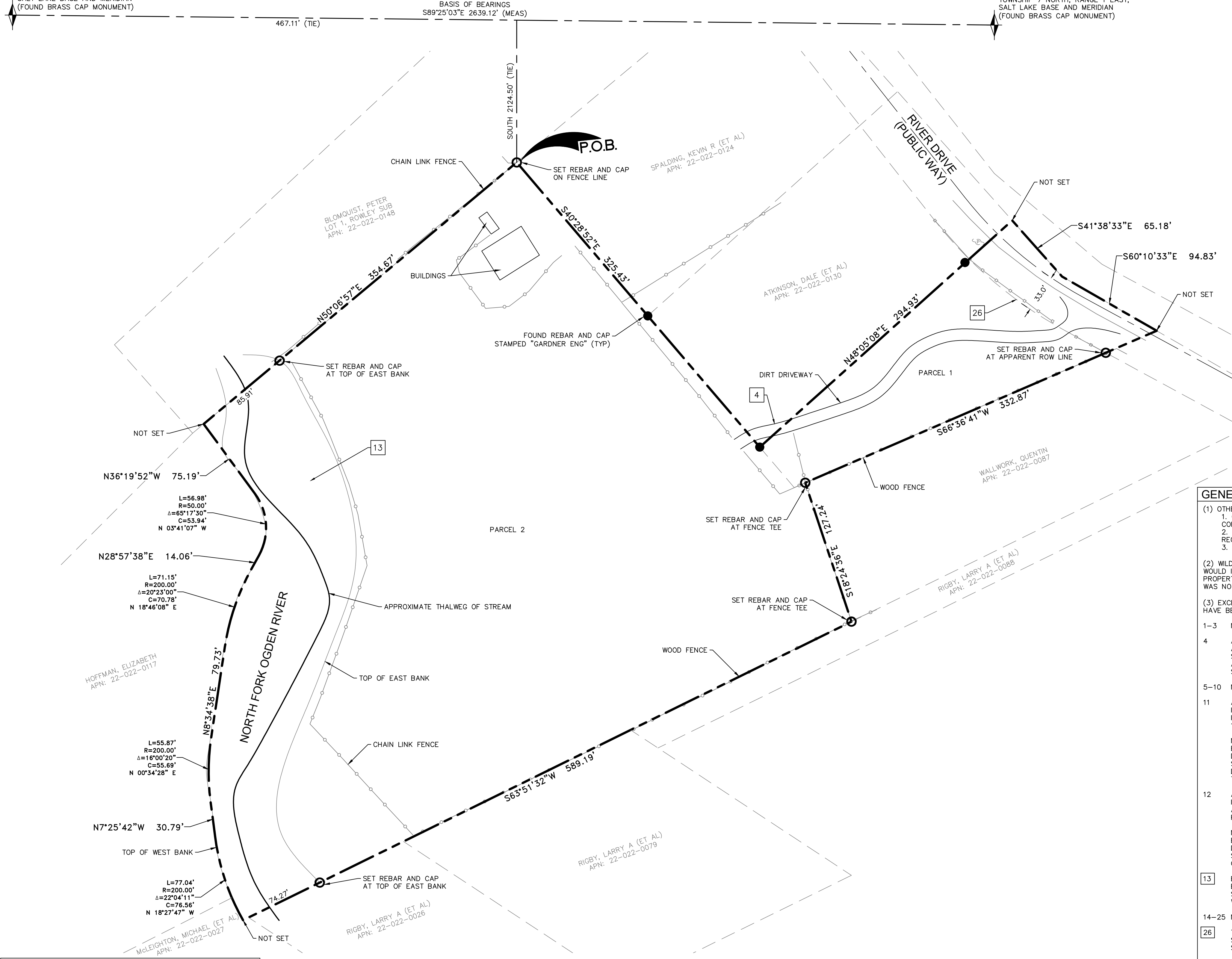
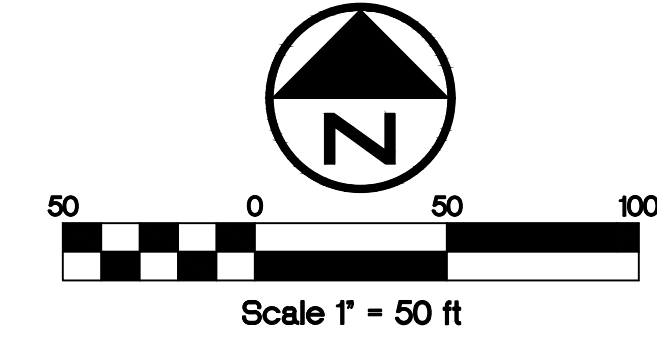


