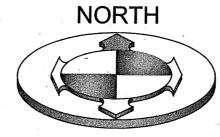
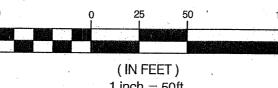
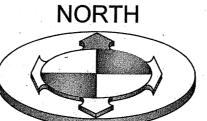
# ALTA/NSPS LAND TITLE SURVEY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,

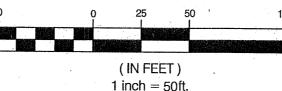
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN RIVERDALE CITY, WEBER COUNTY, UTAH





**EAST QUARTER CORNER SECTION 12** TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN 2664.14' (CALCULATED FROM BASIS OF BEARINGS (FOUND BRASS CAP) EAST QUARTER TO CENTER OF N 89°52'04" E 5331.00' SECTION USING R2) 926.82' (R2) (DEED = N 89°33'00" E 930.00'+/-CENTER QUARTER CORNER SECTION 12 WEST QUARTER CORNER SECTION 12 TOWNSHIP 5 NORTH, RANGE 2 WEST, TOWNSHIP 5 NORTH, RANGE 2 WEST. SALT LAKE BASE AND MERIDIAN SALT LAKE BASE AND MERIDIAN (NOT FOUND, CALCULATED USING R2) (FOUND BRASS CAP) RIM=4445.58 IE 12" E = 4442.43 IE 18" S = 4442.13**CURB & GUTTER** -TOG=4444.68 IE 12'' = 4442.07CHAIN LINK FENCE RIM=4441.65 SET REBAR & CAP IE 12'' = 4435.52RIM=4444.12 IE 18" SW= 4439.32 IE 18" NE = 4438.77 SET REBAR & CAP -RIM=4444.72 (UNABLE TO OPEN) APPROXIMATE BILLBOARD . -TOG=4444.26 IE 12'' = 4440.46-RIM=4445.46 IE 12" 4437.06 OPEN FIELD EDGE OF ASPHALT CHAIN LINK FENCE WIRE FENCE PARCEL 2 AREA CONTAINS: 151,021 SQ FT OR 3.467 ACRES MORE OR LESS AREA CONTAINS: I √ 32,493 SQ FT OR 0.746 ACRES PARCEL 1 MORE OR LESS -RIM = 4449.21IE 18" = 4445.41SET REBAR & CAP (DEED = S 89°48'05" W 230.31)  $(DEED = S 89^{\circ}48'05'' W 401.01)$ S 89°48'25" W 629.06' SET REBAR & CAP FOUND REBAI AND CAP EDGE OF DIRT ROAD WIRE FENCE 1.4' EAST FROM PROPERTY CORNER (GREAT BASIN)





## TITLE DESCRIPTION

SURVEYOR'S CERTIFICATE

STEWART TITLE GUARANTY COMPANY

GARDEN TOWNS 1, LLC

COMPLETED ON APRIL 10, 2017.

PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT OF THE WEST RIGHT-OF-WAY ENTERPRISES, FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID NORTH LINE SOUTH 89°48'05" WEST 230.31 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY DEEDED TO HOWARD JOHN ELLIS, ETAL IN BOOK 708 OF RECORDS, PAGE 386; THENCE NORTH 38°15' EAST 383 FEET, MORE OR LESS, ALONG THE WESTERLY LINE OF SAID PROPERTY AS DEEDED IN BOOK 708 OF RECORDS, PAGE 386, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A STATE ROAD WHICH IS NORTH 2°29' EAST OF BEGINNING; THENCE SOUTH 2°29' WEST, ALONG SAID WEST

RIGHT OF WAY LINE, 299.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (BOUNDARY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE

BRIAN A. LINAM

MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS

PARCEL 2: TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF A HIGHWAY KNOWN AS INTERSTATE 15, AND THE SOUTHERLY RIGHT OF WAY OF 4400 SOUTH WEST, THENCE SOUTH 69°18' EAST 119.7 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE. THENCE SOUTH 2°20' EAST 134.37 FEET, THENCE SOUTH 38°15' WEST 396.93 FEET, THENCE SOUTH 89°48'05" WEST 401.01 FEET ALONG A NORTHERLY BOUNDARY LINE OF RIVERDALE CITY UTAH, THENCE NORTHEASTERLY THE FOLLOWING TWO (2) COURSES: NORTH 44°45' EAST 83.25 FEET, THENCE NORTH 47°26' EAST 639.1 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND IS GRANTED WITHOUT ACCESS TO OR FROM THE ADJOINING FREEWAY, OR 4400 SOUTH, OR THE 134.37 FEET ALONG AND CONTIGUOUS TO 1500 WEST STREET, OVER AND ACROSS THE NORTHWESTERLY, NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID TRACT. SUBJECT TO AND RESERVING UNTO GRANTOR, ITS HEIRS, SUCCESSORS AND ASSIGNS, THE EXCLUSIVE RIGHT TO USE THE PROPERTY FOR THE PURPOSE OF ERECTING AND MAINTAINING THEREON OUTDOOR ADVERTISING SIGNS, INCLUDING SUCH NECESSARY

### NARRATIVE OF SURVEY

LINE AGREEMENT E#1468044 1858-2906).

BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY ERNIE WILLMORE OF GARDEN TOWNS 1 TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

DEVICES, STRUCTURES, CONNECTIONS, SUPPORTS, ANTENNAS, AND APPURTENANCES AS MAY

BE DESIRED BY GRANTOR, WHETHER NOW EXISTING OR TO BE CONSTRUCTED IN THE FUTURE,

GRANTOR TO ACCOMMODATE THE CONSTRUCTION AND MAINTENANCE OF SAID OUTDOOR

TOGETHER WITH INGRESS AND EGRESS TO AND UPON THE PROPERTY AS DESIRED BY

ADVERTISING SIGNS. (BOUNDARY LINE AGREEMENT E#1468044 1858-2906).

BASIS OF BEARINGS FOR THIS SURVEY IS N 89°52'04" E AS SHOWN HEREON.

FOUND BRASS CAP WEBER COUNTY BENCHMARK #51107-3-5060 ELEVATION = 4372.12

NARRATIVE
THE SOUTHERLY LINE WAS ESTABLISHED USING THE BOUNDARY LINE AGREEMENT AS SHOWN AS ITEM 19. THE DESCRIPTION CALLED OUT A FOUND REBAR AND CAP, THE TIES FROM THE SECTION CORNER DID NOT MATCH THE FOUND REBAR & CAP. THEREFORE THE LINE WAS MOVED TO MATCH THE FOUND REBAR AND CAP WHICH MATCHED OCCUPATION. THE REMAINING BOUNDARY LINES WERE ESTABLISHED USING THE SURVEY PREPARED FOR HAL LAFLUER RECORDED OCTOBER 8, 1987 AS DRAWING NO. 000034 AT THE WEBER COUNTY SURVEYORS OFFICE. THE OTHER SURVEYS THAT WERE PREPARED FOR THE SUBJECT PROPERTY HAD AMBIGUITIES AND WERE NOT USED.

# REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY. FILE NO. 154302, EFFECTIVE DATE MARCH 6, 2017. R2) SURVEY PREPARED FOR HAL LAFLUER RECORDED OCTOBER 8, 1987 AS DRAWING NO. 000034 AT THE WEBER COUNTY SURVEYORS OFFICE.

