LEGEND

℄	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
UGT	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
OHT	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
OHP	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
UGP	Power line	SP	Service Pole	SMH	Sewer Manhole
S	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
W	Culinary Water line	PP	Power Pole	CB	Catch Basin
G	Gas line	TP	Telephone Pole	DV	Diversion Box
SD	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
SW	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
LD	Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
IW	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
x x x	Fence	CO	Cleanout	BLDG	Building Corner
	Power Pole	FC	Fence	NG	Natural Ground
	Post	DMH	Drain Manhole		Fire Hydrant
WM	Water Meter		Flowline		Water Valve
GM	Gas Meter	x99.00	Spot Elevation	LP	Light Pole
TB	Telephone Box		Contour		Power Pole w/guy
S	Sewer Manhole		Asphalt		Deciduous Tree
D	Drain Manhole		Concrete		Coniferous Tree
W	Water Manhole		Building		
CO	Cleanout Box		Catch Basin		

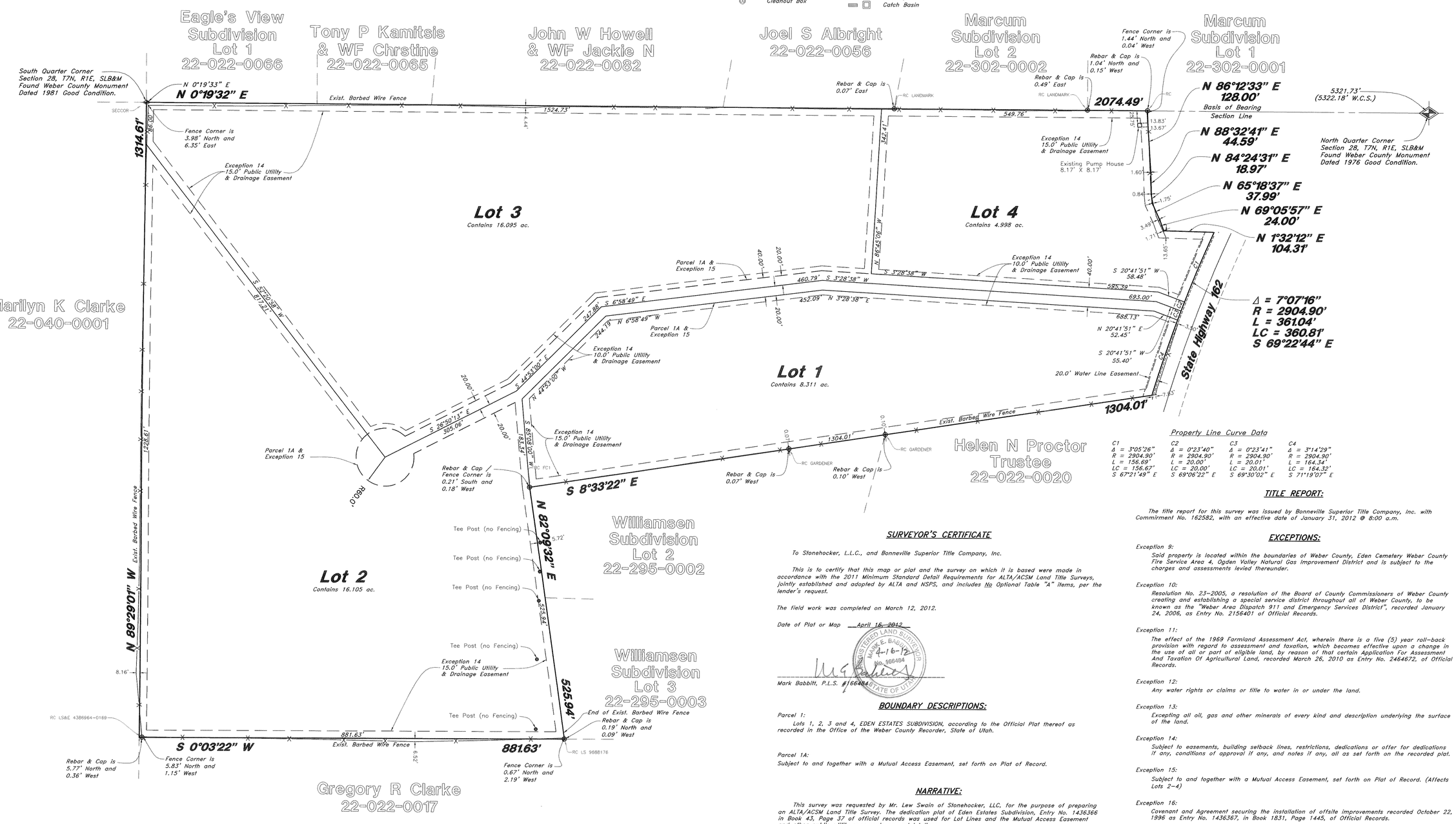
Legend

- Found Rebar & Cap
- Fence
- Found Section Corner

Scale: 1" = 100'

