(THE FOLLOWING AFFECTS PARCEL 6)

EXCEPTION #20 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION, DISTRIBUTION, TELEPHONI AND TELEGRAPH CIRCUITS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY. A CORPORATION BY INSTRUMENT RECORDED MAY 19, 1919 IN BOOK N AT PAGE 459 OF OFFICIAL RECORDS. (AS SHOWN - NORTH OF SUBJECT PROPERTY)

(THE FOLLOWING AFFECTS PARCEL 6)

EXCEPTION #21 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION, DISTRIBUTION, TELEPHONE AND TELEGRAPH CIRCUITS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY. A CORPORATION BY INSTRUMENT RECORDED APRIL 24, 1920 IN BOOK O AT PAGE 102 OF OFFICIAL RECORDS. (SUPERCEDES ITEM 20)

(THE FOLLOWING AFFECTS PARCEL 10)

EXCEPTION #22 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION, DISTRIBUTION, TELEPHONE CIRCUITS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED FEBRUARY 13, 1962 AS ENTRY NO. 373812 IN BOOK 702 AT PAGE 422 OF OFFICIAL RECORDS. (POWER POLE AND GUY WIRES AS SHOWN) (THE FOLLOWING AFFECTS PARCEL 1)

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT EXECUTED BY AND BETWEEN PLAIN CITY IRRIGATION COMPANY AS GRANTOR, AND UTAH WATER AND POWER BOARD AS GRANTEE RECORDED DECEMBER 16, 1963 AS ENTRY NO. 416234 IN BOOK 761 AT PAGE 95 OF OFFICIAL RECORDS.

THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION. (THIS COVERS ALL DITCHES AND TURNOUT STRUCTURES IN THE PLAIN CITY IRRIGATION COMPANY SYSTEM IN SECTION 3 T6N, R2W SLB&M)

(THE FOLLOWING AFFECTS PARCELS 1, 2)

EXCEPTION #23 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR IRRIGATION CANALS AND INCIDENTAL PURPOSES. AS GRANTED TO STATE OF UTAH BY INSTRUMENT RECORDED DECEMBER 16, 1963 AS ENTRY NO. 416237 IN BOOK 761 AT PAGE 103 OF OFFICIAL RECORDS. THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED

BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION. (THIS COVERS ALL DITCHES AND TURNOUT STRUCTURES IN THE PLAIN CITY IRRIGATION COMPANY SYSTEM IN SECTION 3 T6N. R2W SLB&M)

(THE FOLLOWING AFFECTS PARCEL 4)

EXCEPTION #24 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING BY INSTRUMENT RECORDED APRIL 02, 1970 AS ENTRY NO. 533413 IN BOOK 938 AT PAGE 418 OF OFFICIAL RECORDS. (WITHIN MEADOWLARK SUBDIVISION - DOES NOT CROSS SUBJECT PROPERTY)

(THE FOLLOWING AFFECTS PARCELS 7, 8, 9)

EXCEPTION #25 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED SEPTEMBER 24, 1980 AS ENTRY NO. 820500 IN BOOK 1366 AT PAGE 1740 OF OFFICIAL RECORDS. (AS SHOWN)

(THE FOLLOWING AFFECTS PARCEL 2)

EXCEPTION #26 - RESERVATIONS OF A RIGHT OF WAY AS DISCLOSED ON WARRANTY DEED RECORDED DECEMBER 30, 1983 AS ENTRY NO. 898433 IN BOOK 1438 AT PAGE 1227 OF OFFICIAL RECORDS. (DOES NOT CROSS SUBJECT PARCEL)

(THE FOLLOWING AFFECTS PARCEL 9)

EXCEPTION #27 - THE EFFECT OF THE 1969 FARMLAND ASSESSMENT ACT, WHEREIN THERE IS A FIVE (5) YEAR ROLL-BACK PROVISION WITH REGARD TO ASSESSMENT AND TAXATION, BY REASON OF THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND, RECORDED DECEMBER 23, 1985 AS ENTRY NO. 956199 IN BOOK 1482 AT PAGE 136 OF OFFICIAL RECORDS. ("GREEN-BELT" TAX PROVISION - APPLIES TO ALL PARCELS)

(THE FOLLOWING AFFECTS PARCEL 7, 8)

EXCEPTION #28 - THE EFFECT OF THE 1969 FARMLAND ASSESSMENT ACT. WHEREIN THERE IS A FIVE (5) YEAR ROLL-BACK PROVISION WITH REGARD TO ASSESSMENT AND TAXATION, BY REASON OF THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND, RECORDED DECEMBER 23, 1985 AS ENTRY NO. 956200 IN BOOK 1482 AT PAGE 138 OF OFFICIAL RECORDS. ("GREEN-BELT" TAX PROVISION - APPLIES TO ALL PARCELS)

(THE FOLLOWING AFFECTS PARCEL 6)

EXCEPTION #29 - THE EFFECT OF THE 1969 FARMLAND ASSESSMENT ACT, WHEREIN THERE IS A FIVE (5) YEAR ROLL-BACK PROVISION WITH REGARD TO ASSESSMENT AND TAXATION. BY REASON OF THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND, RECORDED SEPTEMBER 02, 1986 AS ENTRY NO. 980734 IN BOOK 1497 AT PAGE 2847 OF OFFICIAL RECORDS. ("GREEN-BELT" TAX PROVISION - APPLIES TO ALL PARCELS)

(THE FOLLOWING AFFECTS PARCEL 10)

EXCEPTION #30 - THE EFFECT OF THE 1969 FARMLAND ASSESSMENT ACT, WHEREIN THERE IS A FIVE (5) YEAR ROLL-BACK PROVISION WITH REGARD TO ASSESSMENT AND TAXATION, BY REASON OF THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND, RECORDED JANUARY 19, 2005 AS ENTRY NO. 2080615 OF OFFICIAL RECORDS. ("GREEN-BELT" TAX PROVISION - APPLIES TO ALL PARCELS)

(THE FOLLOWING AFFECTS PARCEL 1)

EXCEPTION #31 - THE EFFECT OF THE 1969 FARMLAND ASSESSMENT ACT, WHEREIN THERE IS A FIVE (5) YEAR ROLL-BACK PROVISION WITH REGARD TO ASSESSMENT AND TAXATION, BY REASON OF THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND, RECORDED MARCH 10, 2008 AS ENTRY NO. 2326869 OF OFFICIAL RECORDS. ("GREEN-BELT" TAX PROVISION - APPLIES TO ALL PARCELS)

