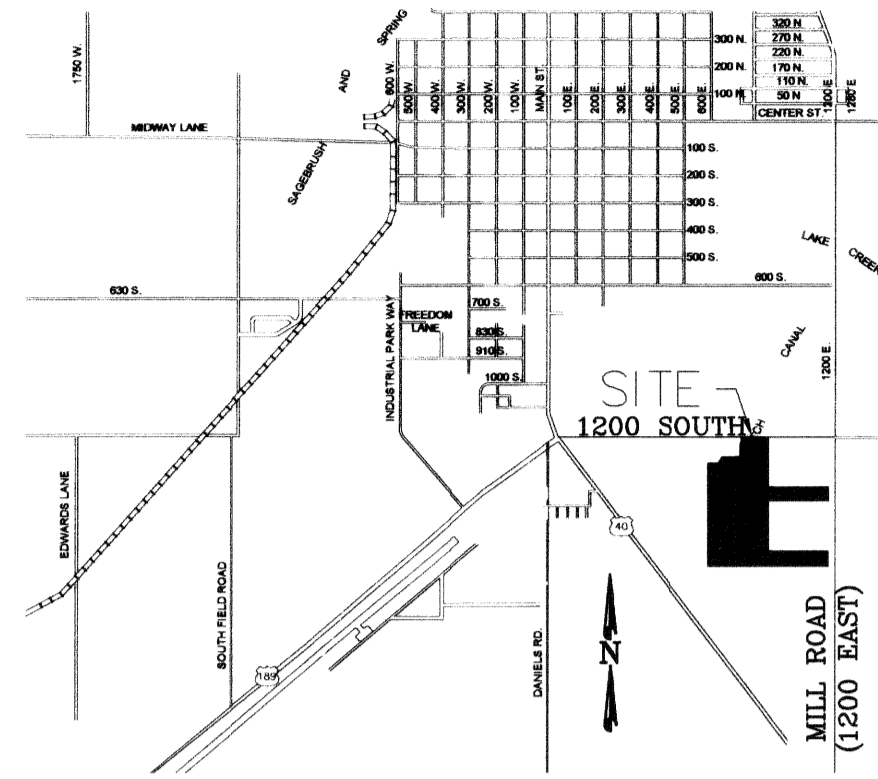


**ALTA/NSPS LAND  
TITLE SURVEY**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8  
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN  
HEBER CITY, UTAH



**SURVEYOR'S CERTIFICATE**

TO: TIOGA REAL ESTATE GROUP, LLC  
VANGUARD TITLE INSURANCE AGENCY, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 4, 5, 8 and 11 from Table A. The field work was completed during April 21, 2017.



CORY B. NEERINGS  
PLS 5183760

**BASIS OF BEARINGS**

BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 0°24'05" WEST 1164.21 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

**SURVEYOR'S NARRATIVE**

I WAS ASKED TO PERFORM A SURVEY IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR AN ALTA/NSPS SURVEY. THE SUBJECT PROPERTY IS COMPRISED OF THREE (3) PARCELS AS IDENTIFIED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY VANGUARD TITLE INSURANCE AGENCY LLC, FILE NUMBER 09767-HP AND IS ACCORDINGLY IDENTIFIED HEREON. LOCATING THE SUBJECT PROPERTY TITLE ON THE GROUND IS DIFFICULT DUE TO THE CURRENT WASATCH COUNTY SECTION CORNER MONUMENTS NOT BEING IN THE LOCATION OF THE SECTION CORNERS REFERENCED IN THE TITLE DOCUMENTS FOR THE SITE AND ADJOINING PARCELS. IT WAS DETERMINED THAT A DEFINITIVE LOCATION OF THE PARCEL TITLE LINES IN THIS AREA COULD NOT BE FOUND. SAID TITLE LINES ARE SHOWN HEREON AS DESCRIBED FROM THE CURRENT COUNTY MONUMENTS AND ARE FOR REFERENCE ONLY. THE ASSURVEYED DESCRIPTION WAS PREPARED TO DESCRIBE THE PROPERTY AS DETERMINED FROM RECORD DOCUMENTS AND EXISTING LINES OF OCCUPATION (SEE NOTES HEREON). BOUNDARY LINE AGREEMENTS ARE NEEDED TO CLEAR UP ANY TITLE ISSUES.

