GENERAL NOTES

1. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP. NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.

2. IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREIN, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.

3. IN THE EVENT THAT THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PARCELING PROPERTY ACCORDING TO DIRECTIONS FROM THE CLIENT, UNDER NO CIRCUMSTANCE SHOULD THE PARCELING OF PROPERTY AS MIGHT BE SHOWN HEREON AND DESCRIBED BY LEGAL DESCRIPTION ABOVE BE INTERPRETED AS REPRESENTING A LEGAL SUBDIVISION OF LOTS OF RECORD SANCTIONED OR APPROVED BY CITY OR COUNTY GOVERNMENT OFFICES. INDEED, THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS AND MAKES NO CLAIM AS TO LOT CONFORMANCE BY STATUTE. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.

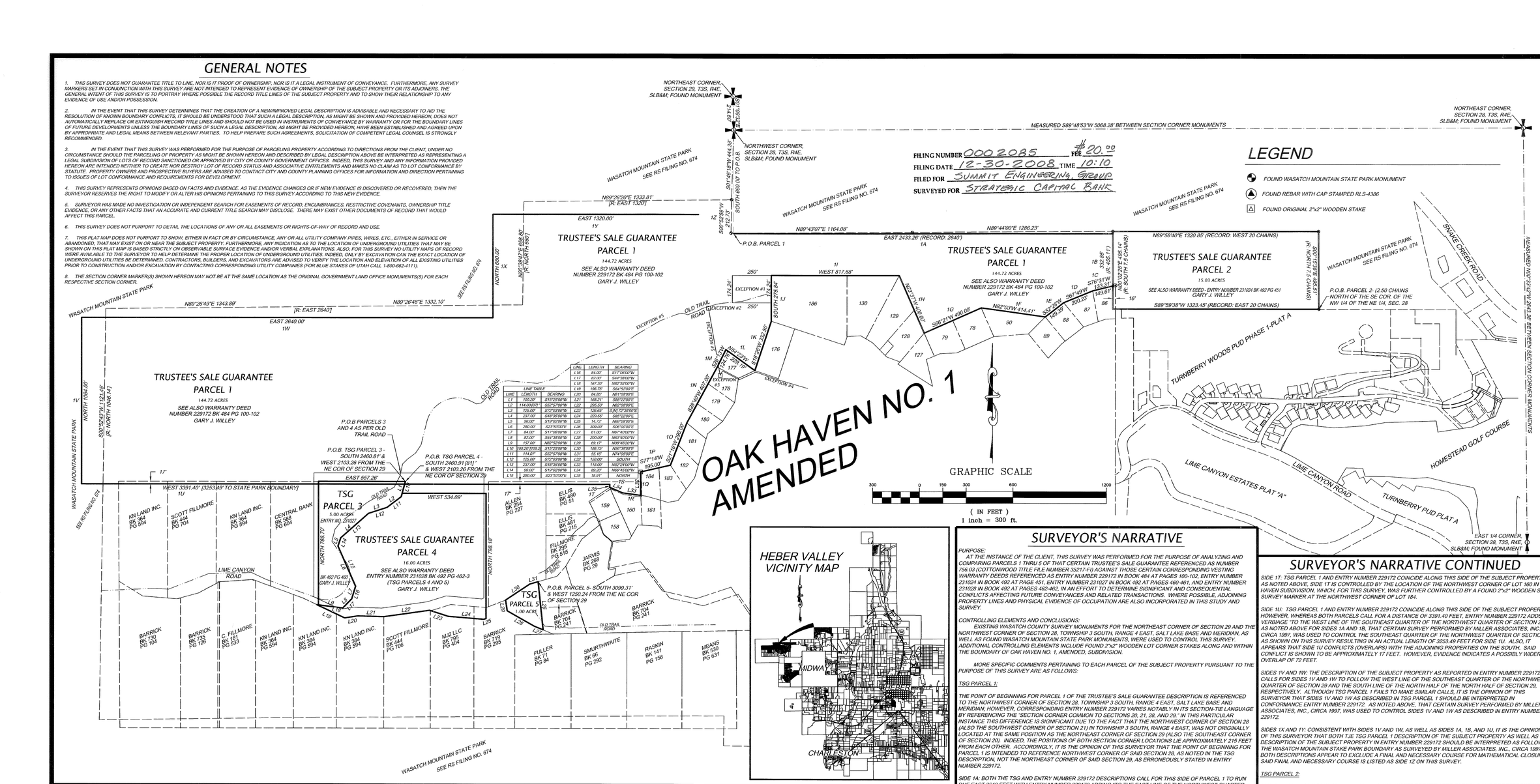
4. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

6. THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.

7. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).

8. THE SECTION CORNER MARKER(S) SHOWN HEREON MAY NOT BE AT THE SAME LOCATION AS THE ORIGINAL GOVERNMENT LAND OFFICE MONUMENTS(S) FOR EACH RESPECTIVE SECTION CORNER.



LINE TABLE		
LINE	LENGTH	BEARING
L1	100.20'	S15°25'00"W
L2	114.00 [0]'	S52°25'00"W
L3	125.00'	S37°25'00"W
L4	237.00'	S48°35'00"W
L5	56.00'	S19°03'00"W
L6	280.00'	S23°53'00"E
L7	84.00'	S71°08'00"W
L8	82.00'	S44°38'00"W
L9	157.00'	N82°52'00"W
L10	100.20' [108.2']	S15°25'00"W
L11	114.00'	S52°25'00"W
L12	125.00'	S72°13'00"W
L13	237.00'	S48°35'00"W
L14	56.00'	S19°03'00"W
L15	280.00'	S23°53'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L16	84.00'	S71°08'00"W
L17	82.00'	S44°38'00"W
L18	167.30'	N82°52'00"W
L19	196.75'	S84°52'00"E
L20	84.66'	N81°08'00"E
L21	168.21'	S88°23'00"E
L22	295.63'	N82°08'00"E
L23	126.65'	S [A] 72°35'00"E
L24	229.55'	S85°22'00"E
L25	14.72'	N69°08'00"E
L26	339.00'	S06°00'00"E
L27	61.00'	N67°40'00"W
L28	200.00'	N83°40'00"W
L29	69.17'	N38°45'20"W
L30	186.79'	N56°38'00"E
L31	55.16'	N74°08'00"E
L32	150.00'	SOUTH
L33	116.60'	N82°24'00"W
L34	89.30'	N66°45'00"W
L35	18.91'	NORTH

SURVEYOR'S NARRATIVE

PURPOSE:

AT THE INSTANCE OF THE CLIENT, THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF ANALYZING AND COMPARING PARCELS 1 THRU 5 OF THAT CERTAIN TRUSTEE'S SALE GUARANTEE REFERENCED AS NUMBER 756.03 (COTTONWOOD TITLE FILE NUMBER 35217-FI) AGAINST THOSE CERTAIN CORRESPONDING VESTING WARRANTY DEEDS REFERENCED AS ENTRY NUMBER 229172 IN BOOK 484 AT PAGES 100-102, ENTRY NUMBER 231024 IN BOOK 492 AT PAGE 451, ENTRY NUMBER 231027 IN BOOK 492 AT PAGES 460-461, AND ENTRY NUMBER 231028 IN BOOK 492 AT PAGES 462-462, IN AN EFFORT TO DETERMINE SIGNIFICANT AND CONSEQUENTIAL CONFLICTS AFFECTING FUTURE CONVEYANCES AND RELATED TRANSACTIONS. WHERE POSSIBLE, ADJOINING PROPERTY LINES AND PHYSICAL EVIDENCE OF OCCUPATION ARE ALSO INCORPORATED IN THIS STUDY AND SURVEY.