100 0 50 100 150 200

Graphic Scale



Property Line Curve Data

C1	C2	C3	C4
Δ = 3°05'26"	Δ = 0°23'40"	Δ = 0°23'41"	Δ = 3°14'29"
R = 2904.90'	R = 2904.90'	R = 2904.90'	R = 2904.90'
L = 156.69'	L = 20.00'	L = 20.01'	L = 164.34'
LC = 156.67'	LC = 20.00'	LC = 20.01'	LC = 164.32'
S 67°21'49" E	S 69°06'22" E	S 69°30'02" E	S 71°19'07" E

SURVEYOR'S CERTIFICATE

To Stonehocker, L.L.C., and Bonneville Superior Title Company, Inc.

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 No Optional Table "A" Items, per the lender's request.

The field work was completed on March 12, 2012.

Date of Plat or Map April 16, 2012

REGISTERED LAND SURVEYOR MARK E. BABBITT 4-16-12 No. 166484 STATE OF UTAH

Mark Babbitt, P.L.S. #166484

BOUNDARY DESCRIPTIONS:

Parcel 1:

Lots 1, 2, 3 and 4, EDEN ESTATES SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Weber County Recorder, State of Utah.

Parcel 1A:

Subject to and together with a Mutual Access Easement, set forth on Plat of Record.

NARRATIVE:

This survey was requested by Mr. Lew Swain of Stonehocker, LLC, for the purpose of preparing an ALTA/ACSM Land Title Survey. The dedication plat of Eden Estates Subdivision, Entry No. 1436366 in Book 43, Page 37 of official records was used for Lot Lines and the Mutual Access Easement and other public utility easements around lot lines.

A line between the North Quarter Corner and the South Quarter Corner of Section 28 bearing North 00°19'32" East was used as the Basis of Bearings.

TITLE REPORT:

The title report for this survey was issued by Bonneville Superior Title Company, Inc. with Commitment No. 162582, with an effective date of January 31, 2012 @ 8:00 a.m.

EXCEPTIONS:

Exception 9:
Said property is located within the boundaries of Weber County, Eden Cemetery Weber County Fire Service Area 4, Ogden Valley Natural Gas Improvement District and is subject to the charges and assessments levied thereunder.

Exception 10:
Resolution No. 23-2005, a resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 2156401 of Official Records.

Exception 11:
The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application For Assessment And Taxation Of Agricultural Land, recorded March 26, 2010 as Entry No. 2464672, of Official Records.

Exception 12:
Any water rights or claims or title to water in or under the land.

Exception 13:
Excepting all oil, gas and other minerals of every kind and description underlying the surface of the land.

Exception 14:
Subject to easements, building setback lines, restrictions, dedications or offer for dedications if any, conditions of approval if any, and notes if any, all as set forth on the recorded plat.

Exception 15:
Subject to and together with a Mutual Access Easement, set forth on Plat of Record. (Affects Lots 2-4)

Exception 16:
Covenant and Agreement securing the installation of offsite improvements recorded October 22, 1996 as Entry No. 1436367, in Book 1831, Page 1445, of Official Records.

Exception 17:
Covenants, Conditions, Restrictions, Easements, and assessments, if any, recorded October 22, 1996 as Entry No. 1436368, in Book 1831, Page 1446, of Official Records, but deleting restrictions, if any, based on race, color, religion or national origin.

A perpetual easement twenty (20) feet wide to construct, reconstruct, operate and maintain a water pipe line recorded on January 19, 1972 in Book 984, Page 668 of Official Records.

A water rights agreement recorded on April 11, 1944 in Book 190, Page 151 of Official Records (unplatable)

004763

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REV.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
SLC (801)521-0222 FAX (801)392-7544
801394-4515
WWW.GREATBASINENGINEERING.COM

ALTA/ACSM Land Title Survey

Lew Swain - Eden Estates

3061 North Highway 162
Eden, Weber County, Utah
A part of Section 28, T7N, R1E, SLB&M, U.S. Survey

16 Apr, 2012

SHEET NO.
C1

12N209T1