(THE FOLLOWING AFFECTS PARCELS 3, 4, 5)

EXCEPTION #32 - THE EFFECT OF THE 1969 FARMLAND ASSESSMENT ACT, WHEREIN THERE IS A FIVE (5) YEAR ROLL-BACK PROVISION WITH REGARD TO ASSESSMENT AND TAXATION. BY REASON OF THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND, RECORDED SEPTEMBER 18, 2008 AS ENTRY NO. 2365595 OF OFFICIAL RECORDS. ("GREEN-BELT" TAX PROVISION - APPLIES TO ALL PARCELS)

(THE FOLLOWING AFFECTS PARCELS 3 AND 5)

EXCEPTION #33 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM DRAIN SYSTEM AND INCIDENTAL PURPOSES, AS GRANTED TO FARR WEST CITY CORPORATION BY INSTRUMENT RECORDED MARCH 31, 1993 AS ENTRY NO. 1219034 IN BOOK 1657 AT PAGE 2391 OF OFFICIAL RECORDS. (AS SHOWN)

(THE FOLLOWING AFFECTS PARCELS 3, 4, 5, 6, 7, 9, 10) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT EXECUTED BY AND BETWEEN WEBER-BOX ELDER CONSERVATION DISTRICT AS GRANTOR, AND BOARD OF WATER RESOURCES AS GRANTEE RECORDED MAY 17, 1996 AS ENTRY NO. 1406842 IN BOOK 1806 AT PAGE 2917 OF OFFICIAL

THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION.

(THE FOLLOWING AFFECTS PARCELS 3, 4, 5, 6, 7, 9, 10)

EXCEPTION #34 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES, AS GRANTED TO BOARD OF WATER RESOURCES BY INSTRUMENT RECORDED MAY 17, 1996 AS ENTRY NO. 1406843 IN BOOK 1806 AT PAGE 2925 OF OFFICIAL RECORDS. (APPLIES TO USE OF ALL IRRIGATION FACILITIES IN THE NAMED SECTIONS)

(THE FOLLOWING AFFECTS PARCELS 5, 6, 9, 10)

EXCEPTION #35 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER SYSTEM AND INCIDENTAL PURPOSES, AS GRANTED TO FARR WEST CITY BY INSTRUMENT RECORDED DECEMBER 27, 2000 AS ENTRY NO. 1743907 IN BOOK 2107 AT PAGE 2537 OF OFFICIAL RECORDS. (AS SHOWN)

(THE FOLLOWING AFFECTS PARCEL 2)

EXCEPTION #36 - EFFECTS OF A QUIT CLAIM DEED BY AND BETWEEN RICHARD GLENN TAYLOR AND DIANE C. TAYLOR AKA DIANE COOMBS TAYLOR, AS GRANTORS, AND CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, AS GRANTEE. RECORDED FEBRUARY 1, 2007 AS ENTRY NO. 2239381 OF OFFICIAL RECORDS. THE PROPERTY WAS HELD IN A TRUST AT THE TIME OF THIS CONVEYANCE AND NOT AS INDIVIDUALS. A DEED FROM THE TRUST AS DISCLOSED IN SCHEDULE A MUST BE EXECUTED TO PERFECT TITLE. (AREA SHOWN)

(THE FOLLOWING AFFECTS PARCEL 2)

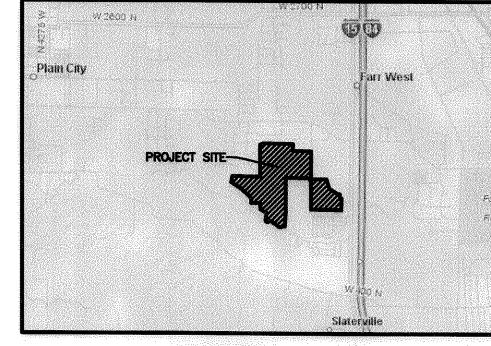
EXCEPTION #37 - RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED FEBRUARY 01, 2007 AS ENTRY NO. 2239381 OF OFFICIAL RECORDS. (RESERVED MINERAL RIGHTS TO GRANTOR)

(THE FOLLOWING AFFECTS PARCEL 8)

EXCEPTION #38 - THE EFFECTS OF A QUIT CLAIM DEED RECORDED MAY 04, 2007 AS ENTRY NO. 2261657 OF OFFICIAL RECORDS. (AS SHOWN)

## ALTA/ACSM LAND TITLE SURVEY FOR PROPERTY RESERVE INCORPORATED

A PARCEL OF GROUND LOCATED IN SECTION 2 AND SECTION 3 OF TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY



VICINITY MAP NOT TO SCALE

### CERTIFICATION

PROPERTY RESERVE INCORPORATED

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8. 9. 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13, 14, 16, 18 AND 22 (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES) OF TABLE A THEREOF. THE FIELD WORK WAS

DATE OF SURVEY: SEPTEMBER 16, 2011 DATE SIGNED. November 6, 2012

COMPLETED ON SEPTEMBER 16, 2011.

ROBERT D. KUNZ. PROFESSIONAL LAND SURVEYOR UTAH LAND SURVEYOR NUMBER 150228-2201 EXPIRES: 3-31-2013 4155 SOUTH HARRISON BOULEVARD, SUITE 310 OGDEN, UTAH 84403 TELEPHONE: 801-621-3100/ A.M.M.

## **BOUNDARY DESCRIPTION**

PARCEL A

150228-220

BEGINNING AT THE SOUTHEAST CORNER OF COBBLE GLEN PARK PHASE 4 SUBDIVISION, WHICH IS ON THE PLAIN CITY/FARR WEST BOUNDARY AND LIES S00°06'04"E 2635.78 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE PLAIN CITY BOUNDARY AND THE EAST LINE OF SECTION 3, SOO'16'15"E 1363.51 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING SIX (6) COURSES: (1)N89°08'38"W 467.90 FEET; (2)N03°16'21"E 173.38 FEET; (3)N27°12'45"W 157.21 FEET; (4)N48°04'24"W 640.28 FEET; (5)N56°51'57"W 602.96 FEET; (6)N10°30'59"E 313.96' FEET TO A FENCE LINE ALONG THE CENTER QUARTER SECTION LINE AS IDENTIFIED ON THE POPLAR ESTATES SUBDIVISION AND THE COBBLE GLEN PARK PHASE 4 SUBDIVISION PLATS; THENCE ALONG SAID LINE S89'06'35"E 1447.55 FEET TO THE POINT OF BEGINNING.

