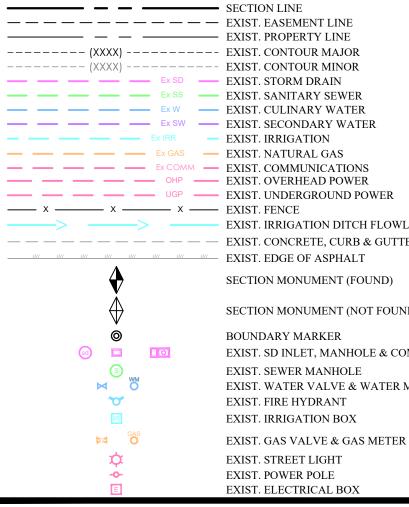


VICINITY MAP

LEGEND



BOUNDARY LINE -----> ------> EXIST. IRRIGATION DITCH FLOWLINE — — — — — — — — EXIST. CONCRETE, CURB & GUTTER, SIDEWALK - EXIST. EDGE OF ASPHALT SECTION MONUMENT (FOUND) SECTION MONUMENT (NOT FOUND) BOUNDARY MARKER EXIST. SD INLET, MANHOLE & COMBO BOX EXIST. SEWER MANHOLE EXIST. WATER VALVE & WATER METER EXIST. FIRE HYDRANT EXIST. IRRIGATION BOX

LEGAL DESCRIPTION (FROM TITLE REPORT)

PARCEL 1:

A TRACT OF LAND, SITUATE IN THE SE1/4 NW1/4 OF SECTION 2, IN T. 5 N., R. 2 W., S. L. B. & M. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108, A PROJECT KNOWN AS STP-0079(2)0, SAID POINT BEING 1,529.64 FEET S.89°14'41"E. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2, FROM THE WEST QUARTER CORNER OF SAID SECTION 2, SAID POINT OF BEGINNING ALSO BEING 1,130.50 FEET N.89°14'41"W. FROM THE CENTER OF SAID SECTION 2. AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001; AND RUNNING THENCE N.44°50'00"E. 147.86 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY AND LIMITED-ACCESS LINE TO THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.44°42'47"E. 151.47 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.89°14'41"W. 210.83 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 810 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST ALONG THE SECTION LINE TO A POINT THAT IS 245.15 FEET EAST OF THE EAST LINE OF MIDLAND DRIVE; THENCE NORTH 45°31'27" WEST 177.34 FEET TO THE EAST LINE OF MIDLAND DRIVE; THENCE NORTHEASTERLY ALONG SAID EAST LINE OF MIDLAND DRIVE 30.74 FEET; THENCE SOUTH 45°27'30" EAST 200 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING SOUTH 89°11'20" EAST 1498.86 FEET AND NORTH 44°28'33" EAST ALONG SAID RIGHT OF WAY LINE 200.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION (BASIS OF BEARINGS BEING NORTH 00°51'40" EAST ALONG THE WEST LINE OF SAID OUARTER SECTION); THENCE NORTH 44°28'33" EAST ALONG SAID RIGHT OF WAY LINE 73.58 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE SOUTH 44°12'55" EAST 49.74 FEET. SOUTH 25°28'46" EAST 103.57 FEET AND SOUTH 11°52'20" EAST 66.66 FEET: THENCE NORTH 45°31'27" WEST 202.52 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0. BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SE1/4NW1/4 OF SECTION 2, IN T. 5 N., R. 2 W., S. L. B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

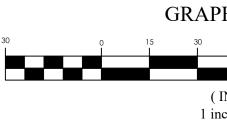
BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 34.61 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 232+91.17. SAID POINT OF BEGINNING IS 1,499.13 FEET S.89°14'41"E. (1,498.86 FEET S.89°11'20"E. BY RECORD) ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 169.26 FEET N.45°21'10"E. (N.44°28'33"E. BY RECORD) FROM THE WEST OUARTER CORNER OF SAID SECTION 2. SAID POINT OF BEGINNING ALSO BEING 1,161.01 FEET N.89°14'41"W. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 169.26 FEET N.45°21'10"E. FROM THE CENTER OF SAID SECTION 2 AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001; AND RUNNING THENCE N.45°21'10"E. (N.44°28'33"E. BY RECORD) 104.31 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT: THENCE S.43°20'18"E. (S.44°12'55"E. BY RECORD) 19.45 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 233+94.86; THENCE S.44°50'00"W. 103.85 FEET ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE TO SAID SOUTHWESTERLY BOUNDARY LINE; THENCE N.44°42'47"W. (N.45°31'27"W. BY 20.39 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET (1988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30" EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°00'00" WEST, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81

ALTA/NSPS LAND TITLE SURVEY LOCATION: THE NW CORNER OF SECTION 2, T5N, R2W, SLB&M WEST HAVEN CITY, WEBER COUNTY, UTAH



FEET; THENCE NORTH 45°04'30" WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°20'43" EAST 201.12 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE (NORTH 45°50'00" EAST 201.14 FEET BY RECORD) TO THE POINT BEGINNING.

