

**RECORD DESCRIPTION**  
(File No. NCS-1099195-SA1, Schedule A)

PARCEL 1:  
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1369.5 FEET SOUTH AND EAST 215 FEET FROM THE NORTHWEST CORNER OF SECTION 25, THENCE EAST 340.2 FEET, THENCE SOUTH 393 FEET, THENCE WEST 505.2 FEET THENCE NORTH 138 FEET, THENCE EAST 165 FEET, THENCE NORTH 255 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN QUIT CLAIM DEED RECORDED NOVEMBER 25, 2003 AS ENTRY NO.19947120F OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE FUTURE WIDENING OF STATE ROUTE 126 (1900 WEST STREET) PRESENTLY KNOWN AS PROJECT NO. SP-0126(4)12 BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF SID STATE ROUTE 126 AT A POINT 50 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID PROJECT, WHICH POINT IS 1624.50 FEET SOUTH AND 50.00 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 25; AND RUNNING THENCE SOUTH 138.00 FEET, THENCE WEST 17.00 FEET, THENCE SOUTH 68.00 FEET, THENCE SOUTHEASTERLY 45.97 FEET ALONG THE ARC OF A 94.75 FEET RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 28°54'01" EAST FOR A DISTANCE OF 45.52 FEET) THENCE NORTH 245.86 FEET, THENCE WEST 5.00 FEET TO THE POINT OF BEGINNING.

(NOTE: ROTATE ALL BEARING IN THE ABOVE DESCRIPTION 1°23'10" CLOCKWISE TO MATCH HIGHWAY BEARING)

ALSO EXCEPTING: WILSON LANE 7-11 SUBDIVISION. PAGE 690

PARCEL 2:  
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE EAST LINE OF HIGHWAY 1459.5 FEET SOUTH AND 50 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 25; RUNNING THENCE SOUTH 22 FEET; THENCE EAST 100 FEET; THENCE SOUTH 143 FEET; THENCE EAST 65 FEET; THENCE NORTH 165 FEET; THENCE WEST 165 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:  
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE EAST LINE OF HIGHWAY 20.75 CHAINS SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER OF SECTION 25, RUNNING THENCE SOUTH 90 FEET, THENCE EAST 165 FEET, THENCE NORTH 90 FEET, THENCE WEST 165 FEET TO BEGINNING.

PARCEL 4:  
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 745.14 FEET NORTH AND 239.24 FEET SOUTH 89°30' EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 89°30' EAST 103.12 FEET, THENCE NORTH 135 FEET, THENCE NORTH 89°30' WEST 103.12 FEET, THENCE SOUTH 135 FEET TO BEGINNING.

LESS & EXCEPTING TWO FEET ALONG THE EASTERLY BOUNDARY LINE.

ALSO LESS AND EXCEPTING: WILSON LANE 7-11 SUBDIVISION. PAGE 690

PARCEL 5:  
TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX NO. 15-070-0022 RECORDED AS ENTRY NO. 1926242 IN BOOK 2344 AT PAGE 11 IN THE OFFICE OF WEBER COUNTY RECORDER UTAH WHICH POINT IS 745.14 FEET NORTH AND 340.36 FEET EAST FROM THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE WEST 285.37 FEET, THENCE SOUTH 22.15 FEET, THENCE SOUTH 45°41'42" EAST 20.93 FEET, THENCE NORTH 88°34'15" EAST 270.47 FEET, THENCE NORTH 30.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: WILSON LANE 7-11 SUBDIVISION. PAGE 690

PARCEL 6:  
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN: BEGINNING AT A POINT 1340.50 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 74.5 FEET, THENCE EAST 313 FEET, THENCE SOUTH 74.5 FEET, THENCE WEST 313 FEET TO THE PLACE OF BEGINNING.

PARCEL 7:  
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 1415 FEET NORTH AND 50 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 70 FEET, THENCE EAST 313 FEET, THENCE SOUTH 70 FEET, THENCE WEST 313 FEET TO THE PLACE OF BEGINNING.

