

WOODLAND ZITO BOUNDARY EXHIBIT

TAX ID NO. 01-047-0052
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
BOX ELDER COUNTY

SURVEYOR'S CERTIFICATE

I, BRYAN YATES DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8589857 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE DIRECTION OF UTAH TRANSIT AUTHORITY, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS BOUNDARY EXHIBIT AND DESCRIBED HEREWITH.



LEGAL DESCRIPTION

A PARCEL OF LAND IN FEE FOR CORRIDOR PRESERVATION KNOWN AS PROJECT NO. MSP-140, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE, IN THE NE1/4 NW1/4 OF SECTION 14, T.7N., R.2W., S.L.B. & M. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT IN THE EXISTING EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID CORNER 1978.59 FEET SOUTH 89°12'28" EAST ALONG THE SECTION LINE AND 148.51 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE; SOUTH 89°12'28" EAST 291.47 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF SOUTHBOUND US-89 AND THE BEGINNING OF A 2,914.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CENTER BEARS S.88°56'26"E.); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE 661.54 FEET THROUGH A DELTA OF 13°00'11" (NOTE: CHORD TO SAID CURVE BEARS S.05°26'31"E. FOR A DISTANCE OF 660.12 FEET) TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT IDENTIFIED AS ENGINEER STATION 236+00.7 PER UDOT PROJECT NUMBER SP-1344:U.I.C.R.R.; THENCE SOUTH 64°08'35" WEST 95.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO SAID EXISTING EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) NORTH 26°08'59" WEST 291.98 FEET TO THE BEGINNING OF A 5,679.65 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 162.23 FEET THROUGH A DELTA OF 01°38'12" (NOTE: CHORD TO SAID CURVE BEARS N.25°19'53"W. FOR A DISTANCE OF 162.23 FEET); (3) SOUTH 89°12'30" EAST 55.36 FEET TO THE BEGINNING OF A 5,629.65 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 320.43 FEET THROUGH A DELTA OF 03°15'40" (NOTE: CHORD TO SAID CURVE BEARS N.23°07'25"W. FOR A DISTANCE OF 320.38 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH TRANSIT AUTHORITY. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 130,462 SQUARE FEET IN AREA OR 2.995 ACRES.

BASIS OF BEARING

SOUTH 89°12'28" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS BOUNDARY EXHIBIT IS TO ESTABLISH A BOUNDARY LINE FOR A PORTION OF TAX ID NO. 01-047-0052 THAT LIES EASTERLY OF THE UNION PACIFIC RAILROAD CORRIDOR, AND WESTERLY OF US HIGHWAY 89.

THE WESTERLY BOUNDARY LINE IS COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD.

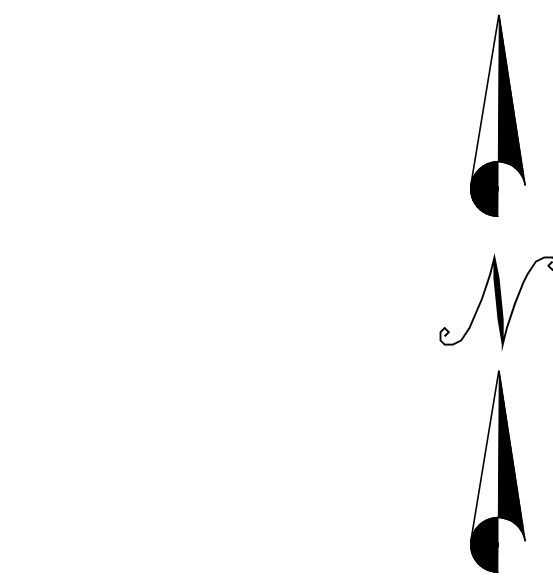
THE EASTERLY BOUNDARY LINE IS COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 89.