CONTROLLING ELEMENTS AND CONCLUSIONS:

EXISTING WASATCH COUNTY SURVEY MONUMENTS FOR THE NORTHEAST CORNER OF SECTION 29 AND THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AS WELL AS FOUND WASATCH MOUNTAIN STATE PARK MONUMENTS, WERE USED TO CONTROL THIS SURVEY. ADDITIONAL CONTROLLING ELEMENTS INCLUDE FOUND 2"x2" WOODEN LOT CORNER STAKES ALONG AND WITHIN THE BOUNDARY OF OAK HAVEN NO. 1, AMENDED, SUBDIVISION.

MORE SPECIFIC COMMENTS PERTAINING TO EACH PARCEL OF THE SUBJECT PROPERTY PURSUANT TO THE PURPOSE OF THIS SURVEY ARE AS FOLLOWS:

TSG PARCEL 1:

THE POINT OF BEGINNING FOR PARCEL 1 OF THE TRUSTEE'S SALE GUARANTEE DESCRIPTION IS REFERENCED TO THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; HOWEVER, CORRESPONDING ENTRY NUMBER 229172 VARIES NOTABLY IN ITS SECTION-TIE LANGUAGE BY REFERENCING THE "SECTION CORNER COMMON TO SECTIONS 20, 21, 28, AND 29." IN THIS PARTICULAR INSTANCE THIS DIFFERENCE IS SIGNIFICANT DUE TO THE FACT THAT THE NORTHWEST CORNER OF SECTION 28 (ALSO THE SOUTHWEST CORNER OF SECTION 21) IN TOWNSHIP 2 SOUTH, RANGE 4 EAST, WAS NOT ORIGINALLY LOCATED AT THE SAME POSITION AS THE NORTHEAST CORNER OF SECTION 29 (ALSO THE SOUTHEAST CORNER OF SECTION 20). INDEED, THE POSITIONS OF BOTH SECTION CORNER LOCATIONS LIE APPROXIMATELY 215 FEET FROM EACH OTHER. ACCORDINGLY, IT IS THE OPINION OF THIS SURVEYOR THAT THE POINT OF BEGINNING FOR PARCEL 1 IS INTENDED TO REFERENCE NORTHWEST CORNER OF SAID SECTION 28, AS NOTED IN THE TSG DESCRIPTION, NOT THE NORTHEAST CORNER OF SAID SECTION 28, AS ERRONEOUSLY STATED IN ENTRY NUMBER 229172.

SIDE 1A: BOTH THE TSG AND ENTRY NUMBER 229172 DESCRIPTIONS CALL FOR THIS SIDE OF PARCEL 1 TO RUN DUE EAST 2640 FEET WITH ENTRY NUMBER 229172 ADDING "TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28." GIVEN THIS ADDED VERBIAGE AS WELL AS THE FACT THAT THE POINT OF BEGINNING OF PARCEL 1 IS DESCRIBED AS LYING SOUTH 660 FEET FROM THE NORTHWEST CORNER OF SECTION 28, IT IS THE OPINION OF THIS SURVEYOR THAT SIDE 1A IS ACTUALLY INTENDED TO RUN ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, SAID LINE ALSO BEING THE BOUNDARY LINE OF THE WASATCH MOUNTAIN STAKE PARK; WHICH, IN 1997, WAS SURVEYED AND MONUMENTED BY MILLER ASSOCIATES, INC. (SEE RECORD OF SURVEY FILING NUMBER 674). SAID SURVEYED BOUNDARY, INCLUDING FOUND PARK BOUNDARY MONUMENTS AT EACH END AND ALONG SIDE 1A, IS VIEWED AS REPRESENTING AN ACCURATE PHYSICAL LOCATION OF SIDE 1A AND THE OVERALL LENGTH OF 2433.26 FEET TO THE EAST LINE OF THE NORTHWEST ONE- QUARTER OF SAID SECTION 28.