PARCEL 8:  
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 19.25 CHAINS NORTH AND 50 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH 70 FEET, THENCE EAST 313 FEET, THENCE NORTH 276.5 FEET, THENCE EAST 5.80 CHAINS, THENCE SOUTH 5.25 CHAINS, THENCE WEST 695.8 FEET TO THE PLACE OF BEGINNING.

PARCEL 9:  
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 15.50 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 2 CHAINS, THENCE EAST 5 CHAINS, THENCE NORTH 2 CHAINS, THENCE WEST 5 CHAINS, TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY THAT CERTAIN RIGHT OF WAY DEED IN BOOK 152 AT PAGE 224 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT OF WAY FOR HIGHWAY KNOWN AS F. A. PROJECT NO. 214-C CROSS THE GRANTOR LAND IN THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN. SAID RIGHT OF WAY IS CONTAINED WITHIN A PARCEL OF LAND 50 FEET WIDE, 50 FEET, ON THE ONE SIDE OF THE CENTER LIEN OF SURVEY OF SAID PROJECT. SAID CENTER LINE IS DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE NORTH BOUNDARY LINE PRODUCED OF SAID GRANTORS LAND AND SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 125+63, WHICH POINT IS 1158.4 FEET, SOUTH ALONG THE MOST BOUNDARY LINE OF SAID SECTION 25, FROM THE NORTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00°24' EAST, 132 FEET, TO THE INTERSECTION OF SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 126+95 AND THE NORTH BOUNDARY LINE PRODUCED OF SAID GRANTORS LAND, WHICH POINT IS 1026.4 FEET SOUTH ALONG SAID MOST SECTION LINE FROM SAID NORTHWEST CORNER OF SECTION 25, AS SHOWN ON THE OFFICIAL MAP OS SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.

PARCEL 10:  
A RIGHT-OF-WAY AND EASEMENT APPURTENANT TO PARCEL 2 FOR INGRESS AND EGRESS AND PARKING OVER DISCLOSED CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 26, 2016 ENTRY NO. 2780204 OF OFFICIAL RECORDS.

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE EAST LINE OF STATE HIGHWAY 1471.5 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER OF SECTION 25, THENCE EAST 110 FEET, THENCE SOUTH 153 FEET, THENCE WEST 110 FEET, THENCE NORTH 20 FEET, THENCE EAST 90 FEET, THENCE NORTH 133 FEET, THENCE WEST 90 FEET, THENCE NORTH 20 FEET TO THE PLACE OF BEGINNING.

PARCEL 11:  
A RIGHT OF WAY AND EASEMENT APPURTENANT TO PARCELS 2 AND 3 FOR INGRESS AND EGRESS FEBRUARY 26, 2016 ENTRY NO. 2780204 OF OFFICIAL RECORDS.

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1471.5 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER OF SECTION 25, THENCE EAST 165 FEET, THENCE NORTH 22 FEET, THENCE WEST 15 FEET, THENCE NORTH 10 FEET, THENCE WEST 150 FEET, MORE OR LESS, TO THE EAST LINE OF STATE HIGHWAY, THENCE SOUTH 32 FEET TO THE POINT OF BEGINNING.

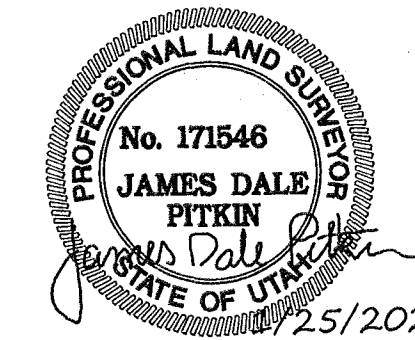
PARCEL 12:  
THE CROSS EASEMENT AGREEMENT FOR INGRESS AND EGRESS, ACCESS TO UTILITIES, PARKING RECORDED JUNE 24, 2015 AS ENTRY NO. 2742343 OF OFFICIAL RECORDS.

**SURVEYOR'S CERTIFICATE**

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.

