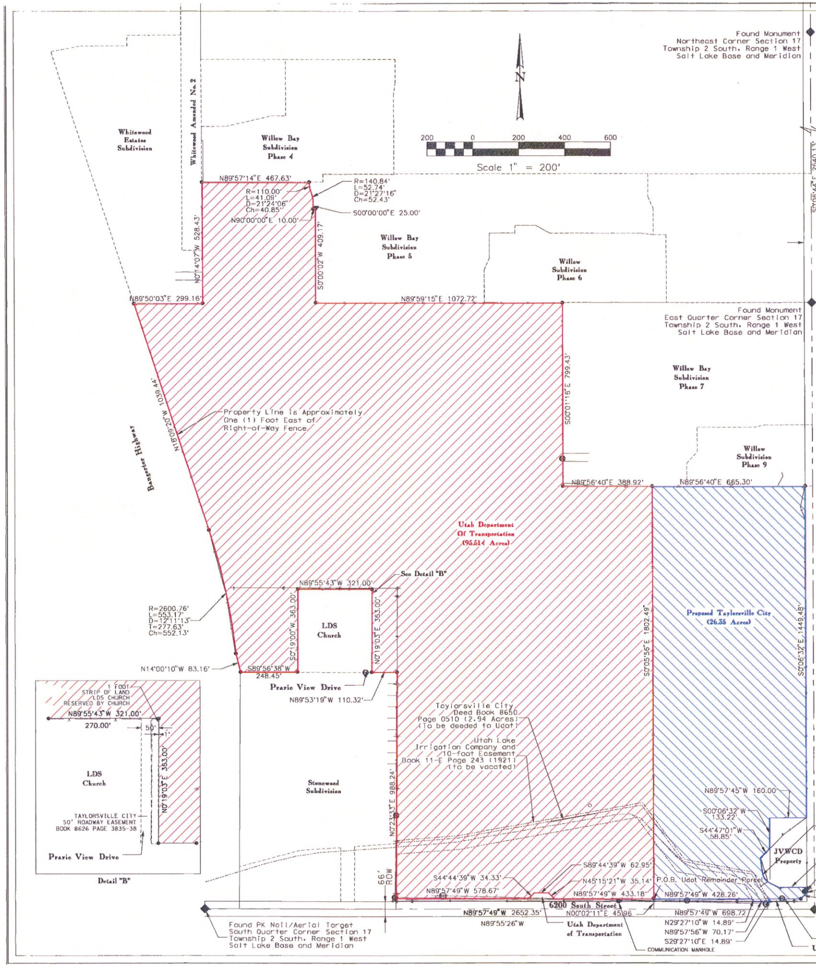


LEGAL DESCRIPTION UDOT REMAINDER BOUNDARY (AS-SURVEYED)