SIDE 1B: AS WITH SIDE 1A, THAT CERTAIN SURVEY PERFORMED BY MILLER ASSOCIATES, INC., CIRCA 1997, WAS USED TO CONTROL THE EAST SIDE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, WHICH IS BELIEVED TP BE THE INTENT OF BOTH THE TSG AND ENTRY NUMBER 229172 DESCRIPTIONS FOR SIDE 1B OF PARCEL 1. FURTHERMORE, BOTH THE TSG AND ENTRY NUMBER 229172 DESCRIPTIONS FOR SIDE 1B CALL FOR SIDE 1B TO RUN TO THE NORTHERLY BOUNDARY OF OAK HAVEN NO. 1 (AMENDED) SUBDIVISION WHICH, ACCORDING TO A FOUND AND ACCEPTED REBAR AND CAP SURVEY MONUMENT STAMPED RLS #4386 LOCATED AT THE NORTHEAST CORNER OF LOT 86 OF SAID SUBDIVISION, RESULTS IN AN OVERALL LENGTH OF 332.85 FEET FOR SIDE 1B.

SIDES 1C THRU 1S: THE TSG DESCRIPTION FOR SIDES 1C THRU 1S CALL FOR SAID SIDES TO RUN ALONG THE BOUNDARY OF OAK HAVEN NO. 1 TO THE NORTHWEST CORNER OF LOT 160 FO SAID SUBDIVISION. ALTHOUGH ENTRY NUMBER 229172 DOES NOT SPECIFICALLY CALL FOR SIDES 1C THRU 1S TO SIMILARLY RUN ALONG THE BOUNDARY OF OAK HAVEN, IT SEEMS UNQUESTIONABLE BY THE BEARINGS AND DISTANCES LISTED IN ENTRY NUMBER 229172 ALONG FOR SIDES 1C THRU 1S THAT SAID SIDES ARE INTENDED TO ALSO RUN ALONG THE BOUNDARY OF OAK HAVEN. THEREFORE, IT IS THE OPINION OF THIS SURVEYOR THAT NO CONFLICT EXISTS BETWEEN THE TSG DESCRIPTION AND ENTRY NUMBER 229172 ALONG THESE SIDES OF PARCEL 1. HOWEVER, IT MUST BE NOTED THAT FOR MANY REASONS IT IS EXTREMELY UNCOMMON THAT FOR TRACE THE TRUE PHYSICAL LOCATION OF OAK HAVEN SUBDIVISION. FIRST, THE SECTION TIE REFERENCED ON THE OFFICIAL PLAT MAP FOR OAK HAVEN CONTAINS GROSS ERRORS. SECOND, OAK HAVEN IS A RELATIVELY AGED SUBDIVISION THAT WAS ORIGINALLY STAKED WITH 2"x2" WOODEN STAKE SURVEY MARKERS THAT IN MANY IF NOT MOST INSTANCES HAVE SINCE DETERIORATED OR BEEN LOST BEYOND RECOVERY. AND THIRD, ALTHOUGH SOME 2"x2" WOODEN STAKE SURVEY MARKERS STILL REMAIN AND HAVE BEEN RECOVERED FOR THIS SURVEY, A SUBSEQUENT ANALYSIS OF SAID SURVEY MARKERS IN RELATION TO THE OFFICIAL PLAT MAP FOR OAK HAVEN INDICATES SIGNIFICANT INCONSISTENCIES AND CONFLICTS IN THEIR ALIGNMENTS, SUGGESTING THAT THE ORIGINAL SURVEY OF OAK HAVEN WAS POORLY EXECUTED AND NO PREPONDERANCE OF EVIDENCE EXISTS TODAY THAT PROVIDES A UNIFORM SET OF SURVEY CONTROL ACROSS AND INCLUSIVE OF THE ENTIRETY OF THE SUBDIVISION. RATHER, SURVEYS PERFORMED WITHIN AND ALONG THE OUTSIDE BOUNDARY OF OAK HAVEN, INCLUDING SIDES 1C THRU 1S, MUST BE APPROACHED ON A LOCALIZED OR REGIONAL BASIS IN CONFORMANCE WITH VALID SURVEY CONTROL AND EVIDENCE IN THAT REGION WHERE A PARTICULAR SURVEY IN OAK HAVEN MIGHT BE PERFORMED. IN OTHER WORDS, THE SURVEY CONTROL AND EVIDENCE USED TO LOCATE SIDE 1C WILL NOT NOR CAN NOT BE THE SAME USED TO LOCATE SIDE 1S. AS NOTED ABOVE A FOUND REBAR AND CAP SURVEY MARKER STAMPED RLS 4386 WAS USED TO CONTROL THE NORTHEAST CORNER OF LOT 86 WHICH IS ALSO THE NORTHEAST CORNER OF OAK HAVEN SUBDIVISION. SAID FOUND REBAR AND CAP SURVEY MARKER IS CONSISTENT WITH OTHER ORIGINAL 2"x2" WOODEN STAKE SURVEY MARKERS RECOVERED NEAR THE EASTERLY SIDE OF OAK HAVEN SUBDIVISION. IN CONTRAST, A FOUND 2"x2" WOODEN STAKE SURVEY MARKER LOCATED AT THE NORTHWEST CORNER OF LOT 184 WAS USED TO CONTROL THE LOCATION OF THE NORTHWEST CORNER OF LOT 160 AS CALLED FOR IN THE TSG DESCRIPTION FOR PARCEL 1.

