

CALL BLUESTAKES
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BENCHMARK
EDEN UTAH MONUMENT
LOCATED AT THE INTERSECTION OF 1900 NORTH & 5900 EAST, NORTH EAST CORNER OF INTERSECTION. CAP FALLS 33 FEET NORTH OF THE CENTERLINE OF 1900 NORTH AND 8.6 FEET WEST OF A FENCE CORNER AND 1 FOOT SOUTH OF FENCE.
ELEVATION = 4933.91

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate No. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to evaluate the current legal description and determine where the error that causes the parcel not to "close" occurs and correct the error with a new legal description. In addition, the survey will be an ALTA/ACSM Land Title Survey and show easements of record and existing information on the ground. (fence lines, street improvements, dirt roads, public utilities, etc.) that affect the property. I have matched a recorded subdivision known as Raccasi Subdivision by Landmark Surveying and Engineering, Inc. and signed by Doug L. Graham filed in the office of the Weber County Recorder, Entry No. 1793982, dated September 7, 2001 for the north line of the property. I have matched the legal descriptions on the west, south and east sides of the property that define the U.S.A. Property known as Pineview Reservoir. I have added language in the "Surveyed Description" that tie to the subdivision plat and to the U.S.A. Property. The current legal description has a call of "South 28°03'00" West 333.00 feet for the fourth call. This is the same bearing numbers as the second call and I surmise that a mistake was made in an earlier deed where these bearing numbers were duplicated by a typing error. There are numerous documents that have the bearing in the fourth call as South 69°04'00" West 333.00 feet. Those documents include; a) the U.S.A. Parcel to the west of the subject property, which is a common line, b) the description of the property in the deed for Application for Assessment on the Farmland Assessment Act of 1969, (Schedule B-2, item no. 11 of the title report, Entry No. 1304539, Book 1725, Page 1119, c) The descriptions in the Order of Condemnation document, (Schedule B-2, item no. 17 of the title report, Recorded December 27, 1957, Book 567, Page 461 and March 19, 1958, Book 574, Page 282, and d) the current Ownership Map on file in the office of the Weber County Recorder shows the bearing and distance along this line as South 69°04' West 333'. My conclusion is that clearly a typographical error was made on this line in a previous deed that has been perpetuated. In following the boundary lines of the neighboring parcels as described above I have "forced" a closure on the "Surveyed Description" to eliminate any closure error, gaps or overlaps with the neighboring properties. The Basis of Bearing is as noted on the drawing portion of this drawing from found Weber County Section Centers at the North Quarter Corner of Section 11 and the North Quarter Corner of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian with a bearing of North 0°35'38" East. This is also the center line of 5900 East Street. For the quarter section line from the North Quarter Corner of Section 11 to the Center of Section 11, (not found) I used South 0°25'02" West, which is being used on the Raccasi Subdivision referenced above.

To: Fritz Faulhaber and Catherine Faulhaber, as their interests may appear as to Parcel 1 and Catherine Faulhaber, as to Parcel 2.

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, 4, 8, 11(a) and 13 of Table A thereof. The field work was completed on January 14, 2014.

Date of Plat of Map: January 28, 2014
Keith R. Russell
License No. 164386

Parcel Description	Deed Description
Parcel 1:	Part of the West 1/2 of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey;
Parcel 2:	Part of the Southwest Quarter of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey;

Parcel 1:
Part of the West 1/2 of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey;
Beginning 80 Rods South of the Northeast Corner of the Northwest Quarter of said Section and running;
Thence West 984.37 feet;
Thence South 28°03' East 428.2 feet;
Thence South 285.0 feet;
Thence South 28°00'33" West 333 feet;
Thence North 67°41' West 433 feet;
Thence South 57°23' West 319.8 feet;
Thence South 24°11' East 581 feet;
Thence East 523.16 feet, more or less, to a point 1630.9 feet East of Southwest Corner of Northwest Quarter of said Section;
Thence South 85 feet;
Thence North 81°14' East 177.1 feet;
Thence North 13°47' East 466.2 feet;
Thence North 240 feet;
Thence North 62°30' East 400 feet;
Thence South 57°30' East 59 feet;
Thence North 83°07' East 321.6 feet;
Thence North 503.9 feet to beginning.