### **GENERAL NOTES**

VICINITY MAP

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 154302, EFFECTIVE DATE MARCH 6, 2017. 2) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED

ITEMS 1- 13 NOT ADDRESSED IN THIS SURVEY

TOGETHER WITH INGRESS AND EGRESS TO AND UPON THE PROPERTY AS DESIRED BY GRANTO TO ACCOMMODATE THE CONSTRUCTION AND MAINTENANCE OF SAID OUTDOOR ADVERTISING SIGNS AS DISCLOSED IN BOOK 1838, PAGE 2787 OF WEBER COUNTY RECORDS. (SURVEY FINDINGS: AS SHOWN)

TEMPORARY CONSTRUCTION EASEMENT PERMIT GRANTOR: HAL A. LAFLEUR JR. REVOCABLE TRUST 1/3 ETAL AND HAL AND LORENE LAFLEAUR TRUST 2/3

GRANTEE: RIVERDALE CITY, A MUNICIPAL CORPORATION

LOCATION: PURPOSE: TO ENTER PRIVATE PROPERTY TO CONSTRUCT A PEDESTRIAN BRIDGE AND SIDEWALK EXTENSION

RECORDED: JULY 28, 2016 ENTRY NUMBER: 2805919 (SURVEY FINDINGS: AS SHOWN)

ITEM 16 TERMS, CONDITIONS AND/OR RESTRICTIONS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 1719, PAGE 1183 OF WEBER COUNTY RECORDS (SURVEY FINDINGS: AFFECTS PARCEL 1)

ITEM 17 SUBJECT TO THE RIGHTS OF OTHERS OVER AND ACROSS SAID PROPERTY TO MAINTAIN, OPERATE, REPAIR AND REPLACE AN OUTDOOR ADVERTISING SIGN WHICH IS LOCATED (SURVEY FINDINGS: AFFECTS SUBJECT PROPERTIES)

ITEM 18 ANY MATTERS DISCLOSED BY AN ACCURATE SURVEY OF SAID PROPERTY.

ITEM 19 AGREEMENT **DATED: APRIL 11, 1997** 

BY AND BETWEEN: AMERICA FIRST CREDIT UNION, A UTAH CORPORATION AND TRI "L.L.C., A UTAH LIMITED LIABILITY COMPANY RECORDED: APRIL 28, 1997 ENTRY NUMBER: 1468044

BOOK: 1858 PAGE: 2906 (SURVEY FINDINGS: AS SHOWN)

BOOK: 2244 PAGE: 2769

(SURVEY FINDINGS: AS SHOWN)

ITEM 20: NOTICE OF CLAIM OF INTEREST **DATED: JULY 3, 2002** CLAIMANT: REAGAN OUTDOOR ADVERTISING RECORDED: JULY 8, 2002 ENTRY NUMBER: 1859851

ITEMS 21 - 26 NOT ADDRESSED IN THIS SURVEY

### LEGEND AND ARREVIATIONS

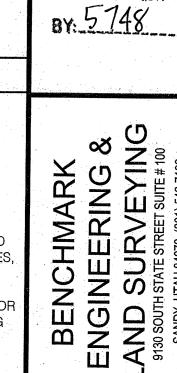
A	SECTION CORNER & LINE (FOUND)		
V	SET PROPERTY CORNER (PLAT NOTED)		
	ADJACENT PL or LOT LINES	•	
	CURB & GUTTER		andre of the second
	= EDGE OF EXISTING ASPHALT		
	FENCE, CHAIN		
200000	FENCE, WIRE X X	-X-	
<u> </u>	SANITARY SEWER MANHOLE & PIPE SS SS		**** ***** ******
0	STORM DRAIN MANHOLE & PIPE SD		•
(A)	MANHOLE & CULINARY PIPE LINE W		
X S	WATER VALVE & WATER METER		
	TELECOMM P	EDE	STAL

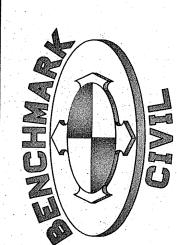
FIRE HYDRANT

• GUY WIRE \$\times \text{LIGHT POLE} SIGN CONIFEROUS TREE ALTA/NSPS LAND TITLE SURVEY

1 OF 1

SOUTHEAST CORNER SECTION 12 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)





SMMC

R

1500 CITY, 0

ROJECT NO. 1704063

SVA.01