



SURVEYOR'S NARRATIVE

It is the intent of this plat and the survey on which it is based to correctly represent the Boundary lines of the subject parcel as requested by Share A. Cunningham with Rocky Mountain ATV. The basis of being for this survey is the Utah Coordinate System 1983, Central Zone as surveyed on February 27, 2015 with a Trimble 5800 GPS rover connected by cell phone to the Utah Reference Network (VRN). As part of the survey, CIS has conducted field notes for physical evidence and survey monuments. Found evidence and monuments are represented herein.

Every document of record reviewed and considered as part of this survey is noted below. Other evidence, monuments or documents may exist that could affect this survey. Any new evidence, monuments or documents contradictory to this survey should be presented to the surveyor for his review and consideration.

1. Payson Business Park Plat "E" Planned Unit Development Official Plat Map No. 9540-108 recorded May 22, 2002 as Entry No. 58888-2002
2. Section Corner Tie Sheets for all Corners of Section 18, T. 9 S., R. 2 E., S.L.B.M.
3. Those recorded documents referred to on this survey drawing by Book and Page or Entry No.
4. Utah County Online Parcel Ownership Map, as viewed on February 27th, 2014
5. Preliminary Title Report from First American Title Company, Order No. 74035617 (Jan 1st 2015).

SURVEYED BOUNDARY DESCRIPTIONS

Parcel 1
(for informational purposes only this description contains all of 30.062-0047 and a Portion of 30.062-0048)
Combined Overall Parcel of Loafer Mountain Enterprises, L.C.

Beginning at the Northwest Corner of Lot 1 of Payson Business Park Plat "E" Planned Unit Development according to the official plat thereof, said corner lies 2,005.93 feet South and 31.46 feet East of the North 1/4 Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence S.88°55'29"E. along the north line of said Lot 1 and an extension thereof 1326.84 feet to the westerly line of the Denver and Rio Grande Western Railroad Right-of-Way (Tintic Branch, Springville to Kiegley) (a 66 foot right-of-way), thence S.37°49'41"E. 825.12 feet along said right-of-way, thence continuing along said right-of-way along a curve turning to the right with an arc length of 173.45 feet, a radius of 3255.96 feet, and a chord bearing and distance of S.39°17'15"W. 173.45 feet, thence continuing along said right-of-way along a compound curve to the right with an arc length of 2839.62 feet and a chord bearing and distance of S.52°48'45"W. 1188.30 feet, thence S.00°34'10"W. 675.47 feet along an old fence line to a fence corner, thence S.89°25'30"W. 261.52 feet along an old fence line to the easterly right-of-way line of American Way Street (and the east line of a 50' Payson City Easement recorded as Entry No. 46897 in Book 2859 at page 527), thence S.00°17'22"E. 674.66 feet along said right-of-way, thence S.88°55'29"E. 2.82 feet to the point of beginning.

The above described parcel of land contains 692,891 square feet in area or 15.91 acres more or less.

Parcel A
(for informational purposes only this description contains all of 30.062-0048 and Remains Northwesterly Portion of Bussell R. Rich Family Limited Partnership Parcel)

Of Lot 1 of Payson Business Park Plat "E" Planned Unit Development, said corner lies 2,005.93 feet South and 31.46 feet East of the North 1/4 Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence S.88°55'29"E. along the north line of said Lot 1 and an extension thereof 1326.84 feet to the westerly line of the Denver and Rio Grande Western Railroad Right-of-Way (Tintic Branch, Springville to Kiegley) (a 66 foot right-of-way), thence S.37°49'41"E. 825.12 feet along said right-of-way, thence continuing along said right-of-way along a curve turning to the right with an arc length of 173.45 feet, a radius of 3255.96 feet, and a chord bearing and distance of S.39°17'15"W. 173.45 feet, thence continuing along said right-of-way along a compound curve to the right with an arc length of 2839.62 feet and a chord bearing and distance of S.52°48'45"W. 1188.30 feet, thence S.00°34'10"W. 675.47 feet along an old fence line to a fence corner, thence S.89°25'30"W. 261.52 feet along an old fence line to the easterly right-of-way line of American Way Street (and the east line of a 50' Payson City Easement recorded as Entry No. 46897 in Book 2859 at page 527), thence S.00°17'22"E. 674.66 feet along said right-of-way, thence S.88°55'29"E. 2.82 feet to the point of beginning.

The above described parcel of land contains 1,510,273 square feet in area or 34.67 acres more or less.

A.P.N.: 30.062-0047
(as recorded October 28, 2014, Entry No. 77277-2014)

Beginning 2,018.13 feet South and 681.31 feet East of the North 1/4 Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence S.00°34'10"W. 238.86 feet, thence S.19°00'19"E. 344.98 feet to the northwesterly line of the Denver and Rio Grande Western Railroad Right-of-Way (Tintic Branch, Springville to Kiegley) (a 66 foot right-of-way), thence along said right-of-way along a curve turning to the left with an arc length of 556.55 feet, a radius of 2839.62 feet, and a chord bearing and distance of N.46°29'59"E. 555.66 feet, thence continuing along said right-of-way along a compound curve to the left with an arc length of 173.45 feet, a radius of 3255.96 feet, and a chord bearing and distance of N.39°17'15"W. 173.45 feet, thence S.37°49'41"E. 416.62 feet along said right-of-way, thence S.88°55'29"E. 676.88 feet to the point of beginning.

The above described parcel of land contains 211,651 square feet in area or 4.86 acres more or less.

General Notes

This survey discloses boundary lines and Right-of-Way locations only. Other than shown on this plan, no attempt has been made as part of this survey to show the existence of any building, structure, drive, walk, asphalt, concrete, fencing or any other surface or subsurface structure or improvement.

This survey does not constitute a title search by the surveyor. All information regarding record easements and other documents that might affect the parcels shown hereon were acquired solely from the Title Report provided by First American Title Insurance Company, Order No. 74035617; effective date: 01-01-15.

Other than shown on this plan, no attempt has been made as part of this survey to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any surface or subsurface utility or service facility.

The words "Certify" and "Certification" as shown and used herein means an expression of professional opinion concerning the facts disclosed to the surveyor or information in possession of the surveyor at the time of the survey and does not constitute a warranty or guarantee of legal ownership, expressed or implied.

(A) Bearing and distance data taken directly from actual surveyed measurements.
(B) Bearing and distance data taken from record information.
(C) Calculated bearings and distances from record information computed by field measurements.
(D) Unless otherwise noted, set 5/8" by 24" rebar with an orange plastic cap. Cap is stamped "CIS 561206".

Surveyor's Certificate

To Loafer Mountain Enterprises, L.C., a Utah limited liability company, Wells Fargo, and First American Title Insurance Company:
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, 6(b), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 16-18, and 21 of Table A thereof. The field work was completed on February 27, 2015. Date of Plat Map March 3, 2015.

Prepared By:
CIS Professional Land Surveying
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Mesa, Utah 84445-9428
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Email: cispbl@gmail.com

Survey Performed For:
LOAFER MOUNTAIN ENTERPRISES LC
(Rocky Mountain ATV)
1551 American Way
Payson, UT 84651-6651
Phone: (801) 465-3140 Email: same@rockymountainatv.com

ALTA/ACSM Land Title Survey
LOCATED WITHIN
SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
PAYSON CITY, UTAH COUNTY, UTAH
Date of Drawing: March 3rd, 2015

Surveyor's Signature:
Cory L. Squire
Utah PLS No. 5561206

SHEET NO.
1
OF 1