PARCEL 3: PART OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 539.69 FEET NORTH ALONG THE QUARTER SECTION LINE AND NORTH 45°27'30" WEST

139.73 FEET (TO A POINT SOUTH 45°27'30" EAST 290.4 FEET FROM THE SOUTHEASTERLY LINE OF MIDLAND DRIVE) AND SOUTH 44°32'30" WEST 510 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 45°27'30" WEST 290.4 FEET TO THE SOUTHEASTERLY LINE OF MIDLAND DRIVE; THENCE SOUTH 44°32'30" WEST 386.42 FEET ALONG SAID MIDLAND DRIVE; THENCE SOUTH 44°12'55" EAST 49.74 FEET; THENCE SOUTH 25°28'46" EAST 103.57 FEET: THENCE SOUTH 11°52'20" EAST 66.66 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 655 FEET, MORE OR LESS, TO A POINT SOUTH 45°27'30" EAST OF THE PLACE OF BEGINNING: THENCE NORTH 45°27'30'' WEST 380 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SE1/4NW1/4 OF SECTION 2, IN T. 5 N., R. 2 W., S. L. B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 35.77 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 238+17.88. SAID POINT OF BEGINNING IS 1,161.01 FEET N.89°14'41"W. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 695.56 FEET N.45°21'10"E. FROM THE CENTER OF SAID SECTION 2 AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001; AND RUNNING THENCE S.45°21'10"W. (S.44°32'30"W. BY RECORD) 421.98 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.43°20'18"E. (S.44°12'55"E. BY RECORD) 19.45 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 233+94.86; THENCE ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE THE FOLLOWING TWO COURSES AND DISTANCES: (1) N.44°50'00"E. 111.52 FEET; (2) N.45°30'00"E. 310.92 FEET TO SAID NORTHEASTERLY BOUNDARY LINE: THENCE N.44°38'50"W. 19.23 FEET. MORE OR LESS. ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 891.01 FEET AND SOUTH 89°08'20" EAST 2417.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 44°09'52" EAST 344.87 FEET; THENCE SOUTH 00°41'05" WEST 695.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE (SR 79); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES (1) SOUTH 34°21'17" WEST 6.08 FEET (2) SOUTH 77°38'44" WEST 206.47 FEET AND (3) SOUTH 86°00'00" WEST 204.79 FEET; THENCE NORTH 04°00'00" WEST 82.80 FEET; THENCE SOUTH 86°40'43" WEST 19.63 FEET; THENCE NORTH 03°19'17" WEST 26.64 FEET; THENCE SOUTH 85°22'02" WEST 41.76 FEET; THENCE NORTH 00°31'13" WEST 118.73 FEET; THENCE NORTH 03°19'17" WEST 155.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH 23°12'55" WEST AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 46°53'29" WEST 28.84 FEET; THENCE NORTH 45°04'30" WEST 152.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY 606.90 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET (1988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30" EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°00'00" WEST, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81 FEET; THENCE NORTH 45°04'30" WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°20'43" EAST 201.12 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE (NORTH 45°50'00" EAST 201.14

FEET BY RECORD) TO THE POINT BEGINNING. PARCEL 4:

