SURVEYOR'S CERTIFICATE

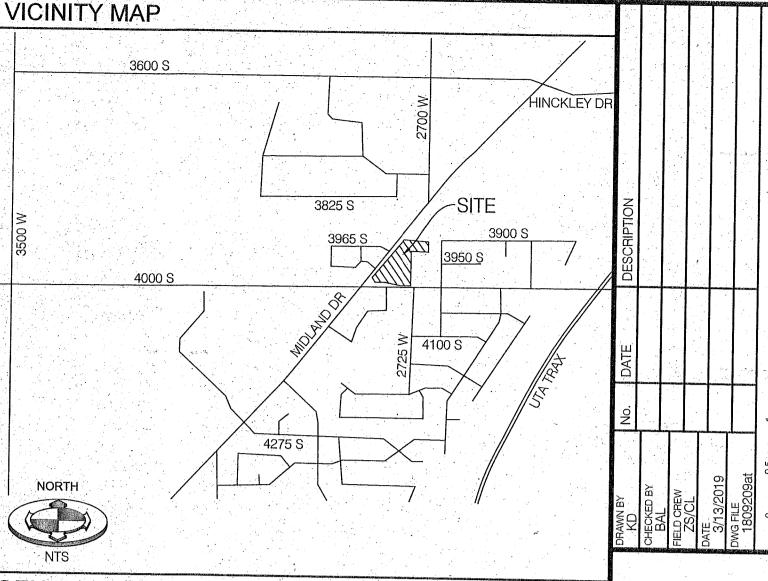
TO: ROYWELL, LLC, A WYOMING LIMITED LIABILITY COMPANY OLD REPUBLIC TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAYNSPS 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 COMPLETED ON OCTOBER 9, 2018.



ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 & SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 5 NORTH, RANGE 2 WEST. SALT LAKE BASE AND MERIDIAN ROY CITY, WEBER COUNTY, UTAH



LEGAL DESCRIPTION PER TITLE REPORT

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAP AND MONUMENTS). BEGINNING AT A POINT WHICH BEARS NORTH 452 FEET AND WEST 208.55 FEET (208.6 FEET) AND SOUTH 432.96 FEET, MORE OR LESS, TO THE NORTH LINE OF ROAD, FROM THE SOUTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE SOUTH 87°57'04" WEST 150.00 FEET ALONG SAID ROAD; THENCE SOUTH 1.52 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF UDOT PROJECT STP-0108(5)12, AS MONUMENTED; THENCE THE FOLLOWING SEVEN COURSES ALONG SAID RIGHT OF WAY AS FOLLOWS SOUTH 89°58'43" WEST 113.08 FEET; THENCE NORTH 01°21'33" WEST 16.41 FEET; THENCE SOUTH 89°58'43" WEST 223.20 FEET TO A FOUND RIGHT OF WAY MONUMENT; THENCE NORTH 31°45'41" WEST 44.14 FEET (NORTH 30°38'55" WEST 44.09 FEET) THENCE NORTH 37°14'33" EAST 86.47 FEET (NORTH 38°23'54" EAST 86.48 FEET) AND SOUTH 88°55'33" WEST 29.01 FEET (NORTH 89°55'11" WEST 29.03 FEET); THENCE NORTH 37°52'55" EAST 39,67 FEET ALONG MIDLAND DRIVE TO A FOUND STATE RIGHT OF WAY MONUMENT; THENCE NORTH 37°32'05" EAST 547.63 FEET ALONG THE EASTERN RIGHT OF WAY OF MIDLAND DRIVE, MORE OR LESS, TO AN EXISTING FENCE LINE; THENCE SOUTH 86°08'52" EAST 338.28 FEET ALONG SAID FENCE LINE, MORE OR LESS, TO AN OLD FENCE LINE MARKING THE QUARTER LINE BETWEEN SECTIONS 3 AND 2, SAID POINT ALSO BEING ON THE WESTERN BOUNDARY OF EDGE WATER ESTATES PHASE NO. 1, AS MONUMENTED; THENCE SOUTH 0°17'52" EAST (SOUTH 0°51'36 WEST 123.78 FEET) 126.21 FEET ALONG SAID SUBDIVISION TO THE PROJECTION OF A FENCE FROM THE WEST; THENCE SOUTH 88°38'59" WEST 209.74 FEET ALONG SAID FENCE LINE TO A POINT WHICH BEARS NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 426.91 FEET TO THE POINT OF BEGINNING.