PARCEL B

AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

AND LIES S00'06'04"E ALONG THE WEST LINE OF SAID SECTION 2, 967.86 FEET FROM THE NORTH WEST CORNER OF SAID SECTION 2; THENCE ALONG THE MEADOW LARK SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES (1)N69'16'17"E 187.96 FEET; (2)S89'09'21"E 1543.88 FEET TO THE NORTHWEST CORNER OF 2300 WEST ST. CHURCH SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1)SO1°18'21"W 365.90 FEET; (2)S89'09'37"E 950.64 FEET TO THE CENTER QUARTER SECTION LINE OF SAID SECTION 2; THENCE ALONG SAID LINE S00°21'31"W 1399.02 FEET TO A FOUND BRASS CAP MONUMENT AT THE CENTER OF SAID SECTION 2 AS EVIDENCED BY THE FOUND CENTER QUARTER AND THE NORTH QUARTER OF SECTION 2; THENCE S00'04'20"W ALONG THE QUARTER SECTION LINE 82.00 FEET; THENCE N89'11'07"W 60.00 FEET; THENCE NO0'04'20"E 82.00 FEET TO A FENCE LINE ACCEPTED AS THE QUARTER SECTION LINE AS EVIDENCED BY THE FOUND CENTER QUARTER MONUMENT; THENCE ALONG SAID QUARTER SECTION LINE N89°01'27"W 1257.29 FEET TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE LINE THE FOLLOWING TWO COURSES: (1)SO0'01'44"W 1800.29 FEET; (2)SO4'08'21"W 720.85 FEET TO THE CENTER OF FOUR MILE CREEK; THENCE FOLLOWING SAID CENTER LINE THE FOLLOWING TWENTY-EIGHT (28) COURSES: (1)N58'57'19"W 12.73 FEET; (2)N48'07'13"W 33.29 FEET; (3)N74'20'20"W 24.86 FEET; (4)S87'31'38"W 38.05 FEET; (5)S59'00'32"W 17.69 FEET; (6)S43'41'29"W 45.96 FEET; (7)S46'12'06"W 22.33 FEET; (8)S57'29'35"W 39.34 FEET; (9)N83'16'42"W 32.28 FEET; (10)N76'27'41"W 59.02 FEET; (11)N66'23'22"W 55.45 FEET; (12)N46'50'43"W 51.35 FEET; (13)N44'06'22"W 85.45 FEET; (14)N57'01'07"W 46.70 FEET; (15)N68'24'58"W 53.61 FEET; (16)N60'05'51"W 78.45 FEET; (17)N43°11'01"W 77.72 FEET; (18)N65°54'25"W 37.21 FEET; (19)N77°03'01"W 113.02 FEET; (20)S56°15'26"W 16.61 FEET; (21)S54°21'23"W 35.11 FEET; (22)S66°23'13"W 40.92 FEET; (23)S85°16'36"W 42.09 FEET; (24)N80°30'49"W 29.66 FEET; (25)N51°34'37"W 37.18 FEET; (26)N27'02'32"W 32.13 FEET; (27)N14°16'45"W 72.15 FEET; (28)N46'08'58"W 5.11 FEET TO THE EXTENSION OF AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE AND EXTENSION THEREOF, NO9'48'20"E 337.27 FEET AND N58'28'37"W 391.55 FEET TO A FENCE LINE ACCEPTED AS THE WEST LINE OF SECTION 2 AND THE PLAIN CITY/FARR WEST BOUNDARY; THENCE ALONG SAID LINE NOO'16'15"W 1673.79 FEET TO THE SE CORNER OF GOBBLE GLEN PHASE 4; THENCE ALONG COBBLE GLEN SUBDIVISION PHASES 4, 3 AND 2 NO0°06'04"E 1667.92 FEET TO THE POINT OF BEGINNING. CONTAINING 168.427 ACRES

PARCEL C

-A PARCEL OF GROUND LOCATED IN THE EAST HALF OF SECTION 2 OF TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE LINE WHICH IS THE SOUTHWEST CORNER OF BONA VISTA-WEBER FIRE SUBDIVISION, SAID POINT LIES NO0'47'12"E 982.98 FEET AND N89'22'20"W 1130.31 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, THENCE CONTINUING ALONG A FENCE LINE AND THE EXTENSION OF THE SOUTH BOUNDARY OF SAID SUBDIVISION N88'43'49"W 1577.98 FEET TO THE 1 SECTION LINE OF SAID SECTION 2 AS EVIDENCED BY THE FOUND CENTER 1 AND THE SOUTH \$\frac{1}{4}\$ MONUMENT OF SAID SECTION 2; THENCE ALONG SAID \$\frac{1}{4}\$ SECTION LINE NOO'04'20"E 1564.71 FEET TO A FENCE LINE; THENCE N89'30'00"E 808.16 FEET TO THE WEBER-DAVIS CANAL; THENCE ALONG SAID CANAL THE FOLLOWING FOUR (4) COURSES: (1)S15'56'28"E 416.87 FEET; (2)ALONG A CURVE TO THE LEFT WHOSE ARC IS 211.80 FEET, WITH A RADIUS OF 280.00 FEET, AND A DELTA ANGLE OF 43'20'27", WHOSE CHORD BEARS S37'36'42"E 206.79 FEET; (3)S59'16'56"E 305.15 FEET; (4)ALONG A CURVE TO THE LEFT WHOSE ARC IS 207.61 FEET, WITH A RADIUS OF 525.00 FEET, WITH A DELTA ANGLE OF 22'39'26", WHOSE CHORD BEARS S70'36'39"E 206.26 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE S00'47'00"W 206.14 FEET AND S89'03'00"E 84.11 FEET TO THE NW CORNER OF VISTA-WEBER FIRE SUBDIVISION; THENCE

# ZONING

PARCEL	CITY	ZONE	
15-007-0024	PLAIN CITY	A-2	
ALL OTHER	FARR WEST	A-1	

ZONE	AREA	WIDTH	SETBACK	SIDE	REAR
A-1	1 ACRE	150'	30'	18' (36' TOTAL)	30'
A-2	40,000 S.F.	150'	30'	10' (24' TOTAL)	30'

#### FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0200E DATED 12-16-2005, COMMUNITY PANEL NUMBER 49057C0193E DATED 12-16-2005.