SURVEYOR'S NARRATIVE CONTINUED

SIDE 1T: TSG PARCEL 1 AND ENTRY NUMBER 229172 COINCIDE ALONG THIS SIDE OF THE SUBJECT PROPERTY. AS NOTED ABOVE, SIDE 1T IS CONTROLLED BY THE LOCATION OF THE NORTHWEST CORNER OF LOT 160 IN OAK HAVEN SUBDIVISION, WHICH, FOR THIS SURVEY, WAS FURTHER CONTROLLED BY A FOUND 2"x2" WOODEN STAKE SURVEY MARKER AT THE NORTHWEST CORNER OF LOT 184.

SIDE 1U: TSG PARCEL 1 AND ENTRY NUMBER 229172 COINCIDE ALONG THIS SIDE OF THE SUBJECT PROPERTY. HOWEVER, WHEREAS BOTH PARCELS CALL FOR A DISTANCE OF 3391.40 FEET, ENTRY NUMBER 229172 ADDS THE VERBIAGE "TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29." AS NOTED ABOVE FOR SIDES 1A AND 1B, THAT CERTAIN SURVEY PERFORMED BY MILLER ASSOCIATES, INC., CIRCA 1997, WAS USED TO CONTROL THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 AS SHOWN ON THIS SURVEY RESULTING IN AN ACTUAL LENGTH OF 3253.49 FEET FOR SIDE 1U. ALSO, IT APPEARS THAT SIDE 1U CONFLICTS (OVERLAPS) WITH THE ADJOINING PROPERTIES ON THE SOUTH. SAID CONFLICT IS SHOWN TO BE APPROXIMATELY 17 FEET. HOWEVER, EVIDENCE INDICATES A POSSIBLY WIDER OVERLAP OF 72 FEET.

SIDES 1V AND 1W: THE DESCRIPTION OF THE SUBJECT PROPERTY AS REPORTED IN ENTRY NUMBER 229172 CALLS FOR SIDES 1V AND 1W TO FOLLOW THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 29, RESPECTIVELY. ALTHOUGH TSG PARCEL 1 FAILS TO MAKE SIMILAR CALLS, IT IS THE OPINION OF THIS SURVEYOR THAT SIDES 1V AND 1W AS DESCRIBED IN TSG PARCEL 1 SHOULD BE INTERPRETED IN CONFORMANCE ENTRY NUMBER 229172. AS NOTED ABOVE, THAT CERTAIN SURVEY PERFORMED BY MILLER ASSOCIATES, INC., CIRCA 1997, WAS USED TO CONTROL SIDES 1V AND 1W AS DESCRIBED IN ENTRY NUMBER 229172.