THREE PARCELS OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE1/4SE1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

LESS AND EXCEPTING:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET, WHICH POINT IS 452.00 FEET NORTH AND 208.55 FEET WEST AND 431.91 FEET SOUTH AND 60.97 FEET SOUTH 88°14'09" WEST ALONG SAID RIGHT OF WAY LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AT A POINT 13.33 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF 4000 SOUTH STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 120+90.71; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) THENCE SOUTH 88°14'09" WEST 88.86 FEET; (2) THENCE NORTH 00°52'52" WEST 5.26 FEET; (3) THENCE SOUTH 88°17'27" WEST 113.57 FEET; (4) THENCE NORTH 00°23'50" EAST 18.05 FEET TO A POINT 33.62 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 118+88.71; THENCE SOUTH 80°12'53" EAST 57.08 FEET TO A POINT 23.06 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 119+44.80; THENCE SOUTH 87°04'02" EAST 146.23 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET, WHICH POINT IS 471.78 FEET SOUTH 89°43'19" WEST ALONG THE SECTION LINE AND 37.69 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AT A POINT 33.62 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID 4000 SOUTH STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 118+88.71; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCE: (1) THENCE SOUTH 89°07'08" WEST 223.20 FEET; (2) THENCE NORTH 31°30'19" WEST 44.09 FEET TO THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11; THENCE NORTH 37°32'16" EAST 40.42 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO A POINT 65.80 FEET RADIALLY DISTANT SOUTHEASTERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 538+48.75; THENCE SOUTH 25°05'31" EAST 49.04 FEET TO A POINT 58.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OF 4000 SOUTH STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 116+88.28; THENCE NORTH 89°07'07" EAST 91.72 FEET PARALLEL WITH SAID 4000 SOUTH STREET RIGHT OF WAY CONTROL LINE; THENCE SOUTH 00°52'53" EAST 4.40 FEET TO A POINT 54.10 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID 4000 SOUTH STREET OPPOSITE APPROXIMATE ENGINEERS STATION 117+80.00; THENCE SOUTH 80°12'53" EAST 110.62 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(MIDLAND DRIVE), WHICH POINT IS 694.31 FEET SOUTH 89°43'19" WEST ALONG THE SECTION LINE AND 141.11 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 37°33'30" EAST 583.27 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 86°08'52" EAST 37.55 FEET ALONG SAID BOUNDARY LINE TO A POINT 55.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, OPPOSITE APPROXIMATE ENGINEERS STATION 544+81.08; THENCE SOUTHWESTERLY 128.29 FEET ALONG THE ARC OF A 10,055.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 39°06'00" WEST 128.29 FEET) CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE; THENCE SOUTH 39°27'56" WEST 365.74 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A 9,945.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 100.26 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS SOUTH 39°10'36" WEST 100.26 FEET) CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE; THENCE SOUTH 89°13'15" WEST 16.30 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION

BEGINNING AT A POINT IN THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108

PARCEL NO.: 08-031-0062, 08-031-0063, 08-022-0066

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NO. 6-080605, EFFECTIVE DATE SEPTEMBER 17,

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED

ITEMS 1-20 NOT ADDRESSED IN THIS SURVEY

ITEM 21 THE TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE ESTABLISHING A ZONE FOR VICKIE HALL AND ROY CITY CORPORATION PROPERTIES WHICH HAVE BEEN ANNEXED INTO ROY CITY:

RECORDED: DECEMBER 27, 2001 ENTRY NO.: 1816898 BOOK/PAGE: 2197/1011

(SURVEY FINDINGS: AFFECTS ALL OF PARCEL 08-031-0063)

ITEM 22 THE TERMS AND CONDITIONS OF THAT CERTAIN RESOLUTION NO. 742 APPROVING THE ANNEXATION OF THE VICKIE HALL AND ROY CITY CORPORATION PROPERTIES: RECORDED: DECEMBER 27, 2001 ENTRY NO.: 1816899

BOOK/PAGE: 2197/1012

(SURVEY FINDINGS: AFFECTS ALL OF PARCEL 08-031-0063)

