



**SURVEYOR'S NARRATIVE**

I, Keith R. Russell do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 164386 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to provide an ALTA/ACSM Land Title Survey of the property for use by the client. I further represent that (a) the map of survey and the property description with respect thereto are true and correct and represent an actual field survey of the real property shown herein; (b) such survey was conducted under the direct supervision of the undersigned Registered Land Surveyor; (c) such map of survey shows the premises specifically described in the Preliminary Title Report from Lincoln Title Insurance Agency of Ogden Utah, under File No. 03482, dated effective July 13, 2006; and (d) such map of survey was made in accordance with minimum standard details for ALTA/ACSM Land Title Surveys, (see ALTA certification below). The Section Corner monuments which the properties are tied to were not found. I used two Witness Monuments as the Basis of Bearing and the record information from these Witness Corners to the Section Corners was used to position the Section Corners. The property lines and corners were established using the existing fence lines and tied back to the Section Corner according to the record information. My conclusion is that the property described in the deed is best represented by the existing fence lines and right of way lines of dedicated streets and these fence lines and right of way lines are the boundary lines of the property.

**PROPERTY DESCRIPTIONS**  
Deed Parcels

**Parcel 1:**  
Part of the Northeast Quarter and Northwest Quarter, Section 1, Township 6 North, Range 2 East, Salt Lake Meridian beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 1; thence South 3.45 chains; thence South 11° West 6.341 chains; thence South 8°50' East 6.02 chains; thence South 48°11' East 6.846 chains; thence South 3.471 chains; thence East 3.805 chains; thence North 0°40' East 21.406 chains; thence North 1°25' West 0.946 chains; thence South 51°13' West 3.05 chains; thence West 2.01 chains to the point of beginning. Together with the following described right of way, thence South 66 feet of the following described property: Beginning East 2.01 chains and North 51° East 3.05 chains from the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 1, Township 6 North, Range 2 East, Salt Lake Meridian; thence North 1°25' East 0.946 chains; thence South 0°40' West 21.406 chains; thence East 4.858 chains; thence North 1°25' East 0.946 chains; thence South 0°40' West 21.406 chains; thence East 4.858 chains; thence North 0°40' East 24.14 chains; thence South 51°30' West 1.65 chains; thence South 21°31' West 1.48 chains to the point of beginning. (E#1144448 Book 2108 Page 156B.) Subject to and together with a right of way. (E#1164640 BK 2138 PG 20.)

**Parcel 2:**  
Beginning East 2.01 chains and North 51° East 3.05 chains from the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 1, Township 6 North, Range 2 East, Salt Lake Meridian; thence South 1°25' East 0.946 chains; thence South 0°40' West 21.406 chains; thence East 4.858 chains; thence North 0°40' East 24.14 chains; thence South 51°30' West 1.65 chains; thence South 21°31' West 1.48 chains to the point of beginning. Subject to the following described right of way, thence South 66 feet of the following described property: Beginning East 2.01 chains and North 51° East 3.05 chains from the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 1, Township 6 North, Range 2 East, Salt Lake Meridian; thence North 1°25' East 0.946 chains; thence South 0°40' West 21.406 chains; thence East 4.858 chains; thence North 0°40' East 24.14 chains; thence South 51°30' West 1.65 chains; thence South 21°31' West 1.48 chains to the point of beginning. (E#1144448 Book 2108 Page 156B.) Subject to and together with a right of way. (E#1164640 BK 2138 PG 20.)

**Parcel 3:**  
A 66 foot strip of land located in the Northeast Quarter of Section 1, Township 6 North, Range 2 East, Salt Lake Base and Meridian, beginning South 88°51' West 14.62 chains and South 51°30' West 544.72 feet and South 00°40' West 2248.66 feet from the Northeast Corner of Section 1, Township 6 North, Range 2 East, Salt Lake Base and Meridian and running thence South 00°40' West 66.03 feet to the Southwest Corner of that property described as parcel 3 in Book 151 at page 295 of Weber County Records; thence North 88°53'10" East 552.80 feet (South 88°51' East by record); thence North 01°15'21" West 66.00 feet (North 01°40' West by record) along the centerline of 1800 East Street; thence along a line 66.00 feet Northerly of a parallel with the South line of said property South 88°53'10" West 550.50 feet to the point of beginning. Subject to and together with a right of way. (E#1164640 BK 2138 PG 20.)

**Parcel 4:**  
The South 66 feet of the following described property: Part of the Northeast Quarter of Section 1, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey. Beginning at a point 14.62 chains South 88°51' West 544.72 feet South 51°30' West and South 0°40' West 438 feet from the Northeast Corner of said section; running thence South 44°16' West 220.88 feet; thence North 0°22' East 449.66 feet; thence South 51°30' West 432.24 feet; thence South 0°40' West 210.12 feet; thence South 88°51' East 390.12; thence North 0°40' East 432.25 feet, more or less, to the place of beginning. Subject to and together with a right of way. (E#1164640BK 2138 PG 20.)

**Parcel 5:**  
The South 66 feet of the following described property: Part of the Northeast Quarter of Section 1, Township 6 North, Range 2 East, Salt Lake Base and Meridian U.S. Survey. Beginning 8.16 chains East from the Southwest Corner of said quarter section; thence North 0°40' East 24.14 chains; thence North 51°30' East 4.2 chains; thence South 0°40' West 32 chains to quarter section line; thence West 323.98 feet to beginning. Subject to and together with a right of way.