BEGINNING AT A POINT WHICH LIES IS NORTH 89°57'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN A DISTANCE OF 698.72 FEET AND NORTH 00°02'11" EAST A DISTANCE OF 45.96 FEET; AND RUNNING THENCE NORTH 89°57'49" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 433.175 FEET; THENCE NORTH 45°15'21" WEST A DISTANCE OF 35.14 FEET; THENCE SOUTH 89°44'39" WEST A DISTANCE OF 62.95 FEET; THENCE SOUTH 44°44'39" WEST A DISTANCE OF 34.00 FEET; THENCE NORTH 89°57'49" WEST A DISTANCE OF 578.67 FEET TO THE SOUTHEAST CORNER OF THE STONEWOOD SUBDIVISION; THENCE NORTH 00°23'°" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 988.24 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°53'19" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 110.32 FEET TO THE SOUTHEAST CORNER OF THE L.D.S CHURCH PROPERTY; THENCE LEAVING SAID NORTH SUBDIVISION LINE NORTH 00°19'03" EAST ALONG THE EAST LINE OF SAID L.D.S. CHURCH PROPERTY, A DISTANCE OF 363.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 89°55'43" WEST ALONG THE NORTH LINE OF SAID PROPERTY, A DISTANCE OF 321.00 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 00°19'00" WEST ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 363.00 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY AND POINT ON THE NORTH LINE OF SAID STONEWOOD SUBDIVISION; THENCE SOUTH 89°56'38" WEST ALONG SAID NORTH SUBDIVISION LINE, A DISTANCE OF 248.45 FEET TO NORTHWEST CORNER OF SAID SUBDIVISION AND POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BANGERTER HIGHWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CALLS: NORTH 14°00'10" WEST, A DISTANCE OF 83.16 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 83°57'12" WEST, A RADIAL DISTANCE OF 2,600.76 FEET AND HAVING A CHORD BEARING OF NORTH 12°08'24" WEST, A DISTANCE OF 552.13 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°11'13", A DISTANCE OF 553.17 FEET; THENCE NORTH 18°09'20" WEST, A DISTANCE OF 1,039.44 FEET TO THE SOUTHWEST CORNER OF THE WHITEWOOD ESTATES NO. 2 SUBDIVISION; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE NORTH 89°50'03" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 299.16 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°14'07" WEST ALONG THE EAST LINE OF SAID SUBDIVISION AND EAST LINE OF WHITEWOOD ESTATES SUBDIVISION AMENDED NO.2, A DISTANCE OF 528.43 FEET TO THE SOUTHWEST CORNER OF WILLOW BAY SUBDIVISION NO.4; THENCE LEAVING SAID EAST LINE NORTH 89°57'14" EAST ALONG THE SOUTH LINE OF SAID WILLOW BAY NO. 4 SUBDIVISION, A DISTANCE OF 467.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3525 WEST STREET; TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT AND SAID WESTERLY RIGHT-OF-WAY LINE OF WHICH THE RADIUS POINT LIES NORTH 89°56'55" EAST A RADIAL DISTANCE OF 110.00 FEET AND HAVING A CHORD BEARING OF SOUTH 10°45'08" EAST40.85 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°24'06" A DISTANCE OF 41.09 FEET; THENCE TO A POINT OF REVERSE CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 68°32'45" WEST A RADIAL DISTANCE OF 140.84 FEET CHORD BEARING OF SOUTH 10°43'37" EAST 52.43 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°27'16" A DISTANCE OF 52.73 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF THE WILLOW BAY NO. 5 SUBDIVISION; THENCE SOUTH 00°00'02" WEST ALONG SAID WEST LINE, A DISTANCE OF 409.17 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;THENCE NORTH 89°59'15" EAST ALONG SAID SOUTH LINE AND SOUTH LINE OF THE WILLOW BAY NO. 6 SUBDIVISION, A DISTANCE OF 1,072.72 FEET TO THE NORTHWEST CORNER OF HE WILLOW BAY NO. 7 SUBDIVISION; THENCE SOUTH 00°01'16" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 799.43 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°56'40" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 388.92 FEET; THENCE SOUTH 00°05'56" EAST ALONG A FENCE LINE, A DISTANCE OF 1802.49 FEET TO THE POINT OF BEGINNING.
CONTAINS 4,160,609.666 SQ.FT. 95.514 ACRES

LEGAL DESCRIPTION PROPOSED TAYLORSVILLE CITY BOUNDARY (AS-SURVEYED)

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 6200 SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF 3200 WEST STREET, WHICH POINT IS NORTH 89°57'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION17, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN A DISTANCE OF 33.00 FEET AND NORTH 00°06'32" WEST A DISTANCE OF 72.93 FEET; AND RUNNING THENCE SOUTH 44°44'39" WEST A DISTANCE OF 37.96 FEET; THENCE NORTH 89°57'49" WEST A DISTANCE OF 140.40 FEET; THENCE SOUTH 29°27'10" EAST A DISTANCE OF 14.89 FEET ; THENCE NORTH 89°57'56" WEST A DISTANCE OF 70.17 FEET ; THENCE NORTH 29°27'10" WEST A DISTANCE OF 14.89 FEET TO A POINT ON THE NORTHERLY LINE OF THE STATE ROAD COMMISSION PROPERTY ON FILE WITH SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 6131 AT PAGE 2676; THENCE NORTH 89°57'49" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 428.26 FEET; THENCE NORTH 00°05'56" WEST A DISTANCE OF 1,802.49 FEET; FEET TO THE SOUTH LINE CORNER OF WILLOW BAY PLAT 7 SUBDIVISION; THENCE NORTH 89°56'40" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE WILLOW BAY SUBDIVISION PHASE 9, A DISTANCE OF 665.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE SOUTH 00°06'32" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,449.48 FEET TO THE NORTHEAST CORNER OF THE JORDAN VALLEY WATER CONSERVANCY DISTRICT PROPERTY; THENCE ALONG THE NORTH, WESTERLY AND SOUTH LINE OF SAID PROPERTY THE FOLLOWING TEN (10) CALLS: NORTH 89°57'45" WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 00°06'32" WEST, A DISTANCE OF 133.22 FEET; THENCE SOUTH 44°47'01" WEST, A DISTANCE OF 58.85 FEET; THENCE SOUTH 08°25'25" EAST, A DISTANCE OF 72.92 FEET; THENCE SOUTH 24°48'31" EAST, A DISTANCE OF 18.88 FEET; THENCE SOUTH 38°38'44" EAST, A DISTANCE OF 8.14 FEET; THENCE SOUTH 47°37'12" EAST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 57°20'55" EAST, A DISTANCE OF 8.46 FEET; THENCE SOUTH 62°41'53" EAST, ADISTANCE OF 46.01 FEET; THENCE NORTH 89°44'55" EAST, A DISTANCE OF 122.51 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 3200 WEST; THENCE SOUTH 00°06'32" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,147,880.97 SQ.FT. 26.35 ACRES