ITEM 23 THE TERMS AND CONDITIONS OF THAT CERTAIN RESOLUTION NO. 905 APPROVING THE ANNEXATION OF THE CHARMA L. RICHARDSON, ROBERT AND ROMA LEGGETT, KEITH AND JESSICA MOULDING, JOY E MOWER, CASEY D. AND KIMBERLEE MARKER, JAMES H. KITCHEN, AND ROBERT AND ARLENE BECK PROPERTIES: RECORDED: FEBRUARY 11, 2008 ENTRY NO.: 2320819

(SURVEY FINDINGS: AFFECTS ALL OF PARCEL 08-031-0062)

ITEM 24 THE TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE NO 984, AND ORDINANCE ESTABLISHING A ZONE FOR THE CHARMA L. RICHARDSON, ROBERT AND ROMA LEGGETT, KEITH AND JESSICA MOULDING, JOY E MOWER, CASEY D. AND KIMBERLEE MARKER, JAMES H. KITCHEN, AND ROBERT AND ARLENE BECK PROPERTIES WHICH HAVE BEEN ANNEXED INTO ROY CITY: RECORDED: FEBRUARY 11, 2008

ENTRY NO.: 2320820

(SURVEY FINDINGS: AFFECTS ALL OF PARCEL 08-031-0062)

ITEM 25 NOT ADDRESSED BY THIS SURVEY

ITEM 26 RIGHTS OF WAY AND EASEMENTS FOR ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, CABLE, FIBER OPTIC, SEWER, GAS OR WATER LINES.

ITEM 27 ACCESS RESTRICTIONS AS DISCLOSED BY THE WARRANTY DEED RECORDED JUNE 14, 2007 AS ENTRY NO. 2271065 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 28 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: DARRIN D. CESKA RECORDED: NOVEMBER 16, 1992 ENTRY NO.: 1200968

BOOK/PAGE: 1644/1442 PURPOSE: A RIGHT OF WAY AND EASEMENT FOR AN EXISTING SEWER LINE AREA AFFECTED: EXACT LOCATION NOT DISCLOSED (SURVEY FINDINGS: EASEMENT LOCATION IS DEPENDENT ON SITE FEATURES THAT HAVE SINCE

ITEM 29 NOT ADDRESSED BY THIS SURVEY

BEEN DEMOLISHED. ITEM IS NON-PLOTTABLE.)

ITEM 30 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION RECORDED: JUNE 3, 2014

ENTRY NO.: 2689051

PURPOSE: TWO PERPETUAL EASEMENTS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON HIGHWAY APPURTENANCES AREA AFFECTED: NORTHWESTERLY AND SOUTHERLY PORTIONS

(SURVEY FINDINGS: AS SHOWN)

ITEM 31 UNDERGROUND RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS GRANTEE: PACIFICORP, AN OREGON CORPORATION, D/B/A ROCK MOUNTAIN POWER

RECORDED: APRIL 3, 2015 ENTRY NO.: 2729142 PURPOSE: CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRES, FIBERS, CABLES AND OTHER CONDUCTORS AND CONDUITS

THEREFOR; AND PADS, TRANSFORMERS, SWITCHES, CABINETS, AND VAULTS ON, ACROSS, OR UNDER THE SURFACE OF THE REAL PROPERTY THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF MORTGAGE: RECORDED:

JULY 15, 2015 ENTRY NO.: 2745987 (SURVEY FINDINGS: THE EASEMENT DID NOT HAVE A SPECIFIC LEGAL DESCRIPTION. THE EXHIBIT SHOWS AN EASEMENT 10 FEET IN WIDTH AND ROUGHLY 120 FEET IN LENGTH. SAID EASEMENT IS SHOWN BASED ON FOUND ELECTRICAL TRANSFORMERS AND MAPS PROVIDED BY ROCKY MOUNTAIN POWER, EXACT LOCATION OF UNDERGROUND POWER LINES NEED TO BE VERIFIED BY BLUESTAKES.)

