## TITLE REPORT-A (EXCEPTIONS)

Fidelity National Title Insurance Company File Number: 141621-MCF Commitment Date: February 9, 2021 at 7:30 AM

### 1.-17. {Not a survey matter}

18. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded September 12, 1956, as Entry No. 261727, in Book 524, at Page 178. {Affects parcels as shown hereon}

19. Deed of Easement in favor of Weber-Box Elder Conservation District, a body corporate and politic of the State of Utah to erect, install, lay, use, maintain, replace, repair, operate, increase or decrease the size of or remove a water pipeline for the purpose of transmitting and distributing water and incidental purposes, by instrument dated August 16, 1982 and recorded August 17, 1982, as Entry No. 862425, in Book 1407, at Page 1241. {Does not affect parcels as shown hereon}

20. Reciprocal Right of Way Agreement by and between Shelly A. Murphy and William E. Spradlin; and Harold W. Welker; Richard H. Burch; Ranee S. Burch; Arza N. Stewart; Marianne J. Stewart; and Anna Mae Rasmussen, individually and as Executrix of the Estate of Gary W. Rasmussen, recorded February 14, 1995 as Entry No. 1332644 in Book 1746 at Page 2339. {Affects parcels -

21. Notwithstanding the covered risks and insuring clauses as set forth in the policy or any assumption there exists a valid and subsisting right-of-way for access over and across an adjoining land for that purpose, the Company does not insure against loss or damage by reason of a lack of access to and from the Land to a dedicated public road, street or highway. (affects Parcels 1

22. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).

23. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

## TITLE REPORT-A (LEGAL DESCRIPTIONS)

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1048 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE EAST 100 FEET; THENCE NORTH 436 FEET; THENCE WEST 100 FEET; THENCE SOUTH 436 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2: (16-043-0012)

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 AND RUNNING THENCE SOUTH 614 FEET; THENCE EAST 141.9 FEET; THENCE NORTH 614 FEET; THENCE WEST 141.9 FEET TO THE PLACE OF BEGINNING.

## PARCEL 3: (16-043-0013)

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 272 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 AND RUNNING THENCE WEST 130.1 FEET; THENCE SOUTH 614 FEET; THENCE WEST 41.9 FEET; THENCE SOUTH 200.5 FEET; THENCE EAST TO A POINT SOUTH 01°37' WEST 814.5 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 01°37' EAST 814.5 FEET TO THE POINT OF

# PARCEL 4: (16-037-0049)

PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF THE RALPH A. LARSON PROPERTY WHICH IS LOCATED AT NORTH 0°29'53" EAST 2207 22 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE NORTH 89°49'09" WEST 3.31 FEET, THENCE NORTH 0°24'28" WEST 423:37 FEET, THENCE NORTH 0°28'37" EAST 1315.26 FEET, THENCE SOUTH 89°53'20" EAST 10.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 0°28'37" WEST 1315.40 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21, THENCE SOUTH 0°29'53" WEST 423.23 FEET TO THE POINT OF BEGINNING.