Parcel 2:
Part of the Southwest Quarter of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey;
Beginning 1630.9 feet East from the Northwest Corner of said Southwest Quarter;
Thence South 85 feet;
Thence North 81°14' East 177.1 feet;
Thence North 13°47' East to the north line of said quarter section;
Thence West to beginning.

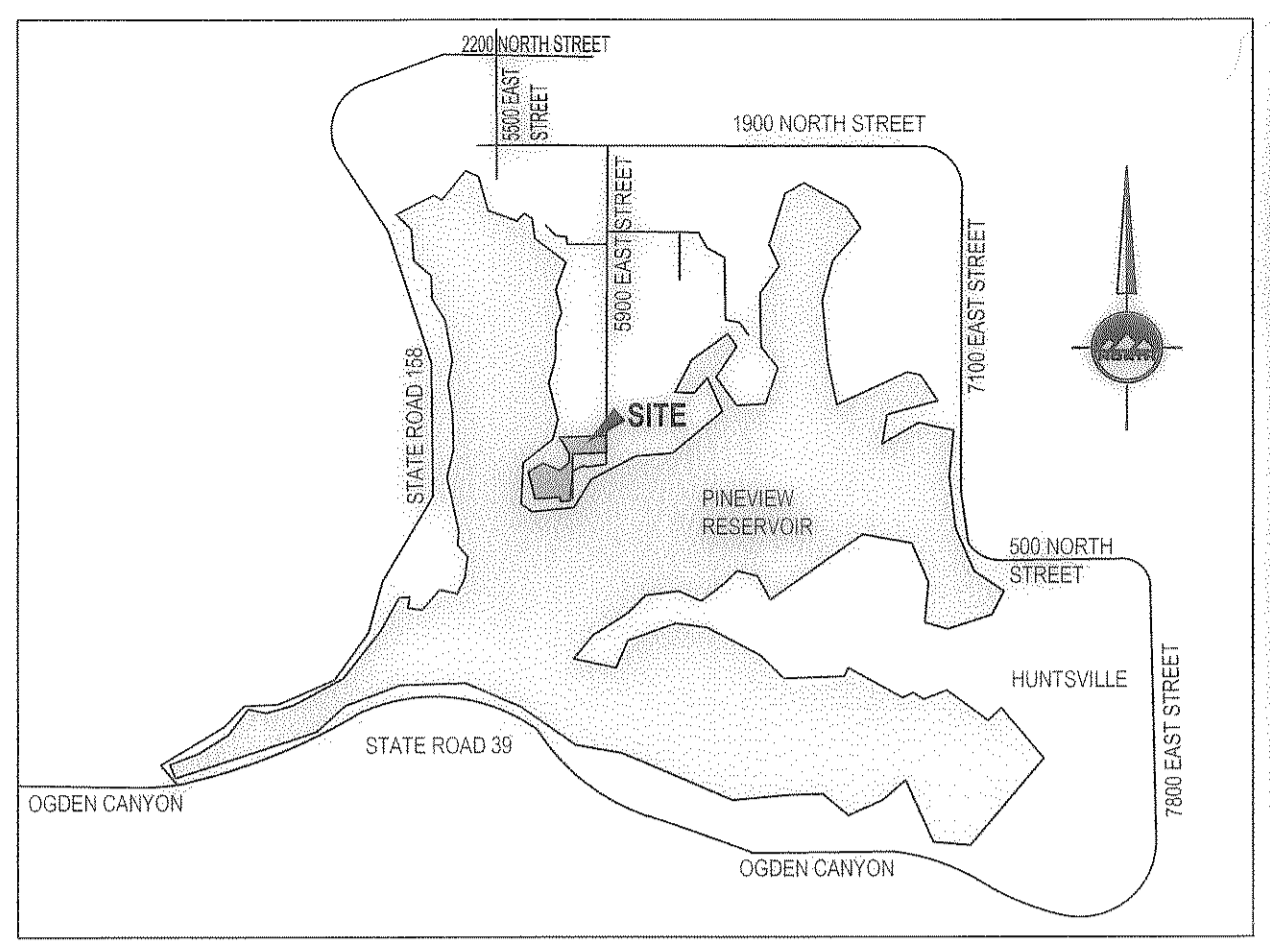
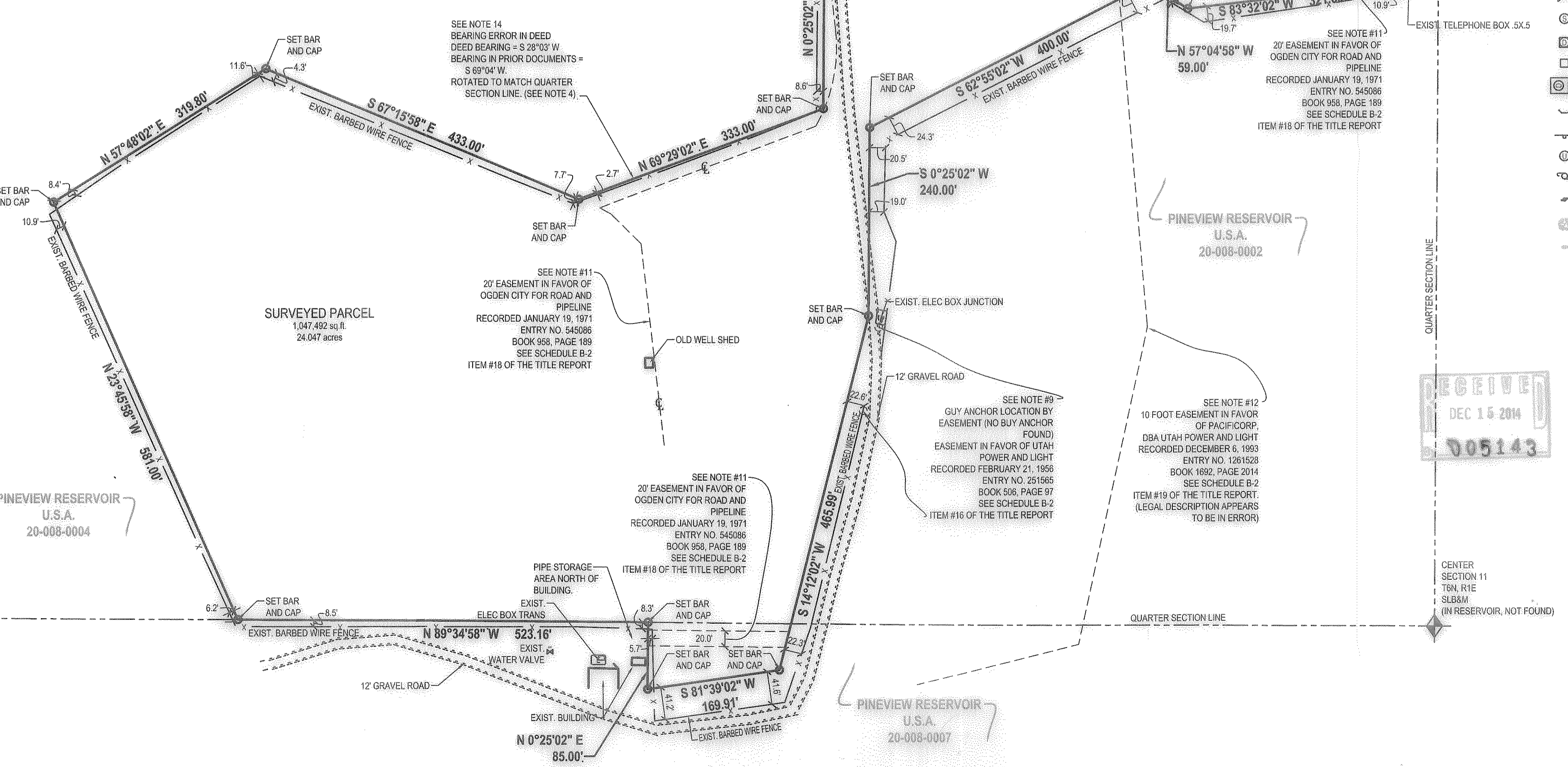
Surveyed Description
Part of the West 1/2 of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey;
Beginning at the Southeast Corner of the Remainder Parcel on the Raccasi Subdivision, recorded in the office of the Weber County Recorder on September 7, 2001 as Entry No. 1793982 in Book 54 at Page 55, said point being South 0°25'02" West 1314.36 feet along the quarter section line from the North Quarter Corner of said Section 11, and running;

