

NORTHWEST CORNER OF SEC. 13,
T. 5 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT

NORTH QUARTER CORNER OF SEC. 13,
T. 5 N., R. 2 W., SLB&M
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NORTHEAST CORNER OF SEC. 13,
T. 5 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT

RECORDED BOUNDARY DESCRIPTION
PROPERTY TAX ID NO. 08-098-0061

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 00°16'00" WEST 954.39 FEET (962.00 FEET DEED) ALONG THE NORTH-SOUTH QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 1500 WEST STREET; AND RUNNING THENCE SOUTH 22°34'00" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 1500 WEST STREET, 46.00 FEET; THENCE SOUTH 41°18'43" WEST 27.18 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00°16'00" EAST ALONG SAID LINE, 62.90 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY: PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE SOUTH 00°16'00" WEST 1017.29 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13; AND RUNNING THENCE SOUTH 00°16'00" WEST 173.91 FEET ALONG QUARTER SECTION LINE; THENCE ALONG THE ARC OF A 11614.2 FOOT RADIUS CURVE TO THE RIGHT 95.27 FEET (LONG CHORD NORTH 92°27'00" EAST 95.27 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1500 WEST STREET; THENCE NORTHWESTERLY ALONG SAID ROAD 160 FEET, MORE OR LESS, TO A POINT SOUTH 41°18'43" EAST 27.18 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 41°18'43" WEST 27.18 FEET TO THE POINT OF BEGINNING.

RECORDED BOUNDARY DESCRIPTION
PROPERTY TAX ID NO. 08-098-0034

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE QUARTER SECTION LINE SOUTH 00°16'00" WEST 1017.29 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13; AND RUNNING THENCE SOUTH 00°16'00" WEST 173.91 FEET ALONG QUARTER SECTION LINE; THENCE ALONG THE ARC OF A 11614.2 FOOT RADIUS CURVE TO THE RIGHT 95.27 FEET (LONG CHORD NORTH 92°27'00" EAST 95.27 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1500 WEST STREET; THENCE NORTHWESTERLY ALONG SAID ROAD 160 FEET, MORE OR LESS, TO A POINT SOUTH 41°18'43" EAST 27.18 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 41°18'43" WEST 27.18 FEET TO THE POINT OF BEGINNING.

RECORDED BOUNDARY DESCRIPTION
PROPERTY TAX ID NO. 08-098-0037

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY EXISTING NO-ACCESS LINE OF RIVERDALE ROAD AND THE WEST LINE OF SAID NORTHWEST QUARTER NORTHEAST QUARTER, AT A POINT 165.0 FEET RADIIALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF SAID RIVERDALE ROAD, WHICH POINT IS APPROXIMATELY 1190 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTHERLY 68 FEET, MORE OR LESS, ALONG SAID WEST LINE TO A POINT 105.0 FEET RADIIALLY DISTANT, NORTHWESTERLY FROM SAID CENTER LINE; THENCE EASTERLY 28 FEET, MORE OR LESS, ALONG A STRAIGHT LINE TO A POINT 98.0 FEET RADIIALLY DISTANT NORTHWESTERLY FROM SAID CENTER LINE AT ENGINEERS STATION 42+30; THENCE NORTHEASTERLY 85 FEET, MORE OR LESS, ALONG THE ARC OF AN 11557.2 FOOT RADIUS CURVE TO THE RIGHT TO A POINT 50.0 FEET RADIIALLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF A SERVICE ROAD FOR A FREEWAY KNOWN AS PROJECT NO. 15-8 (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS NORTH 61°30' EAST); THENCE NORTHWESTERLY 67 FEET, MORE OR LESS, ALONG THE ARC OF A 1687.02 FOOT RADIUS CURVE TO THE RIGHT TO SAID EXISTING NO-ACCESS LINE (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS APPROXIMATELY NORTH 27°44' WEST); THENCE SOUTHWESTERLY 87 FEET, MORE OR LESS, ALONG THE ARC OF AN 11824.2 FOOT RADIUS CURVE TO THE LEFT TO THE POINT OF BEGINNING (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS APPROXIMATELY SOUTH 61°56' WEST); THE ABOVE DESCRIBED PARCEL OF LAND IS GRANTED WITHOUT ACCESS TO OR FROM THE ADJOINING STATE HIGHWAY OVER AND ACROSS THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND.