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS FOR THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY, IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING)

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEBER COUNTY STATE PLANE COORDINATE SYSTEM WHERE THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 2 SHOWN HERE ON AS S00°47'12"W 5284.64'

#### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PARCELS OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AS SET FORTH IN TITLE REPORT NCS 484992 PHX-1 BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES DATED MAY 16, 2011. EXISTING SECTION MONUMENTS, SUBDIVISION REBAR AND STREET MONUMENTS, PHYSICAL FEATURES CALLED FOR THE IN ORIGINAL DESCRIPTIONS WERE ALL USED TO ESTABLISH THE SURVEYED DESCRIPTION OF THE OUTER BOUNDARY. ALL BOUNDARY CORNERS WERE MARKED WITH A 5/4" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"

AREA WITHIN PLAIN CITY A PARCEL OF GROUND LOCATED IN SECTION 3 OF TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

CONTAINING 30.556 ACRES

AREA WITHIN WEST HALF OF SECTION 2 A PARCEL OF GROUND LOCATED IN THE WEST HALF OF SECTION 2 OF TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE

BEGINNING AT THE SOUTHWEST CORNER OF MEADOW LARK SUBDIVISION, WHICH IS ON THE PLAIN CITY/FARR WEST BOUNDARY

AREA WITHIN EAST HALF OF SECTION 2

ALONG SAID SUBDIVISION S01°04'08"W 610.32 FEET TO THE POINT OF BEGINNING. CONTAINING 46.669 ACRES

#### DEED DESCRIPTIONS PER SCHEDULE "C" TITLE REPORT

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 80 RODS: THENCE WEST 24 RODS TO THOMAS SLIVER'S CORNER: THENCE NORTH 5'EAST 8 RODS: THENCE NORTH 27.5' WEST 10 RODS: THENCE NORTH 50.25' WEST 10 RODS: THENCE NORTH 50.5' WEST 38 RODS: THENCE NORTH 58.5' WEST 37.7 RODS; THENCE NORTH 11'15' EAST TO QUARTER SECTION LINE: THENCE EAST 1456.2 FEET TO THE PLACE OF BEGINNING. LESS AND EXCEPTING

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING SOUTH 0°10'55" EAST, 2960.33 FEET AND EAST, 1126.42 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING FOUR COURSES: SOUTH 63'01'40" EAST, 150.86 FEET; THENCE SOUTH 57'11'09"EAST 438.62 FEET; THENCE SOUTH 50'41'10"E, 133.40 FEET; THENCE SOUTH 48'00'05"E, 407.87 FEET; THENCE NORTH 50°15'00"WEST, 428.87 FEET; THENCE NORTH 58'30'00"WEST, 686.55 FEET; THENCE NORTH 10'35'21"EAST, 31.12 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING SOUTH 0'10'55" EAST, 2628.34 FEET AND EAST, 1189.06 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: AND RUNNING THENCE ALONG A FENCE LINE SOUTH 88'26'08"EAST, 283.61 FEET; THENCE SOUTH 35'44'00"EAST, 45.08 FEET; THENCE NORTH 88°47'09"WEST, 251.13 FEET; THENCE SOUTH 11°15'00"WEST, 327.96 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG A FENCE LINE THE FOLLOWING TWO COURSES: NORTH 63"01"40"WEST, 63.24 FEET: THENCE NORTH 10"30"33"EAST, 337.65 FEET TO THE POINT OF BEGINNING.

THE REAL PROPERTY SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH, SPECIFICALLY DESCRIBED AS: BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING SOUTH 00°10'55"EAST, 2628,34 FEET AND EAST, 1189,06 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG A FENCE LINE SOUTH 88°26'08"EAST, 283.61 FEET; THENCE SOUTH 35°44°00"EAST, 45.08 FEET; NORTH 88°47'09"WEST, 251.13 FEET; THENCE SOUTH 11°15'00"WEST, 327.96 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG A FENCE LINE THE FOLLOWING TWO COURSES: NORTH 63.01.40"WEST 63.24 FEET; THENCE NORTH 10.30.33"EAST. 337.65 FEET TO THE

PARCELS 3 AND 5: A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 160 RODS TO SOUTHEAST CORNER OF SAID QUARTER SECTION THENCE NORTH 91 RODS; THENCE WEST 108 RODS 6 1/2 FEET; THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT 59 RODS; 1 FOOT NORTH OF THE PLACE OF BEGINNING; THENCE S59 RODS, 1 FOOT TO THE PLACE OF LESS A PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.

BEGINNING AT A POINT 923.06 FEET SOUTH 0'21'23''WEST ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 88'34'39"EAST 21.55 FEET; THENCE SOUTH 1'18'30"WEST 361.75 FEET; THENCE NORTH 89'09'37''WEST 966.00 FEET; THENCE NORTH 1'18'21''EAST 366.01 FEET TO THE SOUTH LINE OF MEADOW LARK 2 SUBDIVISION 2ND AMENDMENT, WEBER COUNTY, UTAH; THENCE SOUTH 89°09'37"EAST 736.06 FEET ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED: THENCE SOUTH 5°33'51"WEST 14.10 FEET; THENCE SOUTH 89°44'04"EAST, 209.61 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 0'21'23"EAST 7.91 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. U.S.

BEGINNING 53-1/3 RODS SOUTH AND 218 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST 146 RODS 13 FEET; THENCE SOUTH 15-1/3 RODS; THENCE WEST 108 RODS 6 1/2 FEET; THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT WHICH IS 59 RODS AND 1 FOOT NORTH FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 791.5 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO THE PLACE OF BEGINNING. LESS A PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.

BEGINNING AT A POINT 923.06 FEET SOUTH 0'21'23"WEST ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 88'34'39"EAST 21.55 FEET; THENCE SOUTH 1'18'30"WEST 361.75 FEET; THENCE NORTH 89'09'37"WEST 966.00 FEET; THENCE NORTH 1'18'21"EAST 366.01 FEET TO THE SOUTH LINE OF MEADOW LARK 2 SUBDIVISION 2ND AMENDMENT, WEBER COUNTY, UTAH; THENCE SOUTH 89°09'37''EAST 736.06 FEET ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED; THENCE SOUTH 5'33'51"WEST 14.10 FEET; THENCE SOUTH 89'44'04"EAST, 209.61 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 0'21'23"EAST 7.91 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING ALSO LESS AND EXCEPTING

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.