SIDES 1X AND 1Y: CONSISTENT WITH SIDES 1V AND 1W, AS WELL AS SIDES 1A, 1B, AND 1U, IT IS THE OPINION OF THIS SURVEYOR THAT BOTH TJE TSG PARCEL 1 DESCRIPTION OF THE SUBJECT PROPERTY AS WELL AS THE DESCRIPTION OF THE SUBJECT PROPERTY IN ENTRY NUMBER 229172 SHOULD BE INTERPRETED AS FOLLOWING THE WASATCH MOUNTAIN STAKE PARK BOUNDARY AS SURVEYED BY MILLER ASSOCIATES, INC., CIRCA 1997. BOTH DESCRIPTIONS APPEAR TO EXCLUDE A FINAL AND NECESSARY COURSE FOR MATHEMATICAL CLOSURE. SAID FINAL AND NECESSARY COURSE IS LISTED AS SIDE 1Z ON THIS SURVEY.

TSG PARCEL 2:

NO SIGNIFICANT OR CONSEQUENTIAL DIFFERENCE EXISTS BETWEEN TSG PARCEL 2 AND CORRESPONDING ENTRY NUMBER 231024. HOWEVER, IT IS THE OPINION OF THIS SURVEYOR THAT PARCEL 2 SHOULD BE INTERPRETED AS REPRESENTING AN ALIQUOT PART OF SECTION 28, SPECIFICALLY, THE NORTH THREE-QUARTERS OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28. ACCORDINGLY, AND IN CONFORMANCE WITH CONTROLLING ELEMENTS FOR SIDES 1A, 1B, 1U, 1V, 1W, 1X, AND 1Z OF PARCEL 1, THAT CERTAIN SURVEY PERFORMED BY MILLER ASSOCIATES, INC., CIRCA 1997, INCLUDING FOUND STATE PARK SURVEY MONUMENTS AT THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF PARCEL 2, WAS USED TO CONTROL THE GEOMETRY AND LOCATION OF PARCEL 2 AS SHOWN HEREON. IT SHOULD BE NOTED THAT THE WESTERN Y LINE OF PARCEL 2, AS SURVEYED AND SHOWN HEREON, CONFLICTS (OVERLAPS) WITH THE EASTERLY LINE OF OAK HAVEN SUBDIVISION BY APPROXIMATELY 16 FEET.

TSG PARCEL 3:

BOTH TSG PARCEL 3 AND ENTRY NUMBER 231027 REPORT THE POINT OF BEGINNING OF PARCEL 3 AS LYING SOUTH 2460.81 FEET AND WEST 2103.26 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; HOWEVER, ENTRY NUMBER 231027 ADDS THE VERBIAGE "BEGINNING AT A POINT ON AN OLD TRAIL ROAD" AS WELL AS "AND RUNNING THENCE ALONG SAID OLD TRAIL ROAD AS FOLLOWS:" AS SHOWN ON THIS SURVEY, THE LOCATION OF THE OLD TRAIL ROAD REFERENCED IN ENTRY NUMBER 231027 LIES IN CONFLICT WITH THE SECTION TIE REPORTED IN BOTH TSG PARCEL 3 AND ENTRY NUMBER 231027 AND WOULD CONSEQUENTLY PLACE THE POINT OF BEGINNING 54 FEET NORTH AND 30 FEET WEST THAN REPORTED IN THE RECORD DESCRIPTION.

ALSO, TSG PARCEL 3 DESCRIBES COURSE "L2" AS RUNNING 114.00 FEET WHEREAS ENTRY NUMBER 231027 DESCRIBES "L2" AS RUNNING 114.07 FEET. A CORRECT MATHEMATICAL CLOSURE OF PARCEL 3 REQUIRES "L2" TO BE 114.00 FEET, NOT 114.07 FEET.