THE FOLLOWING IS A LIST OF WHAT WAS USED TO DETERMINE THE BOUNDARY LOCATION:  
SIDES A, B, C, D AND E FOLLOW AN EXISTING FENCE LINE  
SIDES F, G AND H FOLLOW THE TITLE LINES DESCRIBED IN WARRANTY DEED ENTRY NO. 223785  
SIDES I, J, K AND L FOLLOW THE TITLE LINES DESCRIBED IN WARRANTY DEED ENTRY NO. 208044  
SIDE M FOLLOWS THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET  
SIDES N AND O FOLLOW AN EXISTING FENCE LINE  
SIDE P FOLLOWS THE SECTION LINE AS MEASURED BY THIS SURVEY  
SIDE Q FOLLOWS THE TITLE LINES DESCRIBED IN WARRANTY DEED ENTRY NO. 121480  
SIDES R, S, T AND U FOLLOW AN EXISTING FENCE LINE  
SIDE V FOLLOWS THE TITLE LINES DESCRIBED IN WARRANTY DEED ENTRY NO. 121480  
SIDE W FOLLOWS THE SECTION LINE AS MEASURED BY THIS SURVEY

**AS-SURVEYED DESCRIPTION**

BEGINNING AT THE WASATCH COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;  
THENCE NORTH 89°53'09" WEST 1021.33 FEET ALONG THE SECTION LINE;  
THENCE SOUTH 89°34'48" WEST 306.38 FEET ALONG A FENCE LINE;  
THENCE SOUTH 89°15'51" WEST 432.75 FEET ALONG A FENCE LINE;  
THENCE NORTH 88°09'35" WEST 235.01 FEET ALONG A FENCE LINE;  
THENCE NORTH 0°10'50" WEST 1696.31 FEET ALONG A FENCE LINE;  
THENCE EAST 212.47 FEET;  
THENCE NORTH 30°34'48" EAST 172.13 FEET;  
THENCE NORTH 31°37'21" EAST 4.65 FEET;  
THENCE SOUTH 89°12'42" EAST 386.65 FEET;  
THENCE NORTH 0°05'41" WEST 653.02 FEET;  
THENCE 142.09 FEET ALONG THE ARC OF A 406.20 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 20°02'34" (CHORD BEARS NORTH 13°56'26" EAST 141.37 FEET);  
THENCE 28.35 FEET ALONG THE ARC OF A 1240.11 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 1°18'35" (CHORD BEARS NORTH 4°34'08" EAST 28.35 FEET);  
THENCE NORTH 89°50'37" EAST 247.14 FEET;  
THENCE SOUTH 0°10'49" EAST 134.78 FEET ALONG A FENCE LINE;  
THENCE NORTH 89°53'12" EAST 1016.12 FEET ALONG A FENCE LINE;  
THENCE SOUTH 0°24'05" EAST 160 FEET ALONG THE SECTION LINE;  
THENCE SOUTH 89°53'12" WEST 1016.65 FEET;  
THENCE SOUTH 0°35'49" EAST 306.69 FEET ALONG A FENCE LINE;  
THENCE SOUTH 0°35'11" WEST 130.13 FEET ALONG A FENCE LINE;  
THENCE SOUTH 0°14'49" EAST 260 FEET ALONG A FENCE LINE;  
THENCE SOUTH 0°10'11" WEST 200 FEET ALONG A FENCE LINE;  
THENCE SOUTH 89°53'39" EAST 1020.57 FEET;  
THENCE SOUTH 0°24'05" EAST 263.50 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 55.331 ACRES OR 2,410,225 SQ. FT. MORE OR LESS