RECORDED BOUNDARY DESCRIPTION
PROPERTY TAX ID NO. 08-103-0060

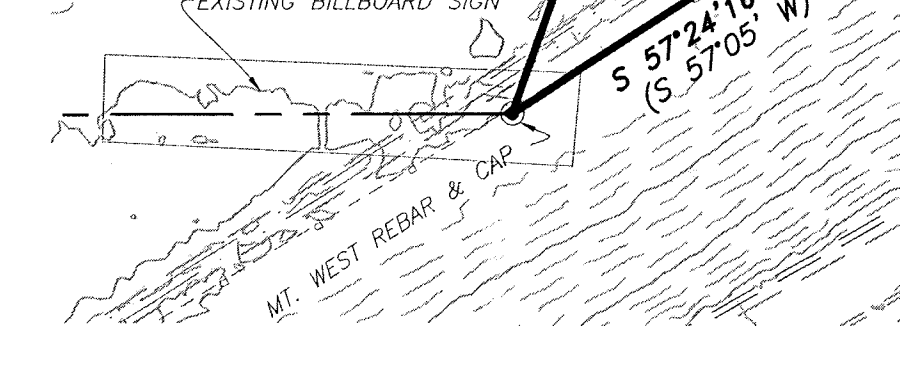
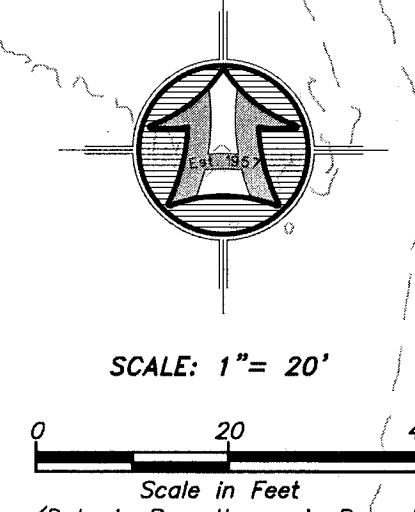
PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00°16'00" WEST 1006.40 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°16'00" WEST 242.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY; THENCE SOUTH 57°05' WEST 130.0 FEET; THENCE NORTH 19°25'34" EAST 331.51 FEET TO THE POINT OF BEGINNING.

AS SURVEYED OVERALL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 1500 WEST STREET AND THE WEST LINE OF SAID NORTHEAST QUARTER LOCATED 945.21 FEET SOUTH 00°36'27" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FROM THE NORTH QUARTER CORNER OF SAID SECTION 13;
RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 1687.02 FOOT RADIUS CURVE, A DISTANCE OF 280.83 FEET, CHORD BEARS SOUTH 22°18'49" EAST 280.31 FEET, HAVING A CENTRAL ANGLE OF 09°31'52" TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 26 (RIVERDALE ROAD); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CURVES: (1) SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF 11558.00 FOOT RADIUS CURVE, A DISTANCE OF 85.00 FEET (85 FEET MORE OR LESS BY RECORD); CHORD BEARS SOUTH 62°12'16" WEST 85.00 FEET, HAVING A CENTRAL ANGLE OF 00°25'17"; (2) SOUTH 73°05'41" WEST 36.07 FEET (WESTERLY 28 FEET MORE OR LESS BY RECORD) TO THE WEST LINE OF SAID NORTHEAST QUARTER; AND (3) SOUTH 57°24'16" WEST 132.92 FEET (SOUTH 57°05' WEST 130.00 FEET BY RECORD); THENCE NORTH 19°45'19" EAST 339.06 FEET (NORTH 19°25'34" EAST 331.51 FEET BY RECORD) TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00°36'27" EAST (NORTH 00°16'00" EAST) 61.94 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 0.686 ACRES.