LESS AND EXCEPTING:
A PORTION OF THE TAYLORSVILLE CITY CANAL PARCEL ON FILE WITH THE SALT LAKE CITY COUNTY RECORDER'S OFFICE IN BOOK 8650 AT PAGES 510-511 ALSO, A UTAH LAKE IRRIGATION COMPANY 10' EASEMENT RECORDED IN BOOK 11-E PAGE 243 (1921) ON FILE WITH SALT LAKE COUNTY RECORDER'S OFFICE.

NARRATIVE:

DOCUMENTS USED DURING THE COURSE OF THIS SURVEY ARE AS FOLLOWS:

1. TITLE REPORT PROVIDED BY METRO NATIONAL TITLE. COMMITMENT NO. 02033545B, DATED DECEMBER 5, 2002.

2. CANAL: WARRANTY DEED TO UTAH LAKE IRRIGATION COMPANY RECORDED NOVEMBER 18, 1921, ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 11-E OF DEEDS AT PAGE 243. NOTICE OF INTEREST FOR UTAH LAKE DISTRIBUTING COMPANY RECORDED FEBRUARY 22, 2001, ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 8433 AT PAGE 6164.

3. SALT LAKE COUNTY WATER CONSERVANCY DISTRICT (JORDAN VALLEY WATER CONSERVANCY DISTRICT) TAX DEED NO. 2117400022 ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE.

4. QUIT CLAIM DEED PREPARED BY UTAH DEPARTMENT OF TRANSPORTATION ON 12/22/94 AS PARCEL NO. 215-9:300:MT80 PER UDOT PROJECT NO. I-215-9 (6) 297.

5. PROPERTY DESCRIPTIONS AND EXHIBIT PREPARED BY JONES AND DEMILLE ON DECEMBER 19, 1994, FOR A PROPOSED LAND SWAP BETWEEN UTAH DEPARTMENT OF TRANSPORTATION AND THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.

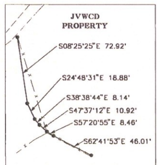
6. A BOUNDARY SURVEY FOR THE UTAH DEPARTMENT OF TRANSPORTATION PREPARED BY JONES AND DEMILLE ENGINEERING, DATED JUNE 28, 1994 AND ON FILE WITH THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS RECORDATION NO. S94-10-0550.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°06'32" WEST BETWEEN THE FOUND SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE EAST QUARTER CORNER OF SAID SECTION 17.

SURVEYOR'S CERTIFICATE:

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PROACTICE IN THE STATE OF UTAH
THAT I HOLD LICENSE NO. 155100. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN ON THIS MAP. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED USING GENERALLY ACCEPTED SURVEYING PRACTICES. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

SATTAR N. TABRIZ
UTAH REGISTERED LAND SURVEYOR
LICENSE NO. 155100



Detail "A"

LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- FENCE WIRE
- FENCE WOOD
- PARCEL LINE
- DIRT ROAD
- CANAL
- OVERHEAD POWER LINE
- SANITARY SEWER
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP MARKED WEG LS.155100
- SEWER MANHOLE
- STORM DRAIN MANHOLE

Ward Engineering Group
Planning • Engineering • Surveying
1370 S. West Temple
Salt Lake City, Utah 84115
tel (801) 487-8040
fax (801) 487-8668

NO.	DATE	DESIGN REV.BY	MAPS CORR.BY	PARCELS AFFECTED	REQUEST BY	REMARKS
		ORIGINAL SUBMISSION FOR AUTHORIZATION				

REVISIONS
DATE

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 -- SALT LAKE CITY, UTAH

DESIGN SNT 06/18/04 CHECK
DRAWN JNW 06/18/04 CHECK
QUANT. CHECK

REVIEW
DATE
BY

APPROVAL RECOMM. DATE
APPROVED DATE

6200 SOUTH 3200 WEST
BOUNDARY SURVEY
TAYLORSVILLE, UTAH

PROJECT NUMBER UDOT07

SALT LAKE
COUNTY

SHEET NO. 1