**SURVEY NOTES**

- PROPERTY CORNERS WERE NOT SET FOR THIS SURVEY.
- THERE WERE NO BUILDINGS ON THE SUBJECT PROPERTY.
- UTILITIES AS SHOWN ON THIS MAP ARE BASED ON PHYSICAL EVIDENCE OBSERVED ABOVE GROUND AND AS MARKED BY BLUE STAKE TICKET NUMBER C71090238.
- THE TITLE DOCUMENTS REFERENCE EXCEPTION 14) A 20 FOOT RIGHT-OF-WAY FOR ACCESS TO HIGHWAY 40. THERE IS AN EXISTING DIRT ROAD THAT IS USED FOR TO ACCESS THE SUBJECT PROPERTY, AS SHOWN HEREON, NEAR THE LOCATION OF THE DESCRIBED RIGHT-OF-WAY. THE FENCE LINE IS ASSUMED TO BE THE NORTH LINE OF THE RIGHT-OF-WAY. FURTHER TITLE RESEARCH TO DETERMINE LOCATION OF PROPERTY FOR THE SIGNING PARTIES IS NEEDED.
- THE THURGOOD PARCEL (ENTRY NO. 126363), LOCATED SOUTH OF A PORTION OF THE SUBJECT PROPERTY, IS SUBJECT TO A 24 FOOT RIGHT-OF-WAY. RECORD OF SURVEY NO. 833 DESCRIBES A 24 FOOT RIGHT-OF-WAY AS USED BY THE INDEPENDENT BAPTIST CHURCH. THE THURGOOD DESCRIPTION CONTINUES TO THE EAST LINE OF THE THURGOOD PARCEL. THE FENCE LINE IS ASSUMED TO BE THE NORTH LINE OF SAID RIGHT-OF-WAY.
- THE BENCHMARK ELEVATION FOR THIS SURVEY IS 5731.86' BASED ON THE NAVD88 VERTICAL DATUM AT THE EAST QUARTER CORNER BRASS CAP MONUMENT.

**TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS**  
THE TITLE COMMITMENT FOR THIS SURVEY WAS ISSUED BY VANGUARD TITLE INSURANCE AGENCY LLC, FILE NUMBER 09767-HP, WITH AN EFFECTIVE DATE OF FEBRUARY 3, 2017 AT 12:00 A.M.  
THE FOLLOWING IS A LIST OF THE ITEMS SET FORTH IN SCHEDULE B OF SAID TITLE REPORT:

- NOT ADDRESSED OR SHOWN ON THIS SURVEY**
- 8 Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (751-3011), and Weber County Fire Protection Service Area No. 4. Hereto Limited Covenants, and is subject to the charges and assessments levied hereunder.  
**SURVEY FINDINGS: DOES NOT AFFECT SUBJECT PROPERTY AS IT REFERENCES WEBER COUNTY DISTRICTS**
- 9 Resolution establishing the Wasatch County Fire Protection Special Service District, recorded March 23, 1988, as Entry No. 145229, in Book 198, at Page 523, of Official Records.  
**SURVEY FINDINGS: BLANKET IN NATURE AFFECTING ALL OF THE SUBJECT PROPERTY**
- 10 Resolution No. 93-5 establishing the Special Service Area, recorded December 27, 1993, as Entry No. 1702339, in Book 270, at Page 680, of Official Records.  
**SURVEY FINDINGS: BLANKET IN NATURE AFFECTING ALL OF THE SUBJECT PROPERTY**
- 11 Resolution No. 95-11 creating the Wasatch County Special Service District No. 21 for Recreation, recorded December 3, 1996, as Entry No. 191048, in Book 337, Page 483, of Official Records.  
**SURVEY FINDINGS: BLANKET IN NATURE AFFECTING ALL OF THE SUBJECT PROPERTY**
- 12 The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year rollback provision with regard to assessments and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded March 16, 2016, as Entry No. 422282, Book 1153, Page 500, Wasatch County Recorder's Office, Utah.  
**SURVEY FINDINGS: AFFECTS ALL OF PARCEL A1 AND 3**
- 13 Easements or Rights-of-Way for private or governmental service providers for utility purposes, and any claims thereunder.  
**SURVEY FINDINGS: NOTHING TO PLOT**
- 14 Agreement to access Highway 40, as recorded in Agreement by and between L. C. Montgomery and Edna Montgomery, parties of the first part, and John M. Chapman, Linden Chapman, and Frank Chapman, parties of the second part, a right of way from U.S. Highway 40 to the lands of the second parties. This right of way shall continue for a period of one hundred years unless this agreement is breached by second parties in their failure to construct and maintain said fence and gates, recorded February 13, 1948, as Entry No. 69820, in Misc. Book 6, at Page 191, of Official Records.  
**SURVEY FINDINGS: AFFECTS A PORTION OF OTHER LAND NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE EXACT LOCATION COULD NOT BE DETERMINED SEE NARRATIVE AND NOTE 4), AN EXISTING GRAVEL ROAD RUNS NEAR THE DESCRIBED LOCATION TO HIGHWAY 40**
- 15 An easement for access, ingress and egress, disclosed on that certain Attachment recorded as a Right of Way which provides access to Exchange property, and across said land to said Exchange property, recorded April 29, 1988, as Entry No. 119667, in Book 132, at Page 1076-7, of Official Records.  
**SURVEY FINDINGS: EXCHANGE PARCEL IS SAME AS THE TITLE COMMITMENT LESS AND EXCEPTED PORTION FOUND IN BOOK 460 PAGE 567 SHOWN HEREON. THIS PARCEL HAS ACCESS FROM 1200 SOUTH THAT DOES NOT AFFECT THE SUBJECT PROPERTY**
- 16a Notice of Interest, wherein Wasatch County Special Service Area No. 1 has an unrecorded easement for the purpose of construction, operation and maintenance of irrigation pipelines and related facilities, recorded June 9, 1999, as Entry No. 218961, in Book 427, at Page 175, of Official Records.  
**SURVEY FINDINGS: IRRIGATION FEATURES FOUND ON SITE SHOWN HEREON**
- 16b Notice of Location of Easement for the purpose of construction, operation and maintenance of irrigation pipelines and related facilities, recorded April 21, 2006, as Entry No. 200228, in Book 619, at Page 132, of Official Records.  
**SURVEY FINDINGS: IRRIGATION FEATURES FOUND ON SITE SHOWN HEREON**
- 16c Assignment of Notice of Location of Easements and Related Easements and Rights of Way herein assigns, transfers and conveys to Central Utah Water Conservancy District, recorded April 28, 2015, as Entry No. 411327, in Book 1128, at Page 164, of Official Records.  
**SURVEY FINDINGS: IRRIGATION FEATURES FOUND ON SITE SHOWN HEREON**
- 17a Land Purchase Contract between The United States of America and Fingey Real Estate, a Utah Limited Partnership, wherein the Vendor shall sell a parcel of land for the purpose of a storage pond for the Humburg Canal, recorded October 28, 1998, as Entry No. 208043, in Book 400, at Page 750, of Official Records.  
**SURVEY FINDINGS: DESCRIBES PORTION OF LAND EXCEPTED FROM THE SUBJECT PROPERTY (BOOK 400, PAGE 740)**
- 17b Affidavit stating missing Survey Exhibit to this Affidavit is hereby incorporated in said Land Purchase Contract, recorded April 30, 1999, as Entry No. 213506, in Book 432, at Page 190, of Official Records.  
**SURVEY FINDINGS: SAME AS EXCEPTION 17a**
- 18a Notice of Location of Easement to document an unrecorded easement in favor of the Service Area for the purpose of construction, operation and maintenance of irrigation pipelines and related facilities, recorded December 10, 2007, as Entry No. 229520, in Book 496, at Page 72, of Official Records.  
**SURVEY FINDINGS: DOESN'T AFFECT THE SUBJECT PROPERTY**
- 18b Assignment of Notice of Location of Easements and Related Easements and Rights of Way conveyed to Central Utah Water Conservancy District, recorded April 28, 2015, as Entry No. 411327, in Book 1128, at Page 164, of Official Records.  
**SURVEY FINDINGS: IRRIGATION EASEMENTS SHOWN HEREON**
- 19 Access may be limited to prescriptive rights only.  
**SURVEY FINDINGS: NOTHING TO PLOT**
- 20 Matters that would be disclosed by examination of a certified survey, i.e., encroachments, fence lines, discrepancies in boundaries, and any claims thereunder. The Company requires a certified survey in order to remove this exception from any proposed policy, including but not limited to any documentation required to create common boundaries should delimitation exist.  
**SURVEY FINDINGS: ANY FINDINGS SHOWN HEREON**
- 21 Rights of parties in possession under un-recorded leases, rental or occupancy agreements, and any claims thereunder.  
**SURVEY FINDINGS: NOTHING TO PLOT**
- 22 There is expressly excluded from coverage hereunder, and this Company does not insure, title to oil, gas and other minerals of every kind and character, in, on and under the property herein described. Rights of the owners of the mineral estate to execute leases and grant the lessee the rights of ingress and egress for the use of the surface for the exploration, capture, and handling of oil, gas and other minerals.  
**SURVEY FINDINGS: NOTHING TO PLOT**
- 23 Any adverse claim based upon the assertion that: (a) some portion of the land is submerged land, or has been created by artificial means or has accreted to such portion or created; (b) some portion of the land has been brought within the bounds of an evaluative movement of the Humburg Canal or has been formed by accretion to any such portion.  
**SURVEY FINDINGS: NOTHING TO PLOT**