BEGINNING AT A POINT THAT IS 880 FEET SOUTH AND 218 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION. THENCE EAST 2238.56 FEET MORE OR LESS TO A FENCE, THENCE SOUTH 5'12'28"WEST 64.37 FEET ALONG SAID FENCE, THENCE NORTH 88'58'26"WEST 1234.1 FEET ALONG FENCE. THENCE NORTH 88'58'26"WEST 1056.19 FEET TO A POINT THAT IS SOUTH

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE QUARTER SECTION LINE NORTH 2569.14 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 82 FEET TO CENTER OF SAID SECTION 2; THENCE WEST 60 FEET; THENCE SOUTH 82 FEET; THENCE EAST 60 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, UNITED STATES SURVEY: BEGINNING AT A POINT 1320 FEET EAST AND 684.7 FOOT FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 600 FEET; THENCE SOUTH 1684.1 FEET, MORE OR LESS TO CHANNEL OF FOUR MILE CREEK; THENCE FOLLOWING UP SAID CHANNEL OF SAID CREEK IN A SOUTHEASTERLY COURSE TO A POINT 100 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST ONE HALF OF SAID QUARTER SECTION; THENCE NORTH 1855.3 FEET TO PLACE OF BEGINNING.

ALSO: A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, UNITED STATES SURVEY: BEGINNING AT A POINT 805.8 FEET SOUTH AND 720 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION. RUNNING THENCE WEST 720 FEET; THENCE SOUTH 853 FEET; THENCE SOUTH 60°30'EAST 351.4 FEET, TO A POINT WHICH IS EAST 140.6 FEET, NORTH 17°55'EAST 150 FEET, AND NORTH 10'EAST 685.8 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION: THENCE SOUTH 10°W 360.8 FEET TO CHANNEL OF FOUR MILE CREEK; THENCE FOLLOWING UP THE CHANNEL OF SAID CREEK TO A POINT SOUTH OF BEGINNING; THENCE NORTH PARALLEL TO WEST LINE OF SAID QUARTER SECTION 1563 FEET TO THE PLACE OF BEGINNING.

ALSO A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, UNITED STATES SURVEY: BEGINNING 328.7 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID QUARTER SECTION, AND RUNNING THENCE EAST 1320 FEET; THENCE SOUTH 356 FEET; THENCE WEST 600 FEET; THENCE SOUTH 121.1 FEET; THENCE WEST 720 FEET TO THE WEST LINE OF SAID QUARTER SECTION: THENCE NORTH 477.1 FEET TO THE PLACE OF BEGINNING.

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST 1320 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH 328.7 FEET; THENCE WEST 1320 FEET; THENCE NORTH 328.7 FEET TO THE PLACE OF BEGINNING.

PARCEL 9:

A PART OF THE SOUTHEAST 1/4, SECTION 2, TOWNSHIP 6 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, US SURVEY: BEGINNING AT A POINT 1034.74 FEET NORTH OF THE S 1/4 CORNER OF SAID SECTION 2, SAID POINT BEING THE FENCE INTERSECTION BETWEEN JOHN FERRY SLATER, DAN TSUKAMOTO PROPERTIES AND THE NORTHWEST CORNER OF BRINKERHOFF PROPERTY IN ESCROW, AS DEFINED BY FENCE CORNER; RUNNING THENCE NORTH ALONG EXISTING FENCE 1564.40 FEET TO NORTHWEST CORNER OF DAN TSUKAMOTO PROPERTY AND SOUTHWEST CORNER OF DELMAR WHITE PROPERTY AS DEFINED BY FENCE CORNER: THENCE NORTH 89'30'EAST ALONG SAID PROPERTY LINE FENCE 812.97 FEET TO FENCE CORNER AND WEST LINE OF WILLARD CANAL; THENCE SOUTHEASTERLY ALONG SAID CANAL 4 COURSES AS FOLLOWS: SOUTH 16°21'EAST 415.8 FEET TO P.C.; THENCE TO THE LEFT ALONG THE ARC OF A 280 FOOT RADIUS CURVE 210.63 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 37'54'EAST 205.70 FEET; THENCE SOUTH 59°27'EAST 321 FEET TO P.C. THENCE TO THE LEFT ALONG THE ARC OF A 480 FOOT RADIUS CURVE 188.22 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 70°41'30"E, 187.01 FEET TO THE NORTHWEST CORNER OF 2 ACRE PARCEL RESERVED BY DAN TSUKAMOTO; THENCE SOUTH 0°47'WEST 203.71 FEET; THENCE SOUTH 89'03'EAST, 435.6 FEET TO THE WEST R/W LINE OF STATE HIGHWAY U-84, ALSO KNOWN AS 2000 WEST STREET AND FURTHER DEFINED BY FENCE; THENCE SOUTH 0'47'WEST ALONG SAID R/W FENCE LINE 617 FEET TO SOUTHEAST CORNER OF DAN TSUKAMOTO PROPERTY AND NORTHEAST CORNER OF BRINKERHOFF PROPERTY AS DEFINED BY FENCE CORNER; THENCE NORTH 88'44'08"WEST ALONG PROPERTY LINE AS DEFINED BY FENCE 1934.01 FEET TO POINT OF BEGINNING. EXCEPT THE EAST 17.17 FEET, MORE OR LESS, OF SAID PROPERTY CONVEYED TO STATE ROAD COMMISSION OF UTAH BY DEED OF RECORD. LESS AND EXCEPTING BONA VISTA-FIRE SUBDIVISION RECORDED OCTOBER 26, 2005 AS ENTRY NO. 2137978 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1034.74 FEET NORTH AND 1934.01 FEET SOUTH 88'44'08"EAST AND 617 FEET NO.47 EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2, SAID POINT BEING ON HIGHWAY FENCE LINE AT CORNER OF PROPERTY CONVEYED TO CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS; THENCE NORTH 89'03"WEST 435.6 FEET ALONG SAID PROPERTY CONVEYED TO SAID CHURCH TO THE CORNER OF SAID PROPERTY; THENCE NORTH 0'47'EAST ALONG SAID PROPERTY 203.71 FEET TO THE WILLARD CANAL: THENCE EASTERLY ALONG SAID CANAL TO THE WEST RIGHT OF WAY FENCE OF THE HIGHWAY; THENCE SOUTH 0'47'WEST ALONG SAID FENCE 200 FEET TO THE PLACE OF BEGINNING. AND STATE HIGHWAY U-84 A/K/A 2000 WEST STREET.