**Surveyed Description**

Beginning at a point on the extension of an existing fence line and in Stoker Lane, said point being South 0°21'07" West 1241.12 feet along the section line and West 2040.23 feet from the East Quarter Corner of Section 1, Township 6 North, Range 2 East, Salt Lake Base and Meridian, (not found but referenced to a Witness Corner, found and being South 86°28'11" West 471.94 feet from the said East Quarter Corner, and running:

Thence South 0°49'34" West 1890.70 feet to and along said fence;

Thence North 89°01'46" East 1166.28 feet to and along a fence line to the center line of 1800 East Street, (a 66 foot right of way);

Thence South 1°42'56" East 66.01 feet along the center line of 1800 East Street to the extension of a fence line;

3) Thence South 89°01'46" West 1206.05 feet to and along said fence line to an angle in said fence line; thence South 88°47'02" West 534.14 feet along said fence line to a "T" in said fence line;

Thence North 1°36'30" East 151.07 feet along a fence line to an angle point in said fence line;

Thence North 1°23'0" West 1081.1 feet along said fence line to an angle point in said fence line;

Thence North 48°10'01" West 446.66 feet along said fence line to an angle point in said fence line;

Thence North 8°01'36" West 141.71 feet along said fence line to an angle point in said fence line;

Thence North 9°36'05" West 254.00 feet along said fence line;

Thence North 10°58'15" East 421.91 feet;

Thence North 0°01'45" West 221.70 feet;

Thence North 89°58'15" East 133.66 feet;

Thence North 36°58'15" East 201.30 feet;

Thence North 24°24'15" East 493.68 feet;

Thence North 51°28'15" East 111.65 feet to the point of beginning.

Contains 1210,490 square feet, 27,189 acres.

To: Ernest G. McKay, as Trustee of the Lucille Francis Gold McKay Family Trust, dated October 25, 1999, Cameron McKay, Julie McKay, Joan McKay Brinton, Dillworth C. Brinton, Jeanne P. Boren, Nelson Boren, Ernest G. McKay, Elizabeth R. McKay, Robert G. McKay, Antonia McKay Barrie S. McKay, Trustee of the Elizabeth P. McKay Trust, Jack J. Davis Family Limited Partnership, a Utah Limited Partnership and Barrie G. McKay, Lincoln Title Insurance Agency and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 6, 11(a) and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

Date: Jan 13, 2009  
Keith R. Russell  
License No. 164386

Notes:

- 1) For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by Lincoln Title Insurance Agency of Ogden Utah, under File No. 03482, dated effective July 13, 2006.
- 2) Schedule B-2, items no. 1-1 are general exceptions that cannot be plotted.
- 3) Schedule B-2, item no. 8 is general property tax information and cannot be plotted.
- 4) Schedule B-2, items no. 4 and 10 refer to the Farmland Assessment Act regarding the 5 year roll-back provision on taxation and cannot be plotted.
- 5) Schedule B-2, item no. 11 is property tax information and cannot be plotted.
- 6) Schedule B-2, item no. 12-14 refers to the Farmland Assessment Act regarding the 5 year roll-back provision on taxation and cannot be plotted.
- 7) Schedule B-2, items no. 20-22 is property tax information and cannot be plotted.
- 8) Schedule B-2, item no. 25 states the service districts that service the property location and cannot be plotted.
- 9) Schedule B-2, item no. 24 refers to easements and rights of way, either recorded or visible by inspection of the property and these items have been shown on the survey to the extent known by the Surveyor.
- 10) Schedule B-2, item no. 25 is plotted hereon.
- 11) Schedule B-2, item no. 26 is plotted hereon.
- 12) Schedule B-2, item no. 27 is a judgment and cannot be plotted.
- 13) The property is located in a zone "Agricultural Valley" (AV-3) in Weber County, Utah with a minimum area requirement per lot of 3.00 acres, a front yard set back requirement of 30 feet, a side yard set back requirement of 24 feet total with a 10 foot minimum on one of the sides, and a rear yard set back requirement of 30 feet. The minimum front yard width at the 30 foot set back is 150 feet.
- 14) The property is located within an area having a Flood Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 4405700244E, with a date identification of December 16, 2005, in Weber County, State of Utah, which, to the best of my knowledge, is the current Flood Insurance Rate Map for the community in which said property is situated.

**ENSIGN**

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Phone: 801.255.0529  
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1485 West Hillfield Rd.  
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1346 West State Road  
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Phone: 801.796.8145  
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FOR:  
FRANK FARIS  
P.O. BOX 28  
EDEN, UT, 84310

CONTACT:  
FRANK FARIS  
PHONE: 801-791-7383  
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**MCKAY, BRINTON, BOREN & DAVIS PROPERTY**  
800 NORTH 7600 EAST  
HUNTSVILLE, UTAH

**REGISTERED LAND SURVEYOR**  
No. 164386  
KEITH R. RUSSELL  
12/19  
State of Utah

NO. DATE REVISION BY

1  
2  
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**ALTA/ACSM LAND TITLE SURVEY**

PROJECT NUMBER DATE  
L1607 9/28/2006

DRAWN BY CHECKED BY  
CTC RMBK

PROJECT MANAGER  
RMBK

**1 of 1**