**TITLE COMMITMENT DESCRIPTION**

Parcel 1  
Beginning at a point which is North 0°25'29" West 1164.21 feet from the East Quarter Corner of Section 8, Township 4 South, Range 5 East of the Salt Lake Base and Meridian; thence South 89°51'48" West 1016.65 feet; thence North 0°14'09" West 160.0 feet along a fence line; thence North 89°15'48" East 1016.122 feet along a second fence line; thence South 0°25'29" East 160.0 feet along a third fence line to the point of beginning.  
Parcel 2  
Beginning at the East Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North 89°55'02" West 1020.50 feet along a fence line; thence North 0°14'09" West 263.5 feet along a second fence line; thence South 89°55'03" East 1019.63 feet; thence South 0°25'29" East 263.5 feet along a third fence line to the point of beginning.  
Parcel 3  
Beginning at a point 62.5 rods West of the Northeast corner of Section 8, Township 4 South, Range 5 East of the Salt Lake Base and Meridian, and running thence West 17.5 rods; thence South 200 feet; thence West 40 rods; thence South 2440 feet; thence East 57.5 rods; thence North 160 rods to the place of beginning. Together with an easement to access U.S. Highway 40, as recorded in Agreement, by and between L. C. Montgomery and Edna Montgomery and John N. Chapman, Linden Chapman, and Frank Chapman, recorded February 13, 1946, as Entry No. 69820, in Misc. Book 6, at Page 191, of Official Records.

Less and excepting therefrom from Parcel 3 the following 4 parcels of land:  
Beginning at a point South 89°50'43" West 1031.25 feet along the Section Line (Basis of Bearing) from the Northeast Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence South 89°50'43" West 222.82 feet along the Section line to the Northwest corner of Grantors land; thence Southwesterly 33.20 feet along Grantor's West line and the arc of a 1240.11 foot radius curve to the left through a central angle of 3°00'08" (Chord bears South 6°09'16" West 33.20 feet); thence North 89°50'43" East 226.61 feet to the East line of Grantor land; thence North 0°24'16" West 33.00 feet to the North line of said Section 8 and the point of beginning.  
Less: Beginning at a point in the Grantor's west boundary fence line, said point having State Plane coordinates of X = 2,027,328.57 and Y = 785,832.02 (Utah Central Zone), said point of beginning also being described as being situated 739.33 feet South and 3335.90 feet east of the brass capped Northwest corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence South 72°04'50" East 181.61 feet; thence South 76°43'09" East 135.68 feet to the centerline of the Humburg Canal; thence along said canal centerline South 32°37' West 31.79 feet; thence North 76°43'09" West 126.36 feet; thence North 72°04'50" West 173.09 feet to the grantor's west boundary fence line; thence along said fence line North 0°03' West 31.54 feet to the point of beginning. Basis of Bearing: Utah State Plane Coordinate System, Central Zone.