Date: January 25, 2022

James D. Pitkin, PLS  
License No. 171546



**OVERALL BOUNDARY - AS MEASURED**

A parcel of land located in the Northwest Quarter of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian, City of West Haven, Weber County, Utah, more particularly described as follows:

BEGINNING at the northwest corner of Lot 1, WILSON LANE 7-11 SUBDIVISION recorded May 9, 2019 as Entry No. 2979201 in Book 85 at 48 in the Office of the Weber County Recorder, said point being located on the easterly right-of-way of 1900 West Street (UDOT Project No. SP-0126(4)12), and being located 966.00 feet North 00°50'13" East along the Section Line and 55.00 feet South 89°09'47" East from the West Quarter corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing is North 00°50'13" East 2653.39 feet measured along the Section Line between West Quarter and Northwest Corner of said Section 25) and running thence North 00°50'13" East 62.89 feet along said street to the south line of a parcel described in that certain Warranty Deed recorded December 19, 1983 as Entry No. 897644; thence along said parcel the following three (3) courses: (1) South 89°09'47" East 95.00 feet; thence (2) North 00°50'13" East 143.00 feet; thence (3) North 89°09'47" West 100.00 feet to the easterly right-of-way of said 1900 West Street; thence along said right-of-way North 00°50'13" East 447.36 feet to the southerly line of GERTGE BUSINESS PARK SUBDIVISION recorded October 30, 2000 as Entry No. 1734426 in Book 53 at Page 7; thence along said southerly line South 89°09'47" East 694.96 feet to a rebar and cap stamped "Gardner Eng." marking the northwesterly corner of a parcel described in that certain Warranty Deed recorded October 12, 2018 as Entry No. 2946664; thence South 00°54'59" West 348.75 feet to the northeasterly corner of a parcel described in that certain Quit Claim Deed recorded January 14, 2000 as Entry No 1684525 in Book 2053 at Page 1351; thence along said parcel North 89°09'47" West 194.03 feet to an extension of a fence line; thence along the straight line projection of said fence line South 00°25'14" West 393.01 feet to the south line of a parcel described in that certain Special Warranty deed recorded February 26, 2016 as Entry No 2780204; thence along said parcel North 89°09'47" West 214.66 feet to the extension of a fence line; thence along said extension and fence line South 00°14'04" West 162.39 feet to the North right-of-way line of Wilson Lane; thence along said right-of-way the following two (2) courses: (1) South 89°24'28" West 270.47 feet; thence (2) North 44°51'29" West 20.90 feet to the easterly right-of-way of said 1900 West; thence along said right-of-way North 00°50'13" East 5.23 feet; thence along said Wilson Lane 7-11 subdivision the following three (3) courses: (1) South 88°58'11" East 217.27 feet; thence (2) North 241.68 feet; thence (3) West 213.77 feet to the easterly right-of-way of said 1900 West Street; thence along said right-of-way to the POINT OF BEGINNING.

Contains 9.640 acres, more or less.

**NARRATIVE**

A survey of the subject property was completed as a part of an ALTA/NSPS Land Title Survey requested by Prism Realty Corporations. A Commitment for Title Insurance File No. NCS-1099195-SA1 dated October 15, 2021 prepared by First American Title Insurance Company was provided and relied upon for the preparation of this survey.

The Basis of Bearings for the survey is North 00°50'13" East 2653.39' measured along the Section Line between the West Quarter corner and Northwest corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base & Meridian.