A TRACT OF LAND, SITUATE IN THE NE1/4 SW1/4 OF SECTION 2, IN T. 5 N., R. 2 W., S. L. B. & M. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF STATE ROUTE 108 AND THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2, WHICH POINT IS 1,529.64 FEET S. 89°14'41" E. ALONG SAID QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE S. 89°14'41" E. 1,130.50 FEET ALONG SAID QUARTER SECTION LINE TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 2; THENCE S. 0°27'13" W. 58.37 FEET TO THE NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF STATE ROUTE 79; THENCE ALONG SAID NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID SR-79 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: S. 77°38'44" W. 206.47 FEET; (2) S. 86°00'00" W. 513.23 FEET TO A POINT OF TANGENCY WITH A 778.00-FOOT RADIUS CURVE TO THE RIGHT; (3) WESTERLY 391.52 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N. 79°35'00" W. FOR A DISTANCE OF 387.40 FEET); (4) N.65°10'00" W. 57.57 FEET; (5) N. 10°10'00" W. 36.08 FEET TO SAID SR-108 SOUTHEASTERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE; THENCE N. 44°50'00" E. 33.14 FEET ALONG SAID SR-108 SOUTHEASTERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 891.01 FEET AND SOUTH 89°08'20" EAST 2417.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 44°09'52" EAST 344.87 FEET; THENCE SOUTH 00°41'05" WEST 695.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE (SR 79); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES (1) SOUTH 34°21'17" WEST 6.08 FEET (2) SOUTH 77°38'44" WEST 206.47 FEET AND (3) SOUTH 86°00'00" WEST 204.79 FEET; THENCE NORTH 04°00'00" WEST 82.80 FEET; THENCE SOUTH 86°40'43" WEST 19.63 FEET; THENCE NORTH 03°19'17" WEST 26.64 FEET; THENCE SOUTH 85°22'02" WEST 41.76 FEET; THENCE NORTH 00°31'13" WEST 118.73 FEET; THENCE NORTH 03°19'17" WEST 155.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH 23°12'55" WEST AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 46°53'29" WEST 28.84 FEET; THENCE NORTH 45°04'30" WEST 152.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY 606.90 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE. SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET (1988.85 FEET BY RECORD) FROM THE WEST OUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30" EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°00'00" WEST, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81 FEET; THENCE NORTH 45°04'30" WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°20'43" EAST 201.12 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE (NORTH 45°50'00" EAST 201.14 FEET BY RECORD) TO THE POINT BEGINNING.

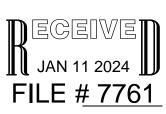
AS SURVEY DESCRIPTION

Beginning at a point located S89°12'47"E 1533.73 feet from the West 1/4 corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base & Meridian, said point also being located 1533.73 feet along the section line between the West 1/4 and Center corner of said section 2 to the to the UDOT-108 (Midland DR) right-of-way, according to UDOT PROJECT STP-0079(2)0; thence along said right-of-way line N44°49'54"E 250.84 feet; thence continuing along said right-of-way line N45°24'29"E 194.51 feet to the Southwest corner of the property described by Trust Deed Entry No. 2899350 PG 1-3; thence along said deed the following three (3) courses; (1) S45°04'30"E 92.01; thence (2) S44°55'30"W 208.81 feet; thence (3) S44°07'49"E 350.00 feet to the UDOT-79 northerly right-of-way according to UDOT PROJECT STP-0079(2)0; thence along said right-of-way the following four (4) courses: (1) S86°00'00"W 61.27 feet; thence (2) along the arc of a curve to the right with a radius of 778.00 feet a distance of 391.52 feet through a central angle of 28°50'00" Chord: N79°35'00"W 387.40 feet; thence (3) N65°10'00"W 57.57 feet; thence (4) N10°10'00"W 36.08 feet; thence N44°50'41"E 34.03 feet to the point of beginning.

HIC SCALE	
60 	120
N FEET) ch = 30 ft.	

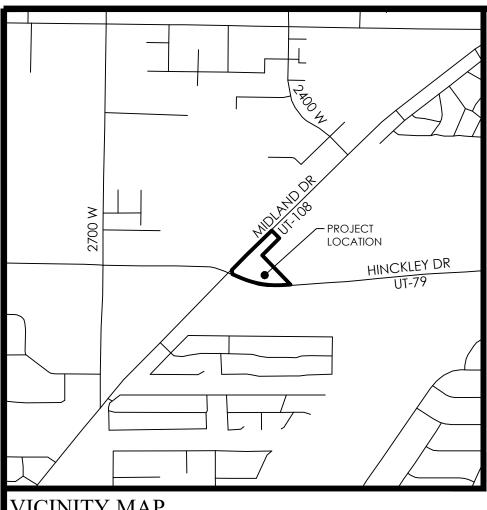


Contains: 2.32 acres+/-



ALTA/NSPS LAND TITLE SURVEY	PROF65	
LOCATION: THE NW CORNER OF SECTION 2, T5N, R2W, SLB&M	No. 1 No. 1 No. 1 No. 1 No. 1 No. 1	
WEST HAVEN CITY, WEBER COUNTY, UTAH	LAND 26122 UNDBER 0F UT	
PROPERTY OF: COLDWATER CAPITAL	GURNEYOR S	ENGINEERING AND SURVEYING, LLC 6949 S. HIGH TECH DRIVE SUITE 200
PREPARED FOR: BRYON PRINCE		MIDVALE, UTAH 84047 PH: (801) 352-0075 www focusulah com