ROY EASLEY REAL ESTATE HOLDINGS PROPERTY

LOCATED IN THE EAST HALF OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY

NORTH QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

NORTHEAST CORNER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)



SURVEYOR'S CERTIFICATE:
I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

KAGAN M. DIXON
No. 9061091
9/29/2020

AGGREGATE AS-SURVEYED DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 89°25'03" EAST ALONG THE SECTION LINE A DISTANCE OF 467.11 FEET AND SOUTH 2124.50 FEET FROM THE NORTH QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF ROWLEY SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, AND RUNNING THENCE SOUTH 40°28'52" EAST 325.43 FEET; THENCE NORTH 48°05'08" EAST 294.93 FEET TO THE WESTERLY BOUNDARY OF EDEN HILLS SUBDIVISION NO. 1, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES, (1) SOUTH 41°38'33" EAST 65.18 FEET, (2) SOUTH 60°10'33" EAST 94.83 FEET TO A POINT ON THE PROLONGATION OF A WOOD FENCE; THENCE ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES, (1) SOUTH 66°36'41" WEST 332.87 FEET, (2) SOUTH 18°24'36" EAST 127.24 FEET, (3) SOUTH 83°51'32" WEST 589.19 FEET TO THE TOP OF THE WEST BANK OF THE NORTH FORK OGDEN RIVER; THENCE ALONG SAID BANK THE FOLLOWING EIGHT (8) COURSES, (1) ALONG THE ARC OF A NON-TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.04 FEET THROUGH A CENTRAL ANGLE OF 22°04'11" (CHORD BEARS NORTH 18°27'47" WEST 76.56 FEET), (2) THENCE NORTH 07°25'42" WEST 30.79 FEET TO THE POINT OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT, (3) ALONG SAID CURVE A DISTANCE OF 55.87 FEET THROUGH A CENTRAL ANGLE OF 16°00'20" (CHORD BEARS NORTH 00°34'28" EAST 55.69 FEET), (4) NORTH 08°34'38" EAST 79.73 FEET TO THE POINT OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT, (5) ALONG SAID CURVE A DISTANCE OF 71.15 FEET THROUGH A CENTRAL ANGLE OF 20°23'00" (CHORD BEARS NORTH 18°46'08" EAST 70.78 FEET), (6) NORTH 28°57'38" EAST 14.06 FEET TO THE POINT OF A TANGENT 50.00 FOOT RADIUS CURVE TO THE LEFT, (7) ALONG SAID CURVE A DISTANCE OF 56.98 FEET THROUGH A CENTRAL ANGLE OF 65°17'30" (CHORD BEARS NORTH 03°41'07" WEST 53.94 FEET), (8) NORTH 36°19'52" WEST 75.19 FEET TO THE SOUTHERLY LINE OF SAID ROWLEY ESTATES; THENCE NORTH 50°06'57" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 354.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 241,063 SQUARE FEET OR 5.534 ACRES, MORE OR LESS.

TITLE DESCRIPTIONS
PARCEL 1:
PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT SOUTH 907 FEET AND SOUTH 9'09" EAST 250.5 FEET AND SOUTH 40'14" EAST 670.3 FEET AND SOUTH 41'04" EAST 379 FEET AND SOUTH 51'14'07.6" WEST 291 FEET AND SOUTH 41'04" EAST 319 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER TO POINT OF BEGINNING; THENCE NORTH 47'30" EAST 291.4 FEET; THENCE SOUTH 41'04" EAST 19 FEET; THENCE SOUTH 59'38" EAST 267 FEET TO THE MOST SOUTHERLY CORNER OF EDEN HILLS SUBDIVISION NO. 1; THENCE NORTH 67'15" EAST 36.27 FEET; THENCE SOUTHERLY ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD TO A POINT SOUTH 0°45'15" WEST 231.0 FEET AND NORTH 67°45" EAST FROM THE CENTER OF SAID SECTION 28; THENCE SOUTH 67°45" WEST TO A POINT SOUTH 0°45'15" WEST 231.0 FEET AND NORTH 67°45" EAST 1276.62 FEET FROM THE CENTER OF SAID SECTION 28; THENCE NORTHWESTERLY ALONG THE ARC OF A 444.47 FOOT RADIUS CURVE TO THE LEFT 50.07 FEET, THE LONG CHORD OF WHICH BEARS NORTH 57°40'22" WEST 50.04 FEET; THENCE NORTH 60°54" WEST 99.93 FEET; THENCE SOUTH 67°45" WEST 319.52 FEET; THENCE NORTH 41'04" WEST 101 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE RIGHTS OF OTHERS FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF SAID PROPERTY ON THE EAST LYING WITHIN AN UNDEDICATED RIGHT OF WAY.