TITLE EXCEPTIONS (CONTINUED)

ITEM 32 RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER RECORDED: JUNE 23, 2015 ENTRY NO.: 2742117

PURPOSE: CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRES, FIBERS, CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFOR; AND PADS, TRANSFORMERS, SWITCHES, CABINETS, AND VAULTS ON, ACROSS OR UNDER THE SURFACE OF THE REAL PROPERTY

THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF MORTGAGE: RECORDED: JULY 15, 2015 ENTRY NO.: 2745987

(SURVEY FINDINGS: UNABLE TO RETRACE EASEMENT. THE EXHIBIT CONTAINING THE DESCRIPTION OF THE EASEMENT IS UNREADABLE.)

RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: ITEM 33 PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER RECORDED: JUNE 23, 2015 ENTRY NO.: 2742118

PURPOSE: CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRES, FIBERS, CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFOR, AND PADS, TRANSFORMERS, SWITCHES, CABINETS, AND VAULTS ON, ACROSS OR UNDER THE SURFACE OF THE REAL PROPERTY

THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF MORTGAGE: RECORDED: JULY 15, 2015 ENTRY NO.: 2745987 SURVEY FINDINGS: UNABLE TO RETRACE EASEMENT. THE EXHIBIT CONTAINING THE DESCRIPTION OF THE EASEMENT IS UNREADABLE.)

ITEM 34 THE DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED WHICH OVERLAPS THE PROPERTY COVERED BY THIS COMMITMENT:

GRANTOR(S): THOMAS LEE KITCHENS AND LAURA KITCHENS, SURVIVING CO-TENANTS OF JAMES H. KITCHENS, DECEASED GRANTEE(S): THOMAS LEE KITCHENS, A MARRIED MAN RECORDED: DECEMBER 31, 2012

ENTRY NO.: 2613175 (AN OVERLAP WITH PARCEL 08-031-0041) (SURVEY FINDINGS: SEE SURVEYOR NARRATIVE AND ALSO #1.A OF THE GENERAL NOTES.)

THE FACT THAT THE LESS AND EXCEPTING LEGAL DESCRIPTIONS TO UDOT DO NOT EXACTLY LINE UP WITH THE SUBJECT PARCEL DESCRIBED IN SCHEDULE A (SURVEY FINDINGS: EACH UDOT LESS AND EXCEPTING PARCEL HAD TO BE SEPARATELY PLOTTED AND ROTATED TO THIS SURVEYS BASIS OF BEARINGS. THE DESCRIPTION CONTAINED IN SCHEDULE A OF THE TITLE COMMITMENT UTILIZED SEVERAL BOUNDS CALLED WHICH WERE RELIED ON IN DETERMINING THE BOUNDARY OF THIS PROPERTY. SEE NARRATIVE FOR FURTHER DETAILS.)

REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NO. 6-080605, EFFECTIVE DATE SEPTEMBER 17, 2018.

R2) RIGHT OF WAY SURVEY BY CHESTER L. NELSON OF CONSTRUCTION & LAND SURVEYORS SIGNED APRIL 5, 1999 ON FILE AT THE WEBER COUNTY SURVEYOR'S OFFICE AS DRAWING NO.

R3) RECORD OF SURVEY BY CYNTHIA L. ROBINETT OF CONSTRUCTION & LAND SURVEYORS SIGNED JULY 15, 1994 ON FILE AT THE WEBER COUNTY SURVEYOR'S OFFICE AS DRAWING NO.

R4) EDGEWATER ESTATES PHASE NO.1 SUBDIVISION RECORDED AUGUST 24, 1995 AS ENTRY NO. 1360165 IN BOOK 40 AT PAGE 46 AT THE WEBER COUNTY RECORDER'S OFFICE.

GENERAL NOTES

SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS. A - THE NORTH DEED LINES OF PARCELS 08-031-0041 AND 08-031-0013 OVERLAP THE SUBJECT PROPERTY BETWEEN 4.8 FEET ON THE WEST END AND 1.0 FEET ON THE EAST

B - A SERIES OF ROOF OVERHANGS FOR SHEDS SITUATED ON PARCELS 08-031-0041 AND 08-031-0013.

C - SIDEWALK, CURB, GUTTER IMPROVEMENTS ALONG 4000 SOUTH ON THE SOUTHEASTERLY PORTION OF THE PROPERTY

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MIDLAND DRIVE (SR-108) AND 4000

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NO. 6-080605, EFFECTIVE DATE SEPTEMBER 17, 2018.