THE SOUTHERLY BOUNDARY LINE ESTABLISHED AS SHOWN HEREON IS BASED ON THE FOLLOWING:

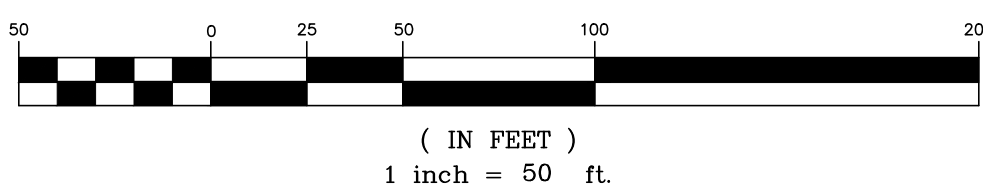
- ON JULY 18, 1947 THE DISTRICT COURT OF NORTHERN UTAH, IN CASE 1249, ORDERED THE UIC (UTAH IDAHO CENTRAL) TO SELL ITS REAL ESTATE. THE STATE ROAD COMMISSION PURCHASED PORTION OF THE UIC RIGHT-OF-WAY. THE LEGAL DESCRIPTION FOR PARCEL NO. 63 CONTAINED IN SAID CASE 1249 DESCRIBES A STRIP OF LAND 95 WIDE AND 1268 FEET LONG. SAID PARCEL 63 CONTINUES SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF THE WOODLAND ZITO PARCEL AS SHOWN HEREON.
- ON MARCH 27, 1972 THE STATE ROAD COMMISSION OF UTAH CONVEYED TO BOX ELDER COUNTY (QUIT CLAIM DEED, BOOK 239, PAGE 52) "PART OF PARCEL NO. 63" AND MULTIPLE OTHER PARCELS TO ALLOW THE COUNTY TO BUILD FRONTAGE ROADS TO SUPPORT TRAVEL DURING THE CONSTRUCTION OF I-15. SAID QUIT CLAIM DEED DESCRIBES THE SOUTHERLY BOUNDARY LINE OF THE WOODLAND ZITO PARCEL AS SHOWN HEREON AS ENGINEER STATION 236+00.7. SAID STATION ALSO SHOWN AND DESCRIBED ON STATE ROAD COMMISSION RIGHT-OF-WAY DRAWINGS WITH PROJECT NO. SP-1344:UICRR.
- IN 1974, THE STATE ROAD COMMISSION ISSUED BOX ELDER COUNTY AN AFFIDAVIT OF REVERTER TO TAKE BACK THE PROPERTY FROM THE COUNTY WHERE ROADS WERE NOT BUILT.
- ON NOVEMBER 13, 1987 THE UTAH DEPARTMENT OF TRANSPORTATION CONVEYED (QUIT CLAIM DEED, BOOK 450, PAGE 412) TO FRANK D. WOODLAND AND RAE K. WOODLAND KNOWN AS A PORTION OF PARCEL 63 AND DESCRIBED AS PARCEL NO. 15-8:19B:Q, PROJECT NO. I-15-8(1)347, AND REF. PROJECT NO. UICRR.
- THE WOODLAND ZITO PARCEL HAS LONG USED A HISTORICAL DIRT ROAD TO ACCESS A PORTION OF TAX ID NO. 01-047-0052 THAT LIES WESTERLY OF THE UNION PACIFIC RAILROAD CORRIDOR. SAID RIGHT-OF-WAY DRAWINGS WITH PROJECT NO. SP-1344:UICRR DESCRIBES A GATE 6'LT AT ENGINEER STATION 233+85, OR 215.7 FEET SOUTH OF STATION 236+00.7 (THE SOUTHERLY BOUNDARY OF THE WOODLAND ZITO PARCEL). AS MEASURED BY SURVEY, THE HISTORICAL DIRT ROAD AS SHOWN HEREON IS ±225 SOUTH OF SAID SOUTHERLY BOUNDARY LINE. SAID HISTORICAL DIRT ROAD LIES WITHIN A PORTION OF PARCEL 63 AS CONVEYED TO THE STATE ROAD COMMISSION FROM THE UIC IN 1947. PRESCRIPTIVE RIGHTS MAY EXIST FOR SAID HISTORICAL DIRT ROAD.

LEGEND

- BOUNDARY LINE
- CENTERLINE OF UP CORRIDOR AND US-89
- US-89 RIGHT-OF-WAY LINE
- UNION PACIFIC RIGHT-OF-WAY LINE



GRAPHIC SCALE



NE1/4 NW1/4
SEC. 14