Thence South 0°25'02" West 494.84 feet along the quarter section line to a point South 0°25'02" West 1809.20 feet from the North Quarter Corner of said Section 11;
Thence South 83°32'02" West 321.60 feet;
Thence North 57°04'58" West 59.00 feet;
Thence South 62°55'02" West 400.00 feet;
Thence South 0°25'02" West 240.00 feet;
Thence South 14°12'02" West 405.13 feet to the quarter section line;
Thence South 14°12'02" West 60.86 feet;
Thence South 81°39'02" West 169.91 feet;
Thence North 0°25'02" East 85.00 feet to the quarter section line to a point being described as being 1630.9 feet East along the quarter section line from the West Quarter Corner of said Section 11;
Thence North 89°34'58" West 523.16 feet along the quarter section line;
Thence North 23°45'58" West 581.00 feet;
Thence North 57°48'02" East 319.80 feet;
Thence South 67°15'58" East 433.00 feet;
Thence North 69°29'02" East 333.00 feet;
Thence North 0°25'02" East 285.00 feet;
Thence North 27°37'58" West 428.20 feet to the Southwest Corner of the Remainder Parcel on the aforementioned Raccasi Subdivision;
Thence South 89°34'58" East 984.37 feet along the south line to the Southeast Corner of the aforementioned Raccasi Subdivision, being the point of beginning.

Contains 1,047,492 square feet, 24,047 acres.

Notes:

- For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by First American Title Insurance Company National Commercial Services of Salt Lake City, Utah, under Order No. NCS-647086-SLC1, dated effective December 30, 2013.
- Schedule B-2, items no. 1-7 are general exceptions that cannot be plotted.
- Schedule B-2, items no. 8 and 9 are general property tax information and cannot be plotted.
- Schedule B-2, items no. 10 and 11 refer to "The effect of the 1969 Farmland Assessment Act" and the 5 year roll back provision and cannot be plotted.
- Schedule B-2, item no. 12 refers to charges for Government services or Service District services and assessments and cannot be plotted.
- Schedule B-2, item no. 13 refers to the rights of the public to use or pass through the land for recreational purposes and/or access to Pineview Reservoir and cannot be plotted.
- Schedule B-2, item no. 14 refers to any adverse claim based upon the assertions that some portion of the land has been removed from or brought within the boundaries thereof by an avulsive movement of the Pineview Reservoir / Ogden River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portions so created and cannot be plotted.
- Schedule B-2, item no. 15 refers to any prior reservations and/or any minerals in or under said land and cannot be plotted.
- Schedule B-2, item no. 16 is an easement in favor of Utah Power and Light Company and is partially plotted on the drawing as best as can be determined. The easement references Lots in the Froerer Subdivision as the "tie" points. The subdivision is not recorded in the office of the Weber County Recorder, nor is there any information in the Weber County Surveyor's Office for this subdivision. Consequently the location of the easement is difficult to determine. There are "ties" to two separate guy anchors from the Northwest Corner of Section 11 and I have used this information to plot the location of the guy anchors, but have not shown a location for the actual easement line due to its reference to Froerer Subdivision. There are no guy anchors, poles or overhead power lines on the property other than a pole and guy anchor at the Northwest Corner of the site. This easement suggests overhead power and guy anchor wires, which do not exist on the property. Evidence at the site suggests this electrical transmission line has been installed underground with ground electrical boxes as shown.
- Schedule B-2, item no. 17 refers to reservations, covenants, conditions, restrictions as set forth in Order of Condemnation. The parcels in this condemnation are adjacent to the boundary of the subject parcel on the west, south and east and are noted on the drawing.
- Schedule B-2, item no. 18 refers to terms and provisions contained in an Easement for Road and Pipeline and is plotted on the drawing. There is a road across the property that has been plowed for access to the Ogden City buildings along the east and south sides of the property. This road follows the easement to a point but then diverges from the easement description. A note is shown on the drawing where the divergence begins. Other lines described as part of the easement are under snow and it is unknown if there are roads in these locations. The pipeline portion of the easement is shown across the southerly most portion of the subject property.
- Schedule B-2, item no. 19 refers to an easement over, across and through the land for electric transmission lines and fiber optic cables and incidental purposes in favor of PacifiCorp and is plotted on the drawing. This easement description appears to be in error since it diverges from the road and south into the Pineview Reservoir on the east side of the property. If the easement was to follow the south and east sides of the existing roadway it would be consistent with the electrical boxes that are visible on the site and are shown on the drawing. Although not known, it appears that underground power lines follow the south and east side of the roadway and connect to the power boxes and service the buildings to the south and east of the property. It is also possible that the easements described in Schedule B-2, item no. 16 and item no. 19 represent the same electrical line that crosses the property.
- Schedule B-2, item no. 20 refers to Weber County Resolution 25-96 regarding Ogden Valley Natural Gas Improvements District. The subject property is within the district.
- Schedule B-2, item no. 21 refers to the effect of a document entitled "Quit Claim Deed" wherein there is some question of the intent to convey Parcel 1 within the deed. The description also contains a note that states, "Disc in error." See the narrative above for my finding on this error.
- Schedule B-2, item no. 22 refers to Weber County Resolution No. 27-2012 refers to tax levy for unincorporated areas of Weber County. The subject property is within the unincorporated area of Weber County.
- The property is located within a Zone "D" according to the FEMA Flood Map, Community Panel No. 49057C.0243E, dated effective December 16, 2005. Zone "D" is defined as Areas in which flood hazards are undetermined, but possible.



VICINITY MAP
EDEN, WEBER COUNTY, UTAH

FOR: KRITON & MCCONKIE
80 EAST SOUTH TEMPLE 1800
SALT LAKE CITY, UTAH 84111

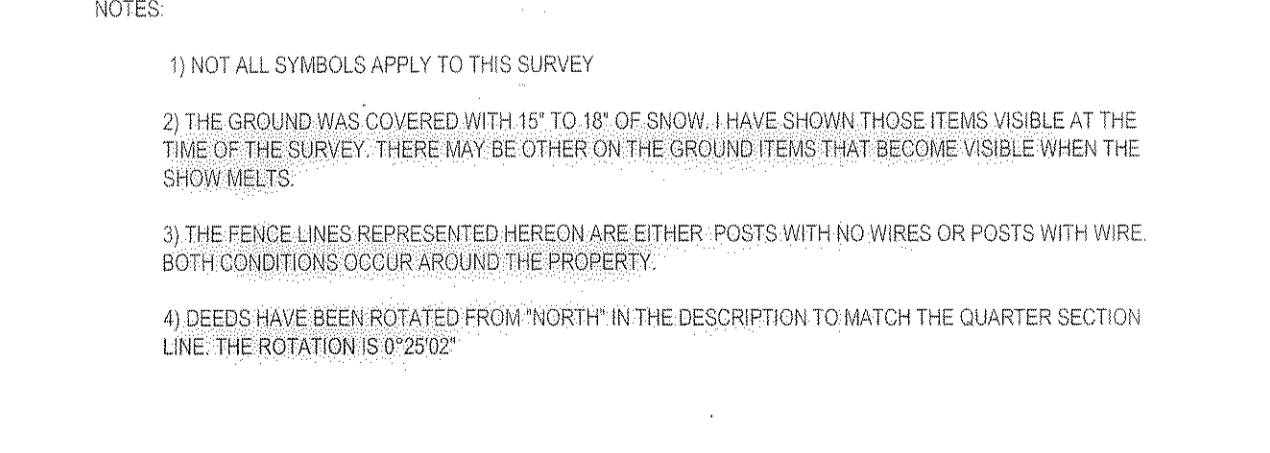
CONTACT: WALLACE O. FELSTED
PHONE:
FAX:

LEGEND

SECTION CORNER	MINOR CONTOURS 1" INCREMENT
MONUMENT	MAJOR CONTOURS 5" INCREMENT
EXIST REBAR AND CAP	CONCRETE
SET ENGIN REBAR AND CAP	BUILDING PRIMARY
WATER METER	BUILDING SECONDARY
WATER MANHOLE	BUILDABLE AREA WITHIN SETBACKS
WATER VALVE	PUBLIC DRAINAGE EASEMENT
FIRE HYDRANT	ADJACENT RIGHT OF WAY
SECONDARY WATER VALVE	RIGHT OF WAY
IRRIGATION VALVE	CENTERLINE
SANITARY SEWER MANHOLE	PROPERTY LINE
STORM DRAIN CLEAN OUT	ADJACENT PROPERTY LINE
STORM DRAIN CATCH BASIN	DEED LINE
STORM DRAIN COMBO BOX	TANGENT LINE
STORM DRAIN CULVERT	EXIST DITCH FLOW LINE
SIGN	FENCE
UTILITY MANHOLE	EDGE OF ASPHALT
UTILITY POLE	SANITARY SEWER
GAS VALVE	STORM DRAIN LINE
TREE	LD LAND DRAIN
SHRUB	W WATER LINE
	SW SECONDARY WATER LINE
	IRRIGATION LINE

NOTES:

- NOT ALL SYMBOLS APPLY TO THIS SURVEY
- THE GROUND WAS COVERED WITH 18" TO 10" OF SNOW. I HAVE SHOWN THOSE ITEMS VISIBLE AT THE TIME OF THE SURVEY. THERE MAY BE OTHER ON THE GROUND ITEMS THAT BECOME VISIBLE WHEN THE SNOW MELTS.
- THE FENCE LINES REPRESENTED HEREON ARE EITHER POSTS WITH NO WIRES OR POSTS WITH WIRE. BOTH CONDITIONS OCCUR AROUND THE PROPERTY.
- DEEDS HAVE BEEN ROTATED FROM "NORTH" IN THE DESCRIPTION TO MATCH THE QUARTER SECTION LINE. THE ROTATION IS 0°25'02"



ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER: 12147 DATE: 1/28/14
DRAWN BY: A.SHELBY CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 6 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN EDEN, WEBER COUNTY, UTAH

1 of 1

ENSGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

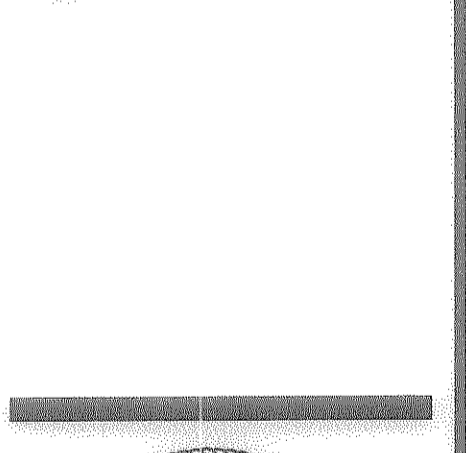
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSGNUTAH.COM

FAULHABER PROPERTY

900 NORTH 5900 EAST
EDEN, WEBER COUNTY, UTAH



NO.	DATE	REVISION	BY
1			FOR REVIEW
2			
3			
4			
5			
6			
7			
8			

ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER: 12147 DATE: 1/28/14
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1 of 1