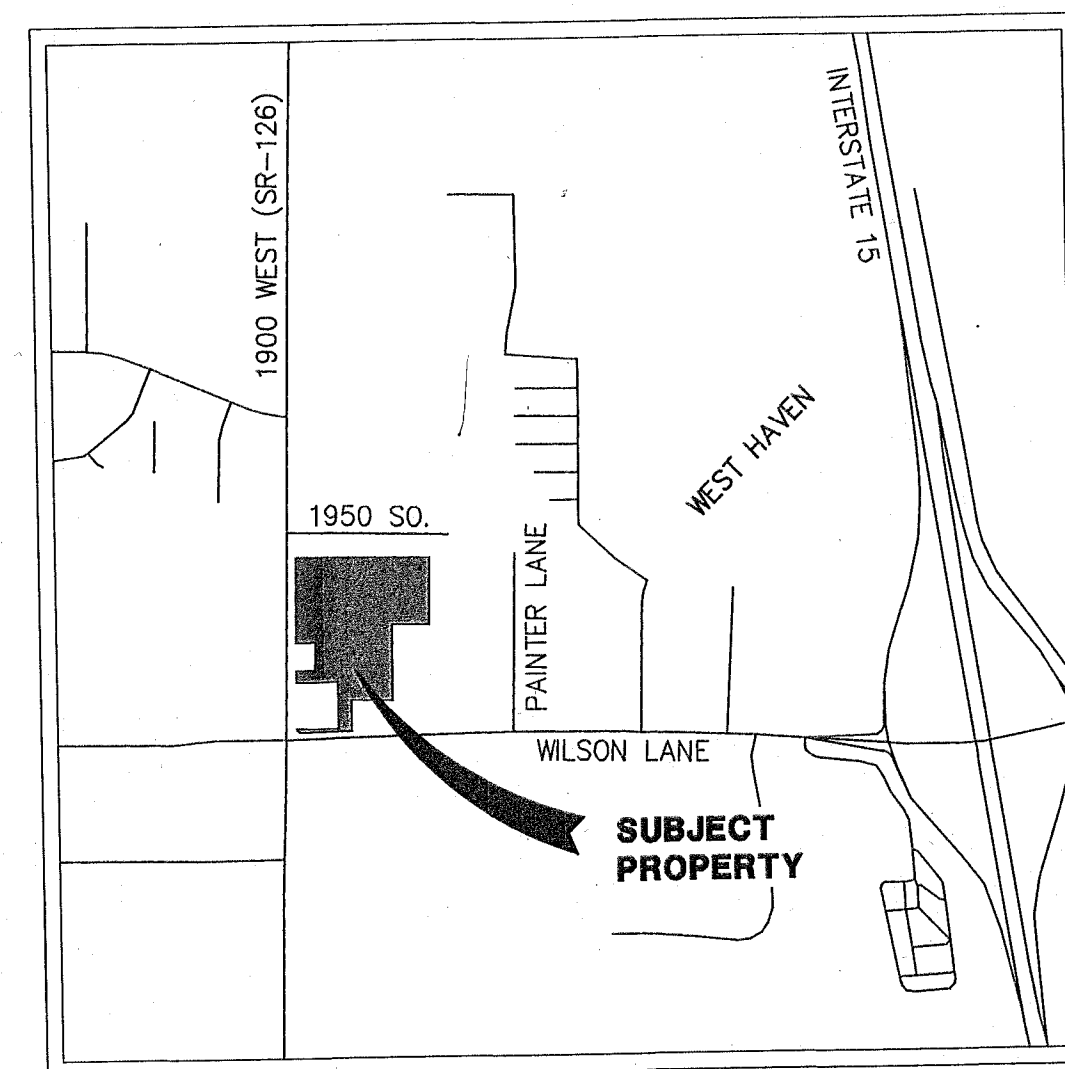
The overall composite description of the subject property follows adjoining deed and subdivision lines and/or existing lines of occupation and boundary evidence observed during conducting the survey.

**SURVEYOR'S NOTES**

A. There appears to be a discrepancy in the record descriptions commencing from the Northwest Corner of Section 25. Several descriptions were referenced from a point 2640' Northerly along the measured Section line from the West Quarter of Section 25. The adjusted descriptions match with those commencing from the West Quarter of Section 25 and the occupations lines. Survey No. 3204 conducted by Dallas K. Butters did not make this adjustment and corners found were held for the Pete Toutatose property (Parcel No. 15-070-0026).

**REFERENCES**

1. Commitment for Title Insurance File No. NCS-1099195-SA1 dated October 15, 2021 prepared by First American Title Insurance Company & associated documentation.
2. Wilson Lane 7-11 Subdivision, recorded May 9, 2019 as Entry No. 2979201 in Book 85 at Page 48.
3. Gertge Business Park, recorded October 30, 2000 as Entry No. 1734426 in Book 53 at Page 7.
4. Wilson Lane Business Park, recorded March 17, 2006 as Entry No. 2166923 in Book 63 at Page 36.
5. Record of Survey No.'s 0483, 2474, 3204, 4000, 6254.
6. Right-of-Way Plans UDOT Project SP-0126(4)12



