

Ent 342881 Bk 0979 Pg 0439-0441
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2008 DEC 15 4:29pm Fee 33.00 JP
FOR LANDMARK TITLE COMPANY
ELECTRONICALLY RECORDED

Record and return to:

Wade Williams
The Boyer Company
90 South 400 West, Suite 200
Salt Lake City, Utah 84101

Tax Serial Numbers: OVS-0001 - 0017

**NOTARY CERTIFICATION
VALLEY STATION SUBDIVISION PLAT**

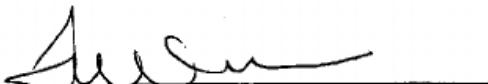
[This document is recorded to clarify the record title to that certain real property
described on the plat of Valley Station Subdivision]
(SEE COMPLETE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO)

On August 8, 2008, Ben Bliss executed the VALLEY STATION SUBDIVISION PLAT (the "Subdivision Plat") on behalf of Wells Fargo Bank National Association. The Subdivision Plat was subsequently recorded on August 20, 2008 as Entry No. 339276 in Book 972, Page 2269 of the Official Records of Wasatch County, Utah.

The undersigned notarized Mr. Bliss's signature on the Subdivision Plat. However, the notary acknowledgement provision inadvertently referred to the Mayor of Heber City and stated that the instrument was signed by authority of a resolution of the Heber City Council.

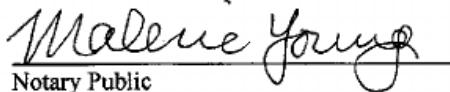
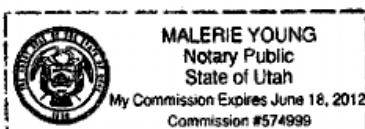
To correct the foregoing error, the undersigned hereby certifies that Ben Bliss personally appeared before her on August 8, 2008 and, being duly sworn by her, did say that he executed the Subdivision Plat as AVP of Wells Fargo Bank National Association.

Dated this 15th day of November, 2008.


Tiffany Nelson

STATE OF UTAH
COUNTY OF Salt Lake

On the 17th day of November, 2008 personally appeared before me, the undersigned Notary Public, TIFFANY NELSON, who being by me duly sworn did say that she executed the foregoing Notary Certification.


Malerie Young
Notary Public

LTC #44719

EXHIBIT "A"

All of VALLEY STATION SUBDIVISION (including all of Lots 1 through 17, inclusive, Parcel A, Parcel B, and all streets and roads), according to the official plat thereof recorded August 20, 2008 as Entry No. 339276, in Book 972, at Page 2269 of the official records in the office of the Wasatch County Recorder, Wasatch County, State of Utah, more particularly described as follows:

A part of the Southwest Quarter of Section 5, the Southeast Quarter of Section 6, and the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point being 106.22 feet South $0^{\circ}06'02''$ East along the Section Line from the Northeast Corner of said Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence South $0^{\circ}06'02''$ East 52.20 feet along the Section Line to the Northwesterly Line of U.S. Highway 189; thence along said Northwesterly Line of the Highway the following four courses: South $52^{\circ}11'22''$ West 309.67 feet to a point of curvature; Southwesterly along the arc of a 5769.58 foot radius curve to the left a distance of 169.20 feet (Central Angle equals $1^{\circ}40'49''$ and Long Chord bears South $51^{\circ}20'57''$ West 169.20 feet); North $87^{\circ}29'43''$ West 14.93 feet; and Southwesterly along the arc of a 5779.58 foot radius curve to the left a distance of 6.94 feet (center bears South $39^{\circ}36'03''$ East; Central Angle equals $0^{\circ}04'08''$ and Long Chord bears South $50^{\circ}21'53''$ West 6.94 feet) to a point on the North Line of the Heber City/Wasatch County Flood Control Channel Property; thence along said North Line the following two courses: North $89^{\circ}33'36''$ West 552.40 feet and South $89^{\circ}49'46''$ West 1110.28 feet to the Easterly Line of Industrial Parkway as it exists at 33.00 foot half-width; thence along said Easterly Line of Industrial Parkway the following three courses: North $40^{\circ}26'01''$ West 68.92 feet; Northwesterly and Northerly along the arc of a 1467.00 foot radius curve to the right a distance of 1035.78 feet (Central Angle equals $40^{\circ}27'15''$ and Long Chord bears North $20^{\circ}12'24''$ West 1014.41 feet) to a point of tangency; and North $0^{\circ}01'13''$ East 118.26 feet to the Southerly Line of the Heber City Research and Development Park as it is staked on the ground; thence along said Southerly Line the following three Courses: North $89^{\circ}57'12''$ East 616.24 feet; North $1^{\circ}59'06''$ East 49.99 feet; and South $88^{\circ}17'50''$ East 658.64 feet to the East Line of 300 West Street; thence North $0^{\circ}31'30''$ East 141.36 feet along said East Line of 300 West Street to the Southwest Corner of Lot 22, Bronson Lane Plat A Subdivision as it is staked on the ground; thence South $89^{\circ}42'28''$ East 696.27 feet along the Southerly Boundary of said Subdivision as it is staked on the ground to the Southeast Corner of Lot 14 of said Subdivision; thence South $0^{\circ}09'45''$ West 123.06 feet along an existing Boundary Line Fence; thence South $89^{\circ}27'54''$ East 12.90 feet; thence South 61.50 feet; thence East 584.09 feet; thence North $0^{\circ}48'00''$ East 10.00 feet; thence East 65.72 feet to the Westerly Line of State Highway 40 as it is monumented on the ground; thence South $0^{\circ}25'51''$ West 410.43 feet along said Westerly Line of the Highway; thence South $89^{\circ}49'46''$ West 207.33 feet; thence North $0^{\circ}10'14''$ West 25.50 feet; thence South $89^{\circ}49'46''$ West 93.44; thence South $0^{\circ}05'46''$ West 72.30 feet to a point of curvature; thence Southwesterly along the arc of a 240.00 foot radius curve to the right a distance of 162.62 feet (Central Angle equals $38^{\circ}49'20''$ and Long Chord bears South $19^{\circ}30'26''$ West 159.52 feet); thence South $37^{\circ}40'03''$ East 65.00 feet; thence East 17.36 feet; thence South $37^{\circ}48'38''$ East 158.94 feet; thence North $47^{\circ}26'38''$ East 28.61 feet to the Section Line and the point of beginning.

(CONTINUED)

Also:

A part of the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point on the Northwesterly Line of U.S. Highway 189 located 512.74 feet South 0°06'02" East along the Section Line; and 464.03 feet South 89°53'58" West from the Northeast Corner of said Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 49°38'22" West 332.69 feet along said Northwesterly Line of the Highway; thence North 40°21'38" West 96.16 feet to a point of curvature; thence Northwesterly along the arc of a 208.00 foot radius curve to the left a distance of 180.82 feet (Central Angle equals 49°48'36" and Long Chord bears North 65°15'56" West 175.18 feet) to a point of tangency; thence South 89°49'46" West 568.14 feet; thence South 0°20'11" East 11.31 feet; thence South 89°50'30" West 434.17 feet to a point on the Easterly Line of Industrial Parkway as it exists at 33.00 foot half-width; thence North 40°26'01" West 124.78 feet along said Easterly Line of Industrial Parkway to the Southerly Line of the Heber City/Wasatch County Flood Control Parcel; thence along said Southerly Line the following two courses: North 89°49'46" East 1071.93 feet; and South 89°33'36" East 22.94 feet; thence Southeasterly along the arc of a 292.00 foot radius curve to the right a distance of 241.90 feet (center bears South 2°10'26" West; Central Angle equals 47°27'56" and Long Chord bears South 64°05'36" East 235.04 feet) to a point of tangency; thence South 40°21'38" East 48.66 feet to a point of curvature; thence Southeasterly, Easterly, and Northeasterly along the arc of a 30.00 foot radius curve to the left a distance of 47.12 feet (Central Angle equals 90°00'00" and Long Chord bears South 85°21'38" East 42.43 feet) to a point of tangency; thence North 49°38'22" East 215.79 feet to the Southerly Line of the Heber City/Wasatch County Flood Control Parcel; thence South 89°33'36" East 4.22 feet along said Southerly Line; thence South 39°13'45" East 14.75 feet to the Northwesterly Line of U.S. Highway 189 and the point of beginning.

Excepting therefrom the following described parcel:

A part of the Southwest Quarter of Section 5, and the Southeast Quarter of Section 6, Township 4 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 106.98 feet North 89°51'40" East along the Section Line; and 399.74 feet North 0°48'00" East from the Southwest Corner of said Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence West 172.00 feet; thence North 0°48'00" East 102.00 feet; thence East 55.00 feet; thence North 0°48'00" East 48.00 feet; thence East 117.00 feet; thence South 0°48'00" West 150.00 feet to the point of beginning.

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