BENCHMARK INGINEERING 8

NARRATIVE OF SURVEY

BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY GAGE CRABTEE OF

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°25'05" WEST, AS SHOWN HEREON.

BENCHMARK

NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION WAS DETERMINED USING NAVD88 (VRS-TURN NETWORK). ELEVATION =4325.66

RIGHT OF WAYS OF MIDLAND DRIVE (SR-108) AND 4000 SOUTH (SR-37) ACCORDING TO RECENT LAND ACQUISITIONS FOR ROAD WIDENING. NO RIGHT OF WAY MARKERS WERE FOUND DUE TO BEING DESTROYED BY SAID ROAD WIDENING.

ALONG AN EXISTING FENCE LINE. THE WESTERLY BOUNDARY LINE ALONG MIDLAND DRIVE WAS EXTENDED NORTH TO AN EXISTING CHAIN LINK FENCE. SAID NORTHERLY LINE WAS ROTATED TO MATCH SAID FENCELINE. THE SUBJECT DEED DESCRIPTION CONTAINS A BOUNDS CALL TO "AN OLD FENCE LINE MARKING THE QUARTER LINE BETWEEN SECTIONS 3 & 2"; HOWEVER, THE NORTHERLY LINE WAS EXTENDED EASTERLY TO THE WESTERLY EDGE OF EDGEWATER ESTATES PHASE 1 SUBDIVISION (SAID SUBDIVISION WAS ROTATED SLIGHTLY TO MATCH THE MEASURED BEARING FOR THE SECTION LINE). THE WESTERLY LINE OF SAID SUBDIVISION IS 3.5 FEET EAST OF THE SECTION LINE. THIS IS CONSISTENT WITH WHAT IS SHOWN ON THE SUBDIVISION PLAT.

08-031-0041 AND 08-031-0013, ARE LOCATED NORTH OF AN EXISTING EAST-WEST FENCE LINE. THE NARRATIVE OF THE SURVEY PERFORMED BY CYNTHIA ROBINETT (R3) STATED THAT SAID EAST-WEST FENCE HAD BEEN IN PLACE FOR SEVERAL DECADES. THE SUBJECT DEED DESCRIPTIONS ALSO CONTAINS A BOUNDS CALL ALONG SAID FENCELINE. THE BOUNDARY OF THIS SURVEY FOR THIS PORTION WAS ADJUSTED TO MATCH THE EXISTING FENCE LINE.

THE WESTERLY LINE OF PARCEL 08-031-0041 WAS DETERMINED OFFSETTING THE SECTION LINE THE RECORD DISTANCES AS SHOWN HEREON.

ROYWELL, LLC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

THE BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5

THE WESTERLY AND SOUTHWESTERLY BOUNDARY LINES WERE DETERMINED FROM THE

THE SUBJECT DEED DESCRIPTION FOR THE NORTHERLY LINE CONTAINS A BOUNDS CALL

THE NORTHERLY DEED LINES, ACCORDING TO THE RECORD DESCRIPTIONS FOR PARCELS

LEGEND AND ABBREVIATIONS

SDMH STORM DRAIN MANHOLE

TOG TOP OF GRATE

POB POINT OF BEGINNING

SSMH SANITARY SEWER MANHOLE

SDCB STORM DRAIN CATCH BASIN

SANITARY SEWER MANHQLE & PIPE SECTION CORNER & LINE (FOUND) PROPERTY CORNER (PLAT NOTED) STORM DRAIN INLET BOX ADJACENT PL or LOT LINES EXISTING RIGHT-OF-WAY LINE WATER VALVE & WATER METER CENTERLINE of ROAD EASEMENT LINE CURB & GUTTER PRESSURIZED IRRIGATION VALVE & PIPE LINE EDGE OF EXISTING ASPHALT PRESSURIZED IRRIGATION MANHOLE FENCE, CHAIN FENCE, WIRE - SIGN - GUY WIRE TELEPHONE BOX □ LIGHT POLE TELECOMM PEDESTAL

COMMUNICATION LINE

ALTA/NSPS LAND TITLE

SVA.01

SURVEY

1 OF 2

000 PROJECT NO. 1809209

DRIV

9

MIDL CITY