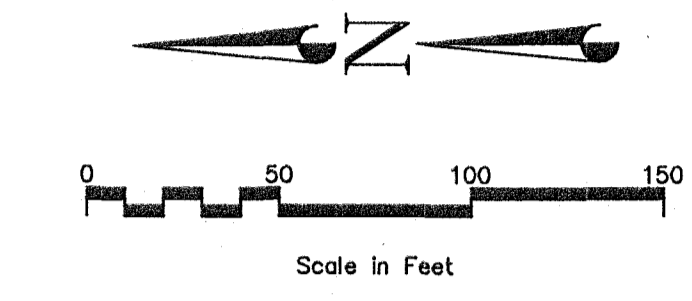
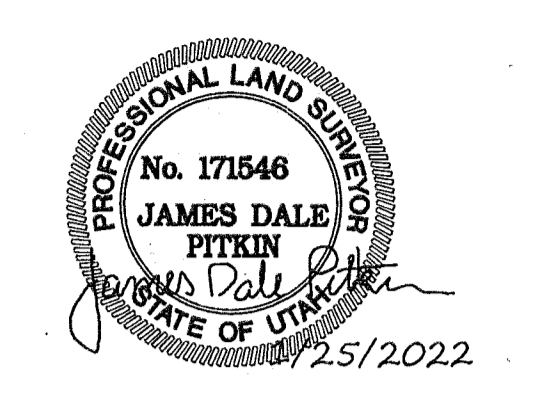
VICINITY MAP  
Not to Scale