PARCEL 2:
PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT SOUTH 907 FEET AND SOUTH 9'09" EAST 250.5 FEET AND SOUTH 40'14" EAST 670.3 FEET AND SOUTH 41'04" EAST 379 FEET AND SOUTH 51'14'07.6" WEST 291.4 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING 451.34 FEET NORTH AND NORTH 47'30" EAST 411.22 FEET AND SOUTH 41'04" EAST 281 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 41'04" EAST 420 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THE CLARENCE SMITH PROPERTY; RUNNING THENCE SOUTH 22'15" EAST 118.82 FEET; THENCE SOUTH 67°45' WEST 609.68 FEET; THENCE NORTH 2°52' WEST 130 FEET; THENCE NORTH 5°08' EAST 85 FEET; THENCE NORTH 21°38' EAST 157 FEET; THENCE NORTH 64°55' WEST 94.22 FEET; THENCE NORTH 47'30" EAST 397.60 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 - COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2020, COMMITMENT NO. 061-6073497.
 - EDEN HILLS SUBDIVISION NO. 1, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
 - OTHER DOCUMENTS AS SHOWN ON THIS MAP.
- WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. A TITLE REPORT WHICH WOULD PROVIDE ADDITIONAL EVIDENCE OF EXISTING UTILITIES WAS NOT PROVIDED FOR THIS PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.
- EXCEPTIONS AS SHOWN IN SCHEDULE B, PART II, OF THE ABOVE REFERENCED TITLE REPORT HAVE BEEN ADDRESSED WITH THIS SURVEY AS FOLLOWS:
 - NOT ADDRESSED BY THIS SURVEY
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND NOT SHOWN IN THE PUBLIC RECORDS. SURVEY NOTES:
 - NOT ADDRESSED BY THIS SURVEY
 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR IRRIGATION DITCHES AND INCIDENTAL PURPOSES, AS GRANTED TO STATE ROAD COMMISSION OF UTAH BY INSTRUMENT RECORDED JANUARY 11, 1947 AS ENTRY NO. 125839 IN BOOK 256 AT PAGE 131 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. SURVEY NOTE: IT APPEARS THAT HIGHWAY 162 IS REFERENCED IN THIS DOCUMENT WHICH DOES NOT ABUT THE PROPERTY. IT DOES NOT APPEAR THAT THIS DOCUMENT AFFECTS THE SURVEYED LAND.
 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, AS GRANTED TO BENT G. STORY BY INSTRUMENT RECORDED AUGUST 31, 1990 AS ENTRY NO. 1117803 IN BOOK 1585 AT PAGE 2840 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. SURVEY NOTE: THIS DOCUMENT REFERENCES A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE LAND, BUT NO SPECIFIC LOCATION IS DESCRIBED.
 - EASEMENT FOR RIVER AS SHOWN ON SUBDIVISION PLAT RECORDED MAY 29, 1992 AS ENTRY NO. 1179871 IN BOOK 34 OF PLATS AT PAGE 25. SURVEY NOTE: SAID EASEMENT IS NOT CLEARLY DEFINED IN REGARDS TO LOCATION OR WIDTH ON THE REFERENCED PLAT. APPROXIMATE LOCATION SHOWN.
 - NOT ADDRESSED BY THIS SURVEY
 - NOT ADDRESSED BY THIS SURVEY
 - NOT ADDRESSED BY THIS SURVEY
 - ACCESS TO PARCEL 2 EXISTS ONLY AS A RESULT OF THE COMMON OWNERSHIP IN PARCEL 1.
 - NOT ADDRESSED BY THIS SURVEY.

NARRATIVE OF BOUNDARY
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON. A SIGNIFICANT PORTION OF PARCEL 1 DESCRIBED IN THE REFERENCED TITLE REPORT WAS WITHIN LANDS NOT OWNED BY THE CURRENT VESTED PROPERTY OWNER AND INCLUDES ALL OF PARCEL 2. COUNTY RECORDS WERE ALSO RELIED UPON TO DETERMINE THE LOCATION OF THE BOUNDARY.