Less: Beginning at the Northwest corner of said parcel of land, which point is Two Hundred (200.00) feet South and One Thousand Nine Hundred Eighty (1980.00) feet West from the Northeast corner of Section Eight (8), Township Four (4) South, Range Five (5) East, Salt Lake Base and Meridian; thence East Six Hundred Thirty-six and Twenty-six Hundredths (636.26) feet along the northerly boundary line to the northeast corner of said entire tract; thence along the easterly boundary the following Six (6) courses: (1) South 23°27'12" West Sixty and Forty-three Hundredths (60.43) feet; (2) South 21°39'47" West One Hundred Sixteen and Eighty Hundredths (116.80) feet; (3) South 26°18'59" West One Hundred Thirty-one and Thirty-six Hundredths (131.36) feet; (4) South 31°12'07" West One Hundred Sixty-five and Sixty-one Hundredths (165.61) feet; (5) South 31°37'18" West Two Hundred Thirty-eight and Sixty-four Hundredths (238.64) feet; (6) South 30°33'48" West One Hundred Seventy-two and Thirteen Hundredths (172.13) feet; thence West Two Hundred Twelve and Forty-two Hundredths (212.42) feet to the westerly boundary line of said entire tract; thence North Seven Hundred Seventy-four and Eighty-one Hundredths (774.81) feet along said westerly boundary line to the point of beginning.  
Less: Beginning at a point on the northerly boundary line of said entire tract, which point is Twelve Hundred Fifty-four and Seven Hundredths (1254.07) feet West from the Northeast corner of Section Eight (8), Township Four (4) South, Range Five (5) East, Salt Lake Base and Meridian; thence West Sixty-six and Seventy-nine Hundredths (66.79) feet along the northerly boundary line of said entire tract; thence South Two Hundred (200.00) feet; thence West Twenty-three and Seventy-four Hundredths (23.74) feet; thence along the westerly boundary the following 5 (five) courses: (1) South 23°27'12" West Sixty and Forty-three Hundredths (60.43) feet; (2) South 21°39'47" West One Hundred Sixteen and Eighty Hundredths (116.80) feet; (3) South 26°18'59" West One Hundred Thirty-one and Thirty-six Hundredths (131.36) feet; (4) South 31°12'07" West One Hundred Sixty-five and Sixty-two Hundredths (165.61) feet; (5) South 31°37'18" West Two Hundred Thirty-eight and Sixty-four Hundredths (233.98) feet; thence South 85°12'42" East Three Hundred Eighty-six and Sixty-five Hundredths (386.65) feet; thence North 00°05'41" West Six Hundred Fifty-three and Two Hundredths (653.02) feet; thence northeasterly One Hundred Forty-two and Nine Hundredths (142.09) feet along the arc of a Four Hundred Six and Twenty Hundredths (406.20) foot radius curve to the left (chord bears North 13°56'26" East One Hundred Forty-one and Thirty-seven Hundredths (141.37) feet to the point of tangency of a Twelve Hundred Forty and Eleven Hundredths (1240.11) foot radius curve to the right; thence Sixty-four and Ninety-eight Hundredths (64.98) feet along the arc of said curve to the point of beginning.

FILING NUMBER 0002972 FEE \$22.00  
FILING DATE JULY 7, 2017 TIME 11:25  
FILED FOR LEGAND ENGINEERING  
SURVEYED FOR \_\_\_\_\_



Recorder

REVISION:	NONE
DATE:	4/26/17
SCALE:	NONE
PAGE:	1 OF 2
PROJECT:	S17-026

2972-A