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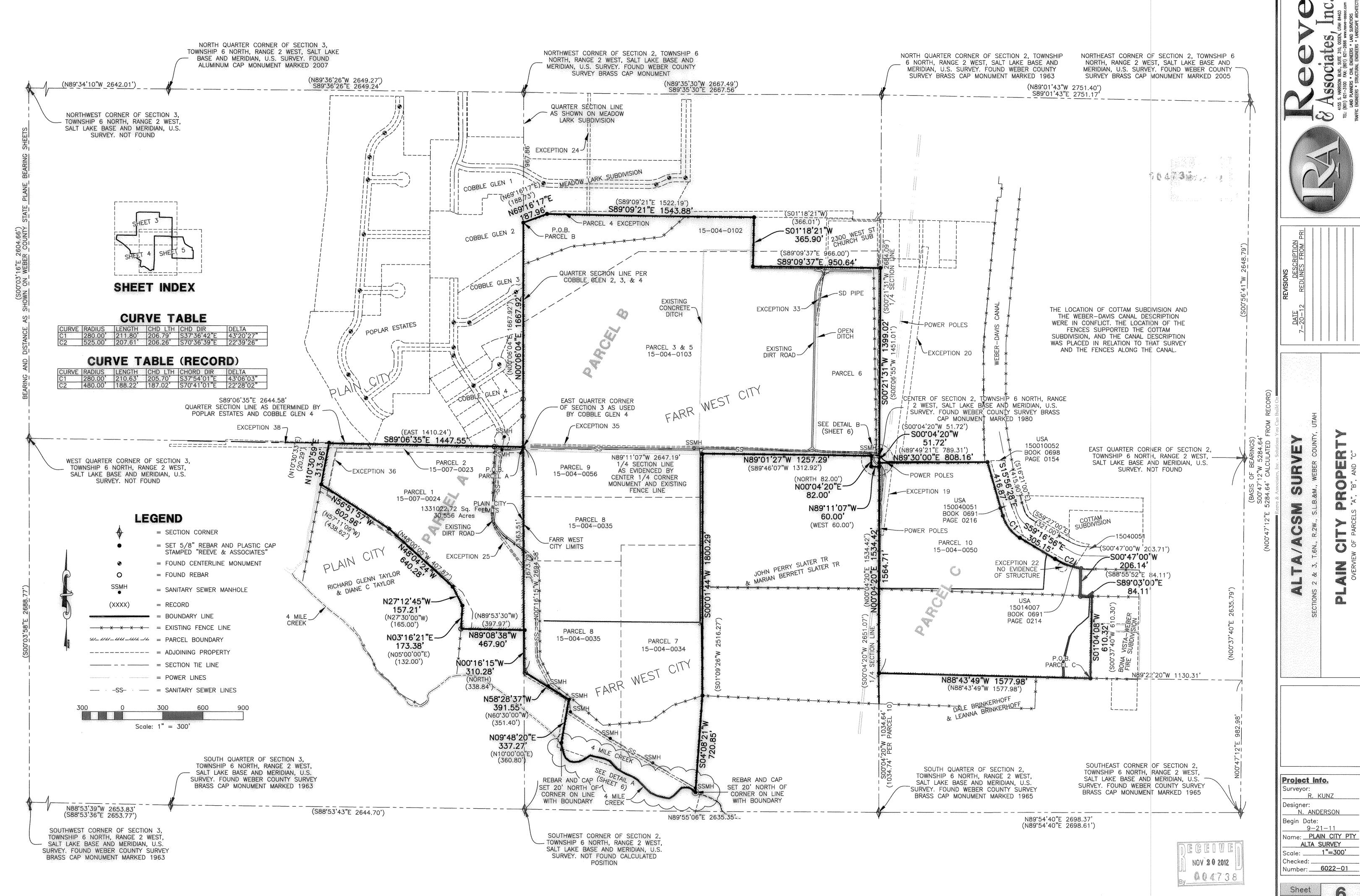
Project Info. Surveyor:

Designer: N. ANDERSON Begin Date: 9-21-11

Name: <u>PLAIN CITY PTY</u> ALTA SURVEY 1"=40' Scale: \_ Checked: Number: 6022-01