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BY: JHB

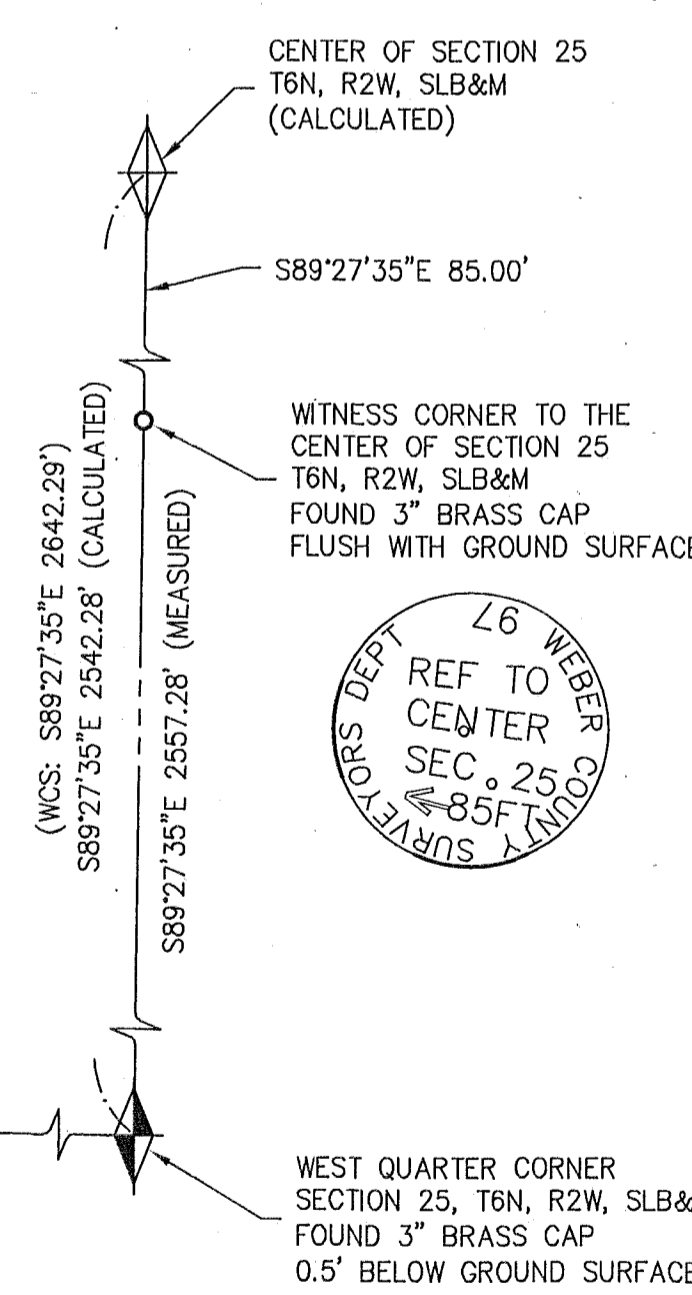
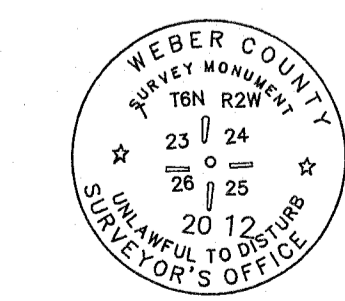
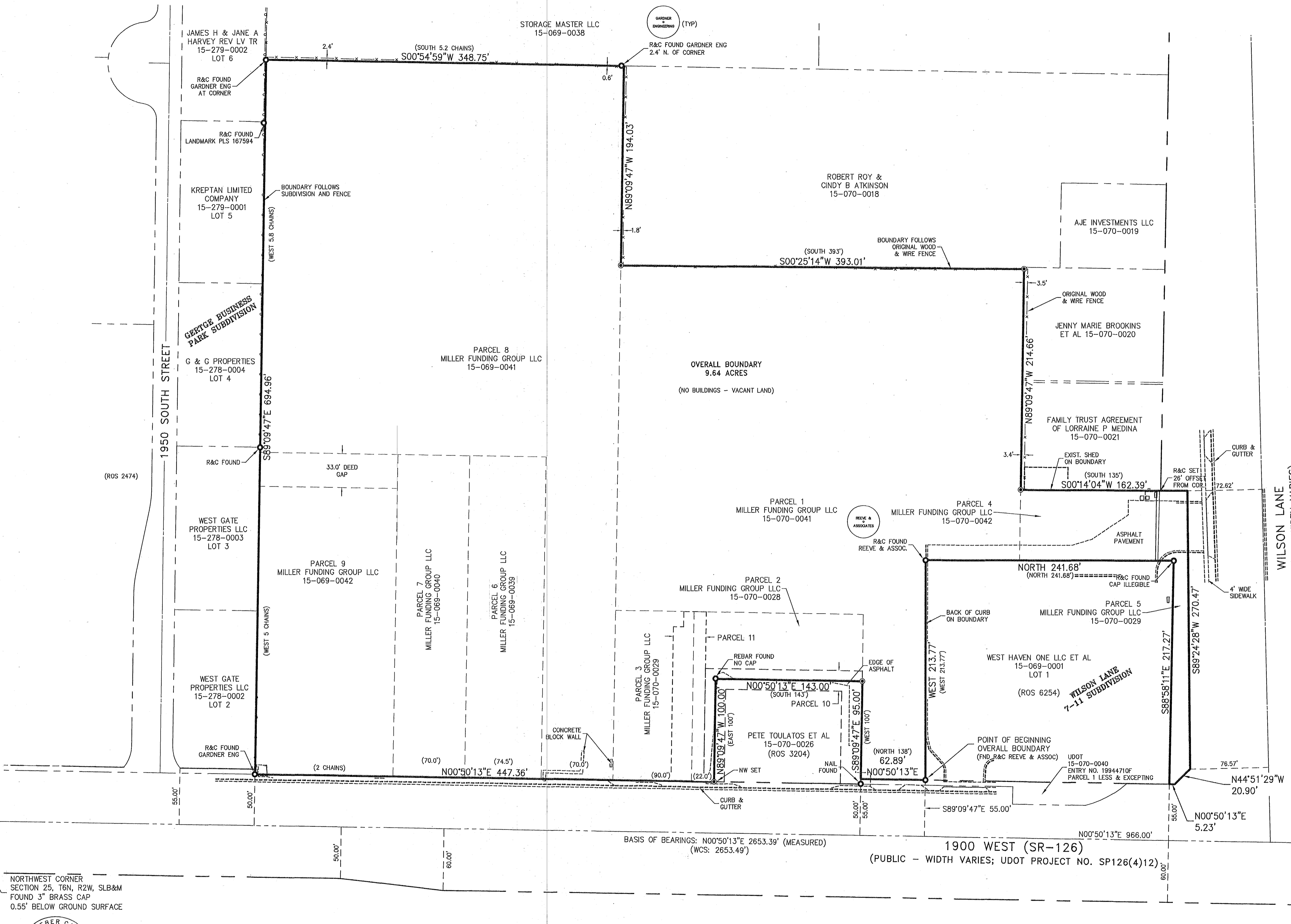
Point: P:\PRISM - WEST HAVEN\3505 SURVEY\DRAWINGS\PRISM WEST HAVEN ROS.dwg | plot date: January 25, 2022 | plotted by: bryon