REVISION BLOCK	DESCRIPTION	#####	#####	####	####	####	####
VISION	DATE	####	####	#####	####	####	####
RE	#	1	2	3	4	5	9
Drawn: MJT Scale: 1''=30' Date: 06/07/2022 Sheet: 1 O			Checked: JDL 22-0143				



VICINITY MAP

SCHEDULE B-II EXCEPTIONS

Exception #1-17

N.T.S

Contain no plottable descriptions.

Exception #18 Petition for the Allotment of Water, Order and Water Contract, recorded October 19,

2010 as Entry No. 2497386. Survey findings: The subject property lies within the lands described in exception

document. xception #19

Easement Contract in favor of Taylor-West Weber Water Improvement District to construct, maintain and repair underground pipelines and/or mains for the purpose of conveying culinary water together with the right to excavate and refill ditches and/or trenches and incidental purposes, by instrument dated September 4, 1974 and recorded August 12, 1975, as Entry No. 643675, in Book 1094, at Page 681. Survey findings: 20.00' Easement shown hereon.

xception #20

Easement in favor of Utah Department of Transportation for the purpose of constructing and maintaining public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs and incidental purposes, by instrument dated September 16, 2008 and recorded October 2, 2008, as Entry No. 2368215.

Survey findings: 10.00' Easement shown hereon. Exception #21

Easement in favor of Utah Department of Transportation for the purpose of constructing and maintaining public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs and incidental purposes, by instrument dated October 20, 2008 and recorded November 6, 2008, as Entry No.

2374148.

Survey findings: 10.00' Easement shown hereon. Exception #22

Terms and conditions as set forth in that certain Warranty Deed (Controlled Access), recorded December 11, 2008 as Entry No. 2379623.

Survey findings: Controlled Access shown hereon.

xception #23

Reservations, easement, restrictions and recitals as set forth and described in that certain Quit Claim Deed (Controlled Access), recorded January 8, 2014 as Entry No. 2670894. Survey findings: 20.00' Easement shown hereon. Exception #24

Reservations, easement, restrictions and recitals as set forth and described in that certain Ouit Claim Deed (Controlled Access), recorded January 8, 2014 as Entry No. 2670895. Survey findings: 20.00' Easement shown hereon. ception #25

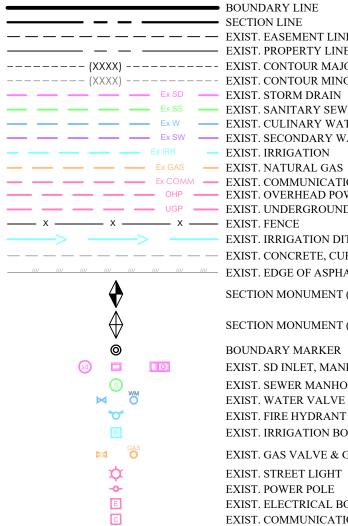
Easement in favor of Taylor-West Weber Water Improvement District for the purpose of, but not limited to, installation, construction, operation, repair, removal, replacement, inspection, protection and maintenance of one or more water or storm drain pipelines along with the necessary accessories and appurtenances and incidental purposes, by instrument dated April 28, 2015 and recorded April 28, 2015, as Entry No. 2732952.