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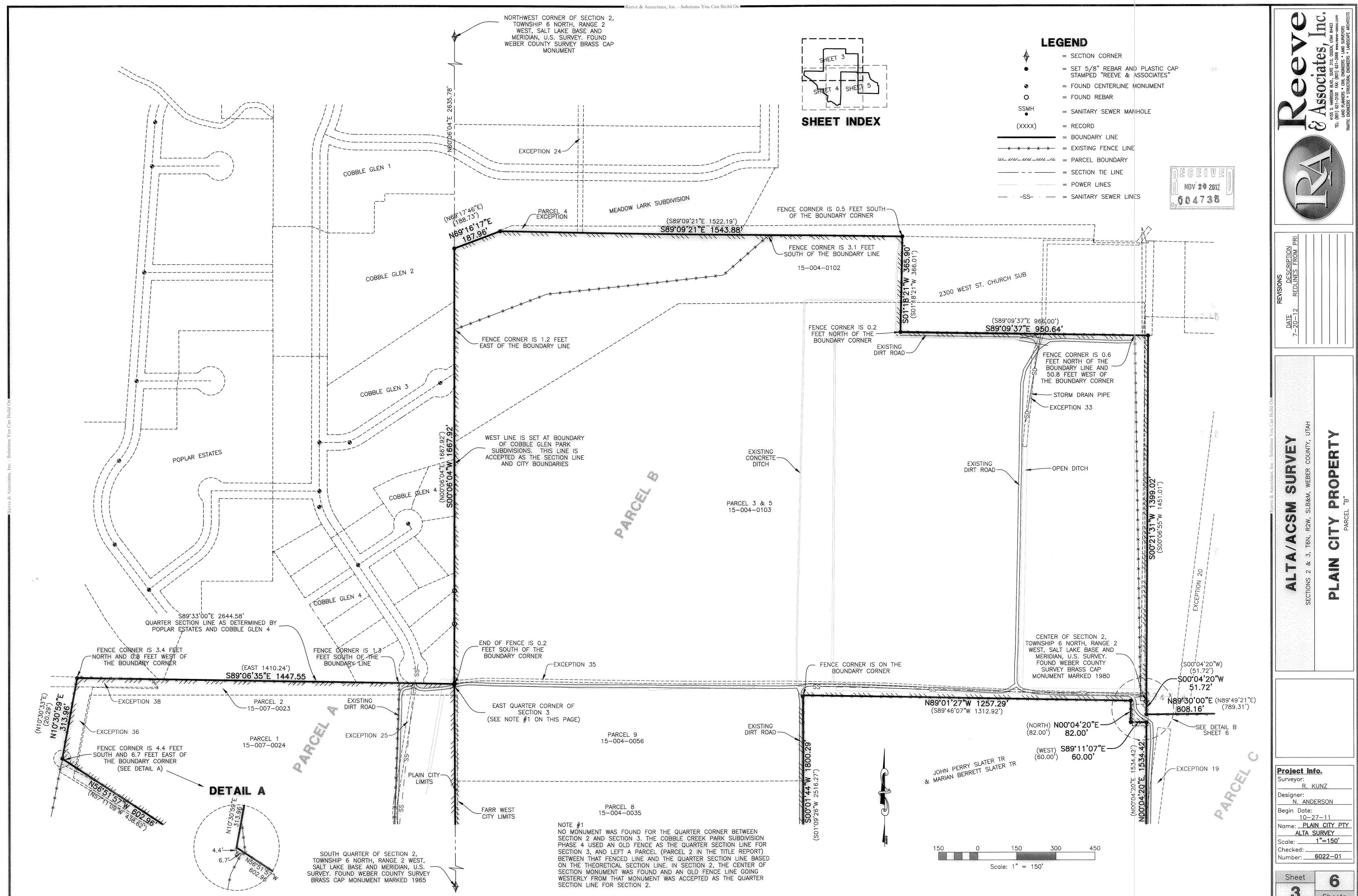
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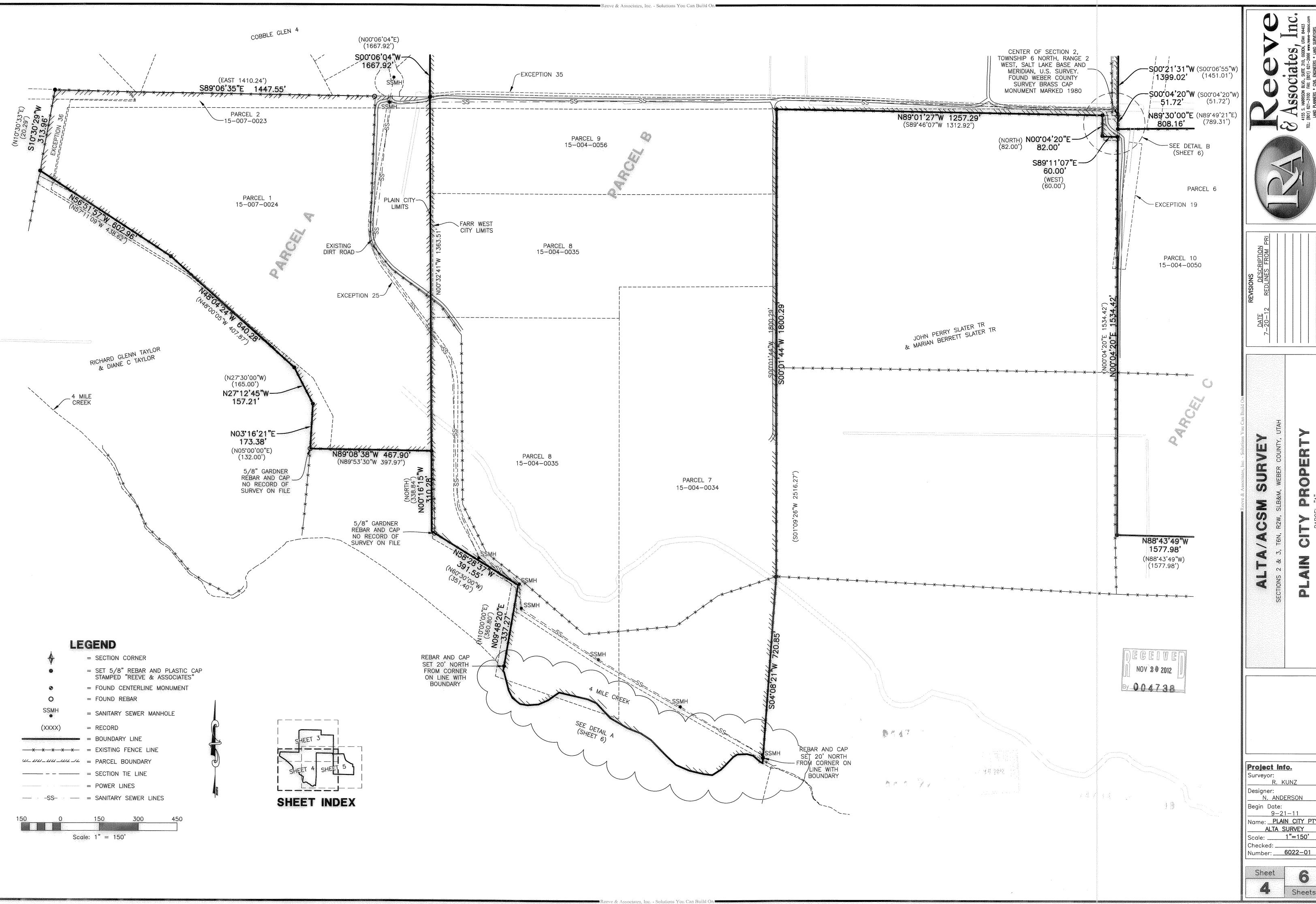