DRAWN <u>BJE 1/22</u> CHECKED <u>JDP 1/22</u>		<p align="center"><b>PRISM REALTY CORPORATION</b></p> <p align="center"><b>CITY OF WEST HAVEN, WEBER COUNTY, UTAH</b></p>	<p><b>Dominion</b> Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000</p>	<p><b>RECORD OF SURVEY</b> <b>2060 SOUTH 1900 WEST</b></p>		PROJECT NO. 3505	
DESIGNED _____ DATE _____	PROJECT ENGINEER _____			LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN	SHEET NO. 1 of 2		
APPROVED _____ DATE _____	PROJECT MANAGER _____			FILE NAME: ROS	SCALE: N/A		
				NO.	REVISIONS	BY	DATE

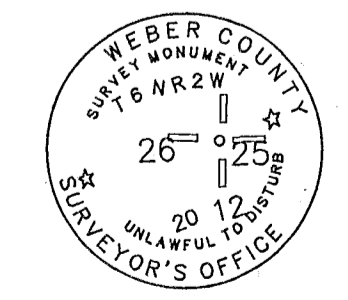
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- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINE
  - SUBJECT PROPERTY PARCEL LINES
  - ADJACENT PROPERTY LINES
  - SECTION LINES
  - RIGHT OF WAY LINES
  - CENTER LINE
  - SET R&C MARKED "DOMINION ENG" (OR AS NOTED)
  - FOUND STREET AND CORNER MONUMENTS (AS NOTED)
  - SECTION CORNER MONUMENTS FOUND OR REFERENCED AS NOTED
  - EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
  - WIRE FENCING
  - CHAIN LINK FENCE
  - WOOD FENCE

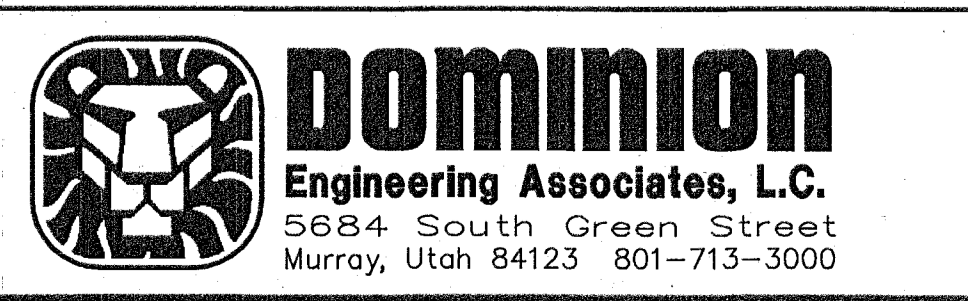


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<b>DRAWN</b>	BJE 1/22	<b>CHECKED</b>	JDP 1/22
<b>DESIGNED</b>		<b>PROJECT ENGINEER</b>	
<b>APPROVED</b>		<b>PROJECT MANAGER</b>	

**PRISM REALTY CORPORATION**  
**CITY OF WEST HAVEN, WEBER COUNTY, UTAH**



**RECORD OF SURVEY**  
**2060 SOUTH 1900 WEST**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

<b>PROJECT NO.</b>	3505
<b>SHEET NO.</b>	2 of 2
<b>NO.</b>	0
<b>REVISIONS</b>	RELEASED FOR REVIEW
<b>BY</b>	JDP
<b>DATE</b>	1.25.22
<b>FILE NAME</b>	ROS
<b>SCALE</b>	1"=50'