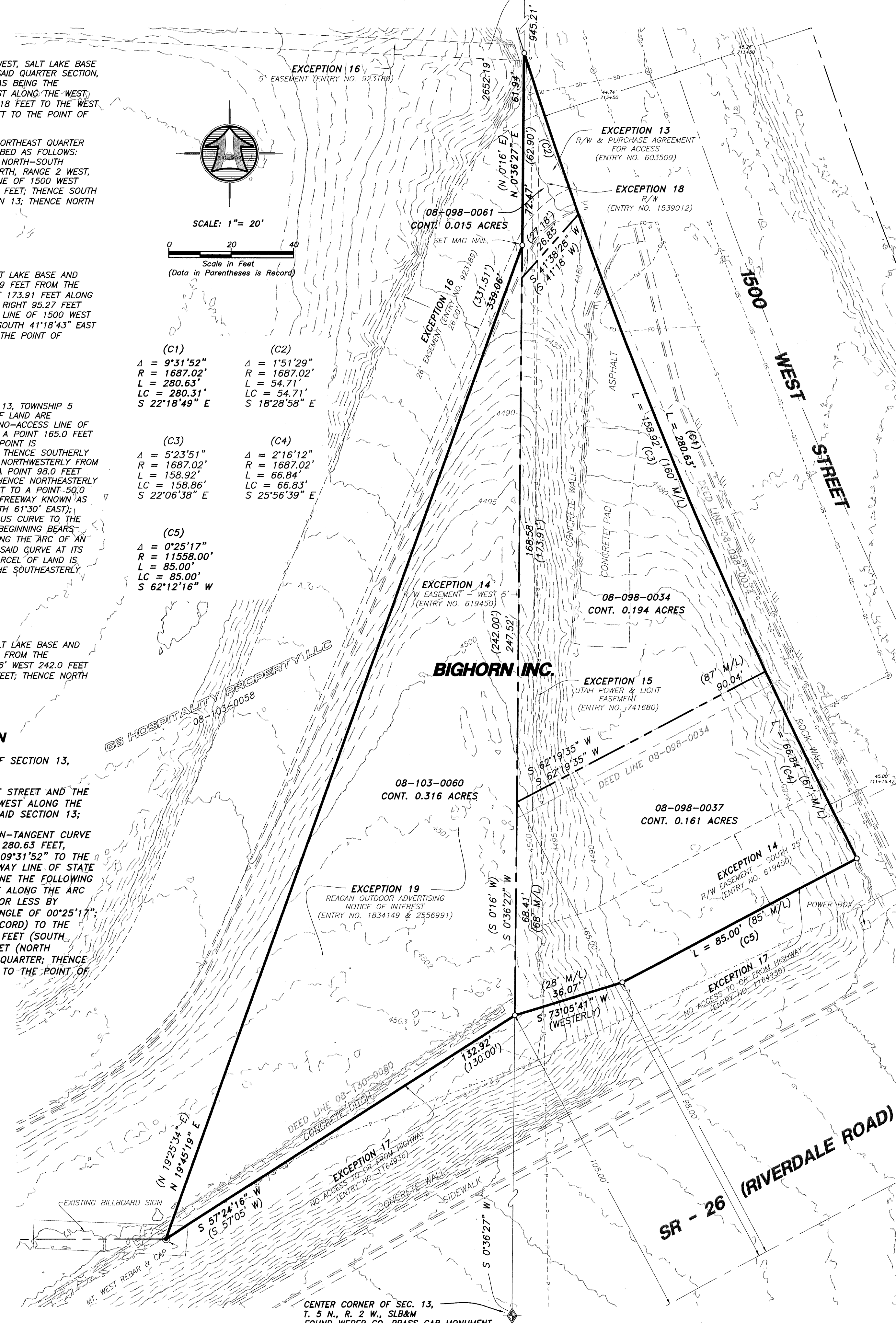
LEGEND

- SUBJECT PROPERTY LINE
- SECONDARY PROPERTY LINE
- CENTERLINE
- EASEMENT/RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING 5.0' CONTOUR
- EXISTING 1.0' CONTOUR
- FENCE LINE
- STORM DRAIN EXISTING
- WATER LINE EXISTING
- SEWER LINE EXISTING
- POWER LINE EXISTING
- TELEPHONE LINE EXISTING
- GAS LINE EXISTING
- FIBER OPTIC LINE EXISTING
- EDGE OF ASPHALT PAVING
- EXISTING CURB AND GUTTER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- POWER POLE
- TREE LINE PERIMETER
- SET 24"x5/8" REBAR WITH CAP
- FOUND REBAR SET BY OTHERS
- RIGHT-OF-WAY MONUMENT
- SECTION CORNER



CENTER CORNER OF SEC. 13,
T. 5 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT

SECTION LINE - BASIS OF BEARING



EXCEPTIONS: SCHEDULE B - SECTION 2

- 12. RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF: WASATCH GAS CO. A UTAH CORPORATION. PURPOSE: GRANTS THE RIGHT OF WAY TO LAY, MAINTAIN, OPERATE AND REMOVE PIPE LINES AND ERECT, MAINTAIN, OPERATE AND REMOVE TELEGRAPH AND TELEPHONE LINES, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID RIGHT OF WAY, OVER AND THROUGH THE DESCRIBED TRACT OF LAND. BOOK: / PAGE: 5 OF LEASES AND LIENS / 56, 58 & 79. BLANKET DESCRIPTION, MAY AFFECT SUBJECT PROPERTY.
- 13. RIGHT OF WAY AND PURCHASE AGREEMENT FOR ACCESS. DATED: OCTOBER 4, 1973 BY AND BETWEEN: HENRY DEE AND IOLA M. DEE AND FRONTIERS WEST RECORDED: OCTOBER 24, 1973 ENTRY NUMBER: 603509 BOOK: / PAGE: 1038 / 184 (AFFECTS PARCEL 1, 2, & 3). SHOWN HEREON AND AFFECTS SUBJECT PROPERTY.
- 14. RIGHT OF WAY AND EASEMENT GRANT; GRANTOR: HENRY DEE AND IOLA M. DEE GRANTEE: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION; PURPOSE: A RIGHT-OF-WAY EASEMENT AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, FROM TIME TO TIME, AS SAID GRANTEE MAY REQUIRE UPON, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LAND WHICH THE GRANTOR OWNS OR IN WHICH THE GRANTOR HAS ANY INTEREST; DATED: APRIL 19, 1974 RECORDED: JULY 18, 1974 ENTRY NUMBER: 619450 BOOK: / PAGE: 1059 / 425. SHOWN HEREON AND AFFECTS SUBJECT PROPERTY.
- 15. EASEMENT IN FAVOR OF UTAH POWER & LIGHT RECORDED: JUNE 7, 1978 ENTRY NUMBER: 741680 BOOK: / PAGE: 1246 / 666 (AFFECTS THE WEST LINE OF PARCELS 1, 2 & 3). SHOWN HEREON AND AFFECTS SUBJECT PROPERTY.
- 16. RIGHT OF WAY AND EASEMENT GRANT; GRANTOR: PLAYER & WILLYARD, A UTAH PARTNERSHIP GRANTEE: DAVID GROW, JEFFREY R. BURTON AND LINDA BURTON PURPOSE: A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY FOR INGRESS AND EGRESS BY PEDESTRIAN AND VEHICULAR TRAFFIC OVER AND ACROSS THE PROPERTY IDENTIFIED; DATED: NOVEMBER 9, 1984 RECORDED: NOVEMBER 9, 1984 ENTRY NUMBER: 923189 BOOK: / PAGE: 1457 / 603. SHOWN HEREON AN AFFECTS SUBJECT PROPERTY.
- 17. THE ABOVE DESCRIBED PARCEL OF LAND IS GRANTED WITHOUT ACCESS TO OR FROM THE ADJOINING STATE HIGHWAY OVER AND ACROSS THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND, AS DISCLOSED BY WARRANTY DEED RECORDED: JANUARY 28, 1992 ENTRY NUMBER: 1164936 BOOK: / PAGE: 1616 / 2908. SHOWN HEREON AND AFFECTS SUBJECT PROPERTY.
- 18. RIGHT OF WAY OVER AND ACROSS THE NORTH 44 FEET OF PARCEL 3 AS DISCLOSED IN QUIT CLAIM DEED RECORDED APRIL 24, 1998 AS ENTRY NUMBER 1539012 BOOK 1929 PAGE 1969. SHOWN HEREON AND AFFECTS SUBJECT PROPERTY.
- 19. NOTICE OF INTEREST DATED: MARCH 14, 2002 CLAIMANT: REAGAN OUTDOOR ADVERTISING; RECORDED: MARCH 15, 2002 ENTRY NUMBER: 1834149 BOOK: / PAGE: 2217 / 589 AMENDED NOTICE OF CLAIM OF INTEREST DATED: JANUARY 4, 2012 RECORDED: JANUARY 5, 2012 ENTRY NUMBER: 2556991. SHOWN HERE ON AND AFFECTS ALL OF PROPERTY TAX ID NO. 08-103-0060.
- 20. NOTICE OF ADOPTION OF REDEVELOPMENT PROJECT AREA PLAN ENTITLED "WEST BENCH REDEVELOPMENT PROJECT AREA PLAN" DATED: APRIL 1, 2005 RECORDED: JUNE 1, 2005 ENTRY NUMBER: 2106693. AFFECTS SUBJECT PROPERTY.
- 21. CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY DATED: DECEMBER 1, 2014 RECORDED: JANUARY 20, 2015 ENTRY NUMBER: 2718461. AFFECTS SUBJECT PROPERTY.