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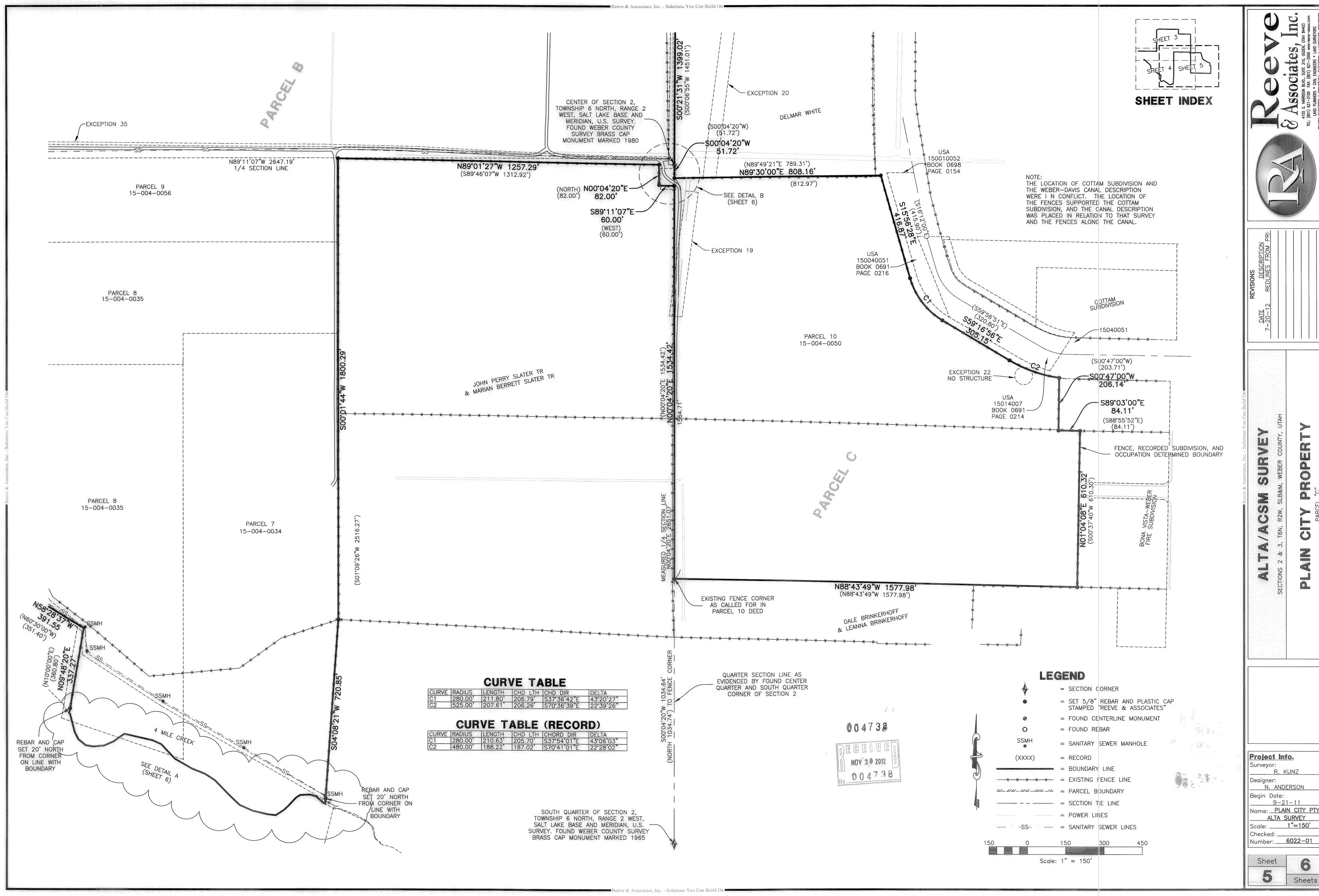
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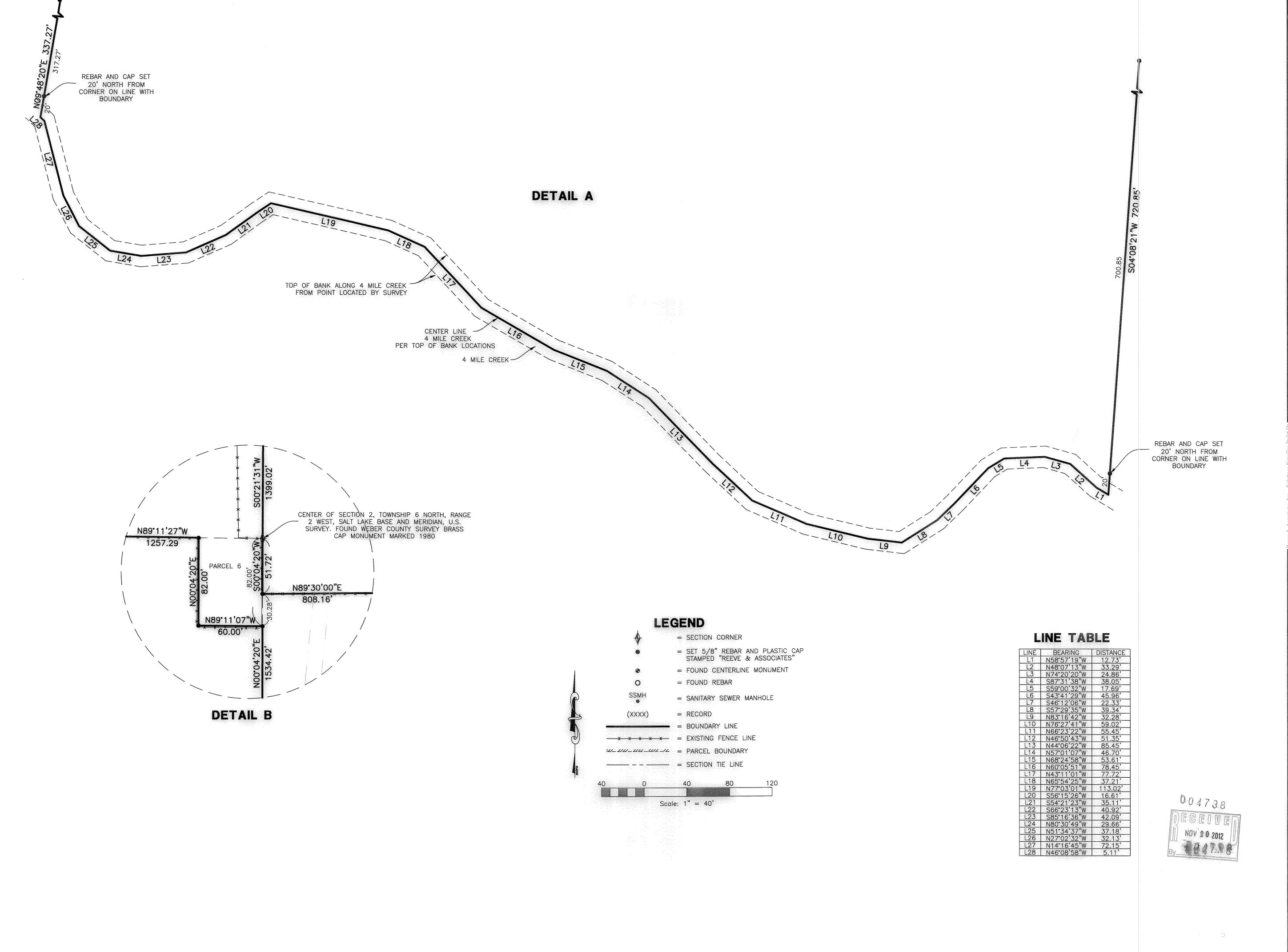






N. ANDERSON 9-21-11 ALTA SURVEY





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SURVEY **E**SO 1

Project Info. Surveyor:

R. KUNZ Designer: N. ANDERSON Begin Date: 9-21-11

Name: PLAIN CITY PTY ALTA SURVEY Scale: \_\_\_\_\_1"=40'

Checked: \_ Number: 6022-01

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