TSG PARCEL 4: SIMILAR ISSUES PERTAINING TO TSG PARCEL 3 ALSO APPLY TO TSG PARCEL 4 IN THAT THE POINT OF BEGINNING AS REFERENCED IN THE PROPERTY DESCRIPTIONS FOR PARCEL 4 CONFLICT WITH THE POINT OF BEGINNING AS CONTROLLED BY THE ACTUAL PHYSICAL LOCATION OF OLD TRAIL ROAD.

ALSO, TSG PARCEL 4 AND CORRESPONDING ENTRY NUMBER 231028 BOTH FAIL TO MATHEMATICALLY CLOSE. CORRECTIONS TO THE PROPERTY DESCRIPTIONS FOR PARCEL 4 WERE DETERMINED AS FOLLOWS:

- COURSE L1: SHOULD BE 100.20 FEET, NOT 108.20 FEET.
- COURSE L2: SHOULD BE 114.00 FEET, NOT 114.07 FEET.
- COURSE L21: SHOULD BE 183.48 FEET, NOT 168.21 FEET.
- COURSE L23: SHOULD BE N72°38'E, NOT S72°38'E.

TSG PARCEL 5:

NO SIGNIFICANT OR CONSEQUENTIAL DIFFERENCE EXISTS BETWEEN TSG PARCEL 5 AND CORRESPONDING ENTRY NUMBER 231028; HOWEVER, ALTHOUGH NEITHER TSG PARCEL 5 NOR CORRESPONDING ENTRY NUMBER 231028 MENTION A CONTROLLING CALL TO AN OLD TRAIL ROAD, IT APPEARS THAT SIMILAR POINT OF BEGINNING ISSUES PERTAINING TO TSG PARCELS 3 AND 4 ALSO APPLY TO PARCEL 5. INDEED, IT APPEARS THAT THE NORTHWESTERLY BOUNDARY OF PARCEL 5 IS INTENDED TO FOLLOW AN OLD TRAIL ROAD; HOWEVER, THE ACTUAL LOCATION OF THE OLD TRAIL ROAD LIES APPROXIMATELY NORTH 54 FEET AND WEST 30 FEET FROM THE LOCATION OF PARCEL 5 AS PER THE SECTION TIE REPORTED IN THE PROPERTY DESCRIPTIONS FOR PARCEL 5.

SURVEYOR'S CERTIFICATE

I, BRENT E. CHRISTENSEN, CERTIFY THAT I AM LICENCED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 4854808) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENCING ACT. I FURTHER CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF STRATEGIC CAPITAL BANK.

2. THE LAND SURVEYED LIES WITHIN PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE SURVEY WAS COMPLETED NOVEMBER, 2008.

3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.

4. ANY MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

PROFESSIONAL LAND SURVEYOR NO. 4854808 BRENT E. CHRISTENSEN STATE OF UTAH

12-23-2008
DATE

BRENT E. CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

TRUSTEE'S SALE GUARANTEE DESCRIPTIONS

PARCEL 1 (SEE CORRESPONDING VESTING WARRANTY DEED - ENTRY NO. 229172 BK 484 PG 100-102) :

BEGINNING [AT A POINT ON THE SECTION LINE] SOUTH 660.[00] FEET OF THE NORTHEAST CORNER OF SECTION 28 [FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28, AND 29] , TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
[AND RUNNING] THENCE EAST 2640.[00] FEET [TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28] ; THENCE SOUTH 455.11 FEET [ALONG SAID EAST LINE] TO THE NORTHERLY BOUNDARY [NORTH LINE] OF OAK HAVEN SUBDIVISION NO. 1 [AMENDED SUBDIVISION] ;
THENCE ALONG SUBDIVISION WESTERLY AND SOUTHWESTERLY TO THE NORTHWEST CORNER OF LOT 160 [THENCE: SOUTH 76°31' WEST 117.0]; THENCE SOUTH 67°46' WEST 200.23 FEET; THENCE SOUTH 52°28' WEST 149.39 FEET; THENCE NORTH 82°03' W