TABLE "A" NOTES:

- 1 - MONUMENTS FOUND AND/OR SET ARE SHOWN HEREON.
- 2 - ADDRESS OF PROPERTY IS 1500 WEST & RIVERDALE ROAD.
- 3 - SUBJECT PROPERTY IS DESIGNATED AS ZONE X PER FIRM MAP NO. 49057C0417F WITH AN EFFECTIVE DATE OF JUNE 02, 2015.
- 4 - GROSS LAND AREA = 0.686 ACRES.
- 5 - VERTICAL RELIEF: 1' CONTOUR INTERVAL, BENCHMARK: NGS M50465 ELEV. = 4458.96' N.A.V.D. 88.
- 6(a) - ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS (IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED BY CLIENT) NO REPORT OR LETTER PROVIDED - NOT SHOWN.
- 8 - SUBSTANTIAL FEATURES SHOWN HEREON.
- 11 - THE LOCATION OF UNDERGROUND UTILITIES ARE BASED FROM OBSERVABLE EVIDENCE.
- 13 - NAMES OF ADJOINERS SHOWN HEREON.

NARRATIVE

THIS ALTA/NSPS SURVEY WAS ORDERED BY DEE HANSEN OF THE DRH COMPANY AND WAS PREPARED USING STEWART TITLE GUARANTY COMPANY'S, TITLE COMMITMENT REPORT, NUMBER 172985 WITH A COMMITMENT DATE OF AUGUST 31, 2020 AT 8:00 AM.

THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 13, T5N, R2W, SLB&M. RIGHT-OF-WAYS WERE ESTABLISHED FROM UDOT PROJECT NUMBER S-0026(22)0. THE CURRENT DEEDS FOR THE SUBJECT PROPERTIES DO NOT FIT THE EXISTING RIGHT-OF-WAYS AS SHOWN HEREON. AN OVERALL BOUNDARY DESCRIPTION WAS WRITTEN TO FIT THE EXISTING RIGHT-OF-WAYS.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13 WHICH BEARS SOUTH 89°54'43" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

TO: BIGHORN INC.; AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; STEWART TITLE GUARANTY COMPANY;

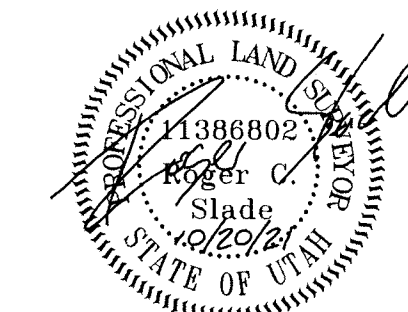
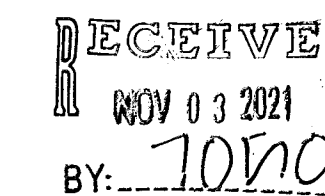
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6(A), 8, 11 AND 13 OF TABLE A THEREOF.

THIS ALTA/NSPS SURVEY WAS CREATED USING ALTA TITLE COMMITMENT REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 172985 WITH A COMMITMENT DATE OF AUGUST 31, 2020 AT 8:00 AM.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON SEPTEMBER 28, 2020.

SIGNED THIS 20TH DAY OF OCTOBER 2021.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



ALTA/NSPS SURVEY FOR
BIGHORN INC.
1500 WEST & RIVERDALE ROAD
RIVERDALE, WEBER COUNTY, UTAH
A PART OF THE N.E. AND A PART OF THE N.W. QUARTERS OF SECTION 13
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M.

Drawn By: JES Date: 10/27/2020
Designed By: JSH
Checked By: JSH
Approved By: JSH
Scale: 1" = 30'
Drawing File: 20-3-245219.dwg
JOB NUMBER: 20-3-245

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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