A PREVIOUS SURVEY PERFORMED ON THE LAND RELIED UPON FENCE LINES AND THE NORTH ADJOINING ROWLEY SUBDIVISION. WITH THAT SURVEY IN MIND, AND IN CONJUNCTION WITH THE APPARENT AGE OF THE FENCE LINES, THOSE FENCES HAVE BEEN HELD AS THE BOUNDARY ALONG THE NORTH AND SOUTH LINES OF THE PROPERTY.

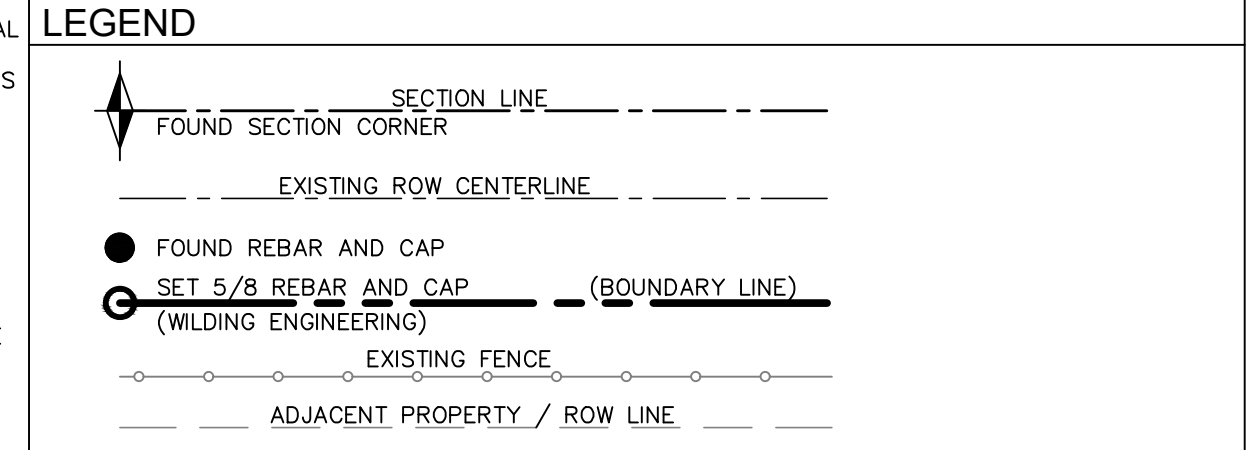
THE WEST ADJOINING PROPERTY CALLS TO AND ALONG THE TOP BANK OF THE RIVER. PARCEL 2 MATCHES THE BEARINGS CALLED IN THE ADJOINING DESCRIPTION. THEREFORE, THE BANK HAS BEEN HELD AS THE COMMON BOUNDARY LINE OF THE PARCELS.

NO INSTRUMENTS COULD BE LOCATED WHICH DEDICATE RIVER DRIVE TO THE PUBLIC. THE APPARENT RIGHT-OF-WAY LINE HAS BEEN SHOWN ON THIS MAP. THIS PORTION MAY REQUIRE DEDICATION WITH ANY REDEVELOPMENT OF THE PROPERTY.

LASTLY, IT APPEARS THAT PARCELS 22-022-0130 AND 22-022-0124 WERE DEEDED FROM THE SURVEYED PROPERTY. THE DEEDED LINES WERE HELD FOR THESE PARCELS WHERE THEY ABUT THE SURVEYED PROPERTY. REBAR AND CAPS FOUND SET BY GARDNER SUPPORT THIS. THIS DOES NOT MATCH FENCE LINES, WHICH HAVE BEEN ESTABLISHED FOR AN UNKNOWN PERIOD OF TIME. IT IS SUGGESTED THAT THE FENCE BE RELOCATED TO MATCH THE SURVEYED LINE, OR A BOUNDARY LINE AGREEMENT BE RECORDED ALONG THE FENCE.

LONG ESTABLISHED ACCESS TO THE REAR OF THE PROPERTY CROSSES OVER ADJOINING PARCEL 22-022-0130. BASED ON AERIAL IMAGERY, IT HAS BEEN USED IN EXCESS OF 20 YEARS, AND THUS, MAY CONSTITUTE PRESCRIPTIVE RIGHTS OVER THE ADJOINING PARCEL.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°25'03" EAST BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



G:\DATA\13124 Markay Parris RV Property\dwg\Eden property\13124 Eden ROS.dwg
PLOT DATE: Sep 29, 2020

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	PROJECT NAME	DATE
RECORD OF SURVEY	MARKAY PARRIS	9/29/2020
LOCATION	DRAWN	SCALE
3223 N RIVER DRIVE	KMD	1" = 50'
EDEN, UTAH	CHECKED	SHEET
	KMD	1 OF 1
	COUNTY	
	WEBER	