Survey findings: 15.00' Easement shown hereon. xception #26

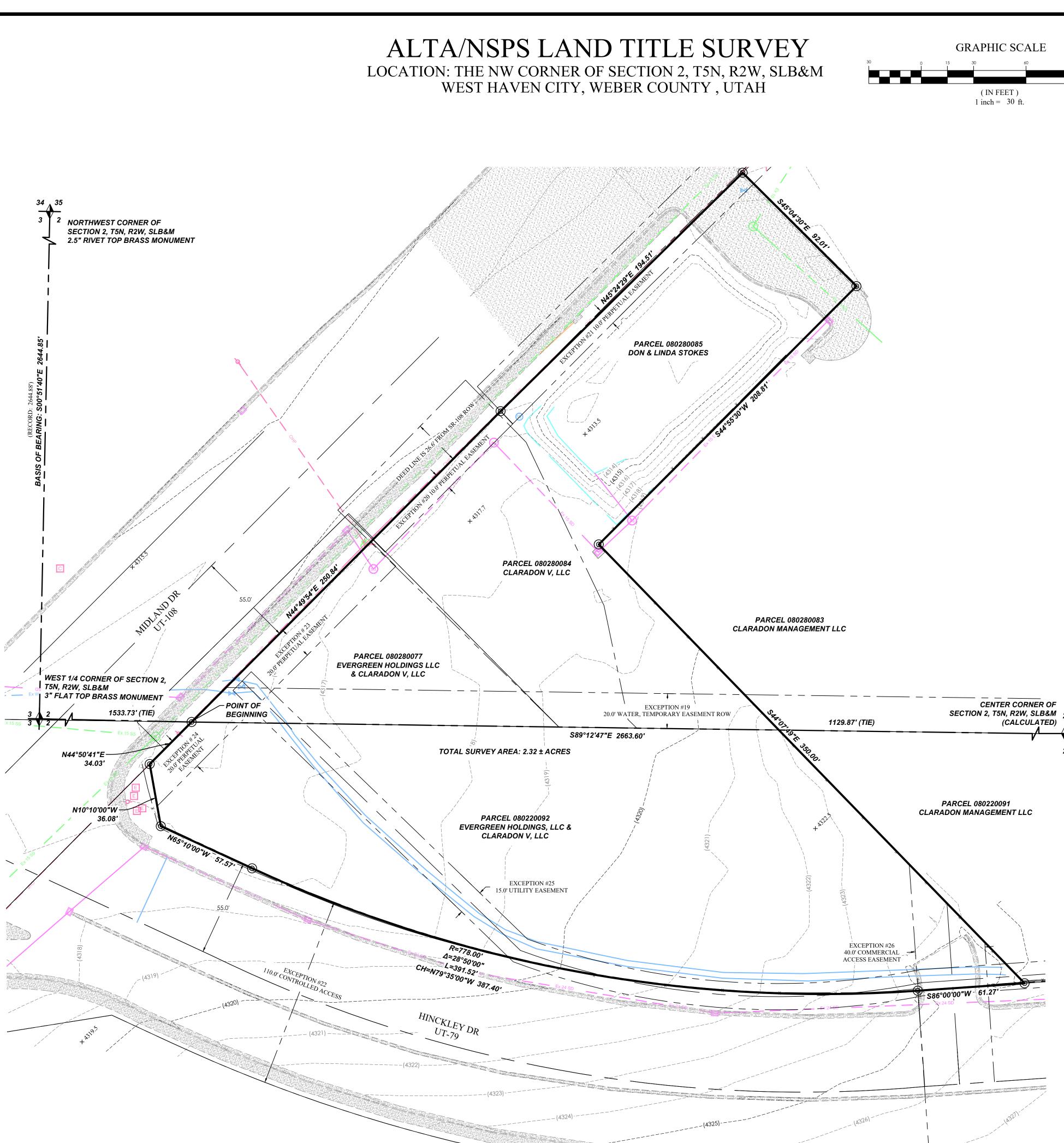
Grant of Access (Controlled Access) in favor of Evergreen Holding, LLC, as to an undivided 50% interest and Claradon V, LLC, as to an undivided 50% interest for the right of access to the nearest roadway of highway State Route 79 known as Project No. STP-0079(2)0, over and across the Southerly right of way and limited-access line, for one 40 foot commercial access opening centering at a point directly opposite Highway Engineer Station 106+07.71 and incidental purposes, by instrument dated October 30, 2020 and recorded November 17, 2020, as Entry No. 3101969. Survey findings: 40.00' Easement shown hereon.

xception #27-28 Contain no plottable descriptions.

LEGEND



SECTION LINE ------ EXIST. PROPERTY LINE EXIST. CONTOUR MAJOR FXIST STORM DRAIN EXIST SANITARY SEWER EXIST. SECONDARY WATE EXIST. NATURAL GAS EXIST COMMUNICATION EXIST. OVERHEAD POWER EXIST. IRRIGATION DITCH FLOWLINE EXIST. CONCRETE, CURB & GUTTER, SIDEWALK EXIST. EDGE OF ASPHALT SECTION MONUMENT (FOUND) SECTION MONUMENT (NOT FOUND) BOUNDARY MARKER EXIST. SD INLET, MANHOLE & COMBO BOX EXIST. SEWER MANHOLE EXIST. WATER VALVE & WATER METER EXIST. FIRE HYDRANT EXIST. IRRIGATION BOX EXIST. GAS VALVE & GAS METER EXIST. STREET LIGHT EXIST. POWER POLE EXIST. ELECTRICAL BOX EXIST. COMMUNICATIONS BOX



GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.



