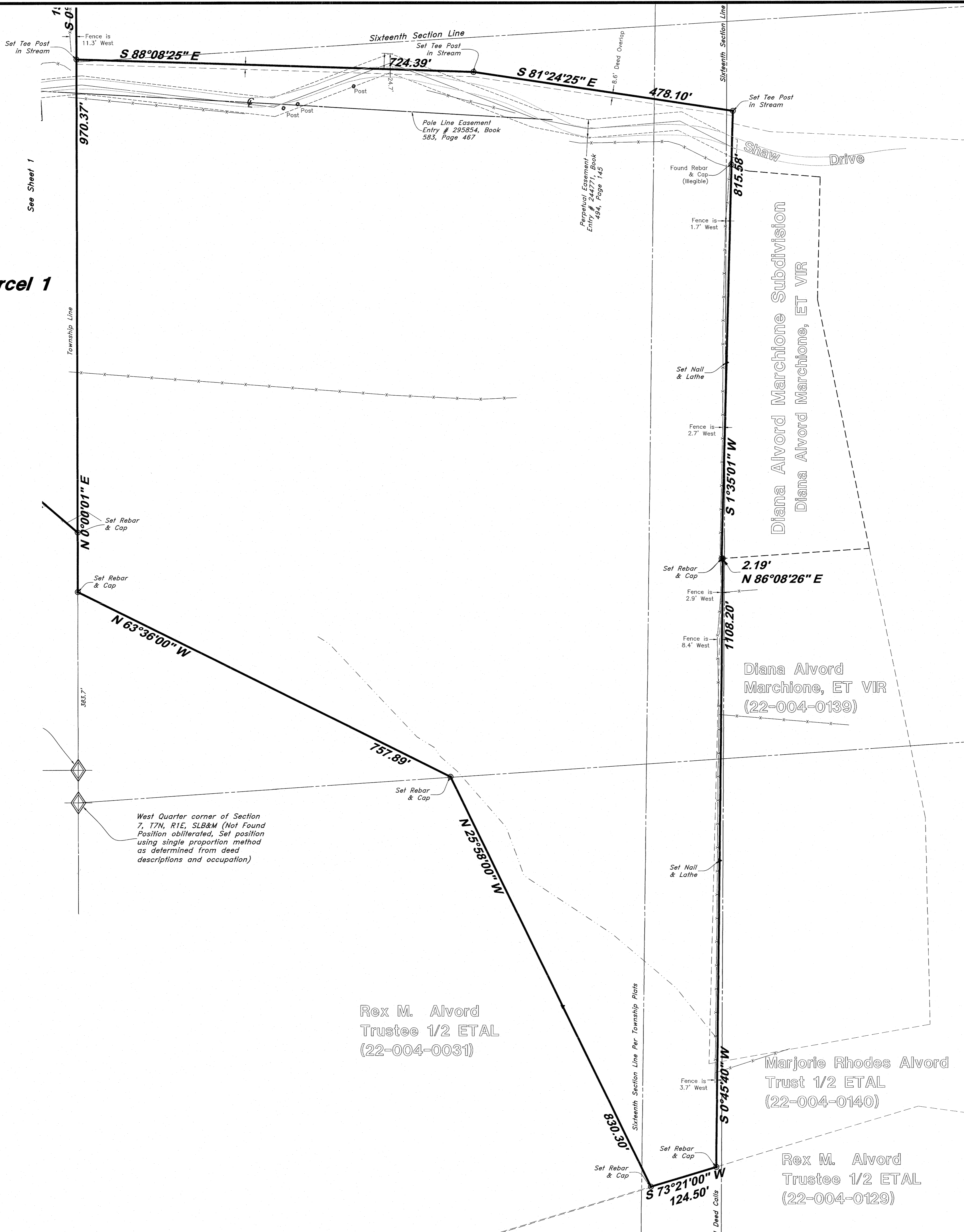


Scale: 1" = 100'



Graphic Scale

Parcel 1



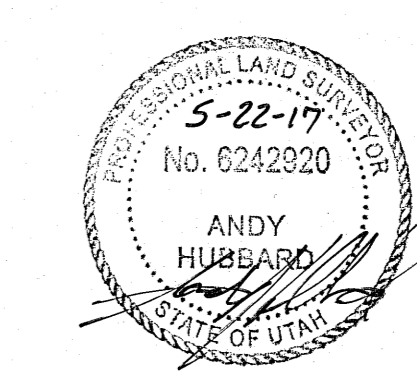
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 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Record of Survey**

**Cook - Liberty**  
 Liberty City, Weber County, Utah  
 A part of Section 12, 17N, 11W, SLB&M, U.S. Survey



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