NOTES

- 1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification fo the parcels 08-028-0077, 08-028-0084, 08-028-0085 & 08-022-0092, described and shown hereon. 2. A Title Commitment prepared by Cottonwood Title, Salt Lake City, Utah, File No. 158934-KAP, Effective Date: April 29, 2022, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- 3. The Basis of Bearing for this Survey is N00°51'40"E) along the Section line between the Northwest Corner and the West 1/4 Corner of Section 2, Township 4 North, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- 4. Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 elevation of 4301.00 feet derived by GPS static observation on the 3-inch brass cap monument marking the West 1/4 Corner of Section 2, Township 4 North, Range 2 West, Salt Lake Base & Meridian and post-processed using NOAA's Online Positioning User Service (OPUS).
- 5. #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise. 6. This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- 7. Except as specifically stated or 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.
- 8. With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 9. Survey responses to Table A (Optional Survey Responsibilities and Specifications): a. Item 1: Survey monuments found or to be set shown hereon.
- b. Item 2: Not specify in provided documents.
- c. Item 3: Surveyed property lies within Flood Zone X according to FEMA (Federal Emergency Management Agency (FIRM) (Flood Insurance Rate Map) Map # 49057C0425E, Map Revision Date: 12/15/2005
- d. Item 4: Gross land area shown hereon.
- e. Item 5: Vertical relief shown hereon. (See Note #4)
- f. Item 8: Substantial features observed are shown hereon. g. Item 11(a): Observed existing utilities, as well as those utilities disclosed on plans requested by
- utility providers and plans prepared by this office shown hereon (See Note #8) h. Item 13: Names of adjoining owners shown hereon.
- i. Item 16: No evidence of recent earth moving work, building construction, or building additions were observed.
- Item 17: No evidence of the recent street or sidewalk construction or repairs were observed. Item 18: All plottable easements included documents provided to or obtained by the surveyor
- 10. Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this survey. The orthomosaic map shown hereon has been georeferenced to control points on the group.
- 1. The following documents were reviewed and/or utilized in the preparation of this Survey: a. Deed(s):
- a.a. Warranty Deed Entry No. 2529839, recorded June 7, 2011.
- Quit Claim Deed Entry No. 1997733, recorded December 10, 2003. a.b.
- a.c. Quit Claim Deed Entry No. 2670895, recorded January 8, 2014. b. The following filed Surveys per Utah County Recorder:
- b.a. UDOT Project No. STP-0079(2)0
- b.b. ARP T5NR2W, December 29, 1999.

2018.

- b.c. Roger Rawson Property prepared by Great Basin Engineering North, May 30, 2000
- Clara Stokes Property prepared by Reeve & Reeve Incorporated, April 24, 1998. Claradon Village Apartments Phase II prepared by McNeil Engineering, February 21, b.e.

(CALCULATED)

SURVEY NARRATIVE

The purpose of this survey is to provide a Boundary and Topography Survey of the parcels identified by Salt Lake County Tax ID number 08-028-0077, 08-028-0084, 08-028-0085 and 08-022-0092 as shown hereon.

This survey was carried out using a Trimble GPS System and a TopCon Total Station. The Southerly and Westerly boundary lines of this survey were retraced using the UDOT Project No. STP-0079(2)0. The Northerly and Easterly boundary lines were retraced using Claradon Village Apartments Phase II survey and compared to recorded documentation from official records as shown hereon.

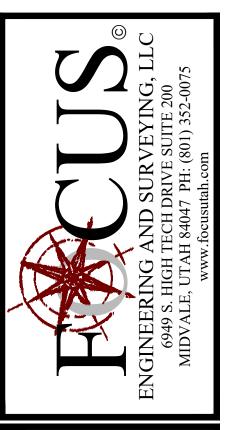
JAN 11 2024 FILE # 7761

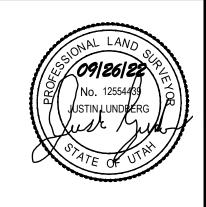
SURVEYOR'S CERTIFICATE To COLD WATER CAPITAL, LLC; COTTONWOOD TITLE; STEWART TITLE GUARANTY

COMPANY: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 8, 11, 13, 16, 17 & 18 of Table A thereof. The fieldwork was completed on June 7, 2022.

Professional License No. 12554439

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