# **SURVEY DESCRIPTION**

BEGINNING AT THE NORTHEAST CORNER OF LOT 52, WILLOW SPRINGS SUBDIVISION PHASE 5, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE WEBER COUNTY RECORDER'S OFFICE; SAID POINT BEING SOUTH 89°01'11" EAST, ALONG THE SECTION LINE, 544.37 FEET AND NORTH 00°58' 49" EAST, 2206.11 FEET FROM SOUTHWEST CORNER OF SECTION 21. TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°54'20" WEST, ALONG THE NORTH OF SAID WILLOW SPRINGS SUBDIVISION PHASE 5, 531.06 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE PEBBLE BEACH OF THE GREAT LAKE BONNEVILLE PHASE 4, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 00°30'21" EAST, ALONG SAID EAST BOUNDARY LINE, 385.31 FEET TO A POINT ON THE EAST BOUNDARY LINE OF NORTHVIEW ESTATES SUBDIVISION PHASE 7, ACCORDING TO THE RECORD OF SURVEY NO. 6665 ON FILE AT THE WEBER COUNTY SURVEYOR'S OFFICE, THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°30'17" EAST, 38.00 FEET; 2) NORTH 01°23'22" EAST, 824.62 FEET; THENCE NORTH 01° 23'26" EAST, 490.51 FEET TO A PROJECTED LINE OF THE 1/16 SECTION LINE OF SAID SECTION 21; THENCE SOUTH 88°58'09" EAST, ALONG SAID1/16 SECTION LINE, 511.22 FEET; THENCE SOUTH 01°04'51" WEST, 100.00 FEET; THENCE SOUTH 88°58'09" EAST, 84.43 FEET, THENCE SOUTH 01°49'51" WEST, 378.52 FEET, THENCE SOUTH 21°32'51" WEST, 170.00 FEET; THENCE SOUTH 11°11'51" WEST, 48.78 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF STONE CREST SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE WEBER COUNTY RECORDER'S OFFICE: THENCE ALONG BOUNDARY LINES OF SAID STONE CREST SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: 1) NORTH 88°58'08" WEST, 5.91 FEET; 2) SOUTH 07°57'06" WEST, 172.15 FEET; 3) SOUTH 11°03'30" WEST, 32.05 FEET TO A POINT ON THE BOUNDARY LINE OF CACTUS RIDGE SUBDIVISION 3, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE WEBER GOUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY LINES OF SAID CACTUS RIDGE SUBDIVISION 3 THE FOLLOWING THREE (3) COURSES; 1) SOUTH 11°03'30" WEST, 38.98 FEET: 2) SOUTH 14°15'35" EAST, 220.00 FEET; 3) SOUTH 07°20'25" WEST, 322.98 FEET TO A POINT ON THE BOUNDARY LINE OF VALLEY VIEW ESTATES FIRST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE WEBER COUNTY RECORDER'S OFFICE: THENCE ALONG THE BOUNDARY LINES OF SAID VALLEY VIEW ESTATES FIRST AMENDMENT THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°06'35" WEST, 0.52 FEET: 2) SOUTH 07°18'40" WEST, 40.02 FEET: 3) SOUTH 12°42'20" EAST, 23.68 FEET; THENCE NORTH 88°12'43" WEST, 231.67 FEET TO A FOUND PROPERTY CORNER MARKER; THENCE SOUTH 10°00'49" EAST, 193.32 FEET TO A FOUND PROPERTY CORNER MARKER: THENCE SOUTH 88°57'18" EAST, 218,78 FEET TO A POINT ON THE VALLEY VIEW ESTATES FIRST AMENDMENT BOUNDARY LINE: THENCE SOUTH 08°18'40" WEST, ALONG THE BOUNDARY LINE OF SAID VALLEY VIEW ESTATES FIRST AMENDMENT, 19.82 FEET TO A POINT ON THE BOUNDARY LINE OF SAID WILLOW SPRINGS SUBDIVISION PHASE 5: THENCE SOUTH 08°18'40" WEST, ALONG SAID BOUNDARY LINE WILLOW SPRINGS SUBDIVISION PHASE 5, 10:09 FEET TO THE POINT OF BEGINNING.

## TITLE REPORT-B (EXCEPTIONS)

Fidelity National Title Insurance Company File Number: 141623-LMP

Commitment Date: February 9, 2021 at 7:30 AM

#### 1.-19. {Not a survey matter}

20. A right of way as disclosed by various instruments of record including, but not limited to, that certain Warranty Deed recorded February 10, 1940 as Entry No. 50356 in Book 134 at Page 545. (Affects Parcels 1, 3, 4, 5 and 6)

21. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded September 1, 1950, as Entry No. 261727, in Book 524, at Page 178. {Affects parcels as shown hereon}

22. Deed of Easement in favor of Richard E. Winward and Myrtle Winward, his wife, Thomas J. Taylor and Evelyn E. Taylor, his wife, LeRoi B. Blaylock and Margaret T. Blaylock, his wife, David S. Kunz and Evelyn W. Kunz, his wife, and Ernest C. Inama and Doris Inama, his wife for the purpose of providing mutual ingress and egress and incidental purposes, by instrument dated October 31, 1973 and recorded November 9, 1973, as Entry No. 604447, in Book 1039, at Page 368. {Affects parcels as shown hereon}

23. Agreement between Weber-Box Elder Conservation District, a public corporation of the State of Utah and Richard E. Winward and wife Myrtle Winward, recorded November 28, 1979 as Entry No. 797103 in Book 1335 at Page 74.

#### NOTE: Contains erroneous legal description.

24. Agreement between Weber-Box Elder Conservation District, a public corporation of the State of Utah and Rex M. Kohler and wife Jean Kohler, recorded November 28, 1979 as Entry No. 797105 in Book 1335 at Page 86. {Affects all of Parcel 3}

25. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded February 26, 2003, as Entry No. 1915908, in Book 2323, at Page 358. (Affects parcels as shown hereon)

#### 26.-28. {Not a survey matter}

29. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

### TITLE REPORT-B (LEGAL DESCRIPTIONS)

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, US SURVEY: BEGINNING AT A POINT 1157 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, AND RUNNING THENCE EAST 490 FEET; THENCE SOUTH 6°24' WEST 28 FEET; THENCE SOUTH 13°37' EAST 20.64 FEET; THENCE NORTH 89°17'18" WEST 230.74 FEET; THENCE SOUTH 11°05'24" EAST 193.32 FEET; THENCE NORTH 89°58'07" EAST 218.19 FEET; THENCE SOUTH 7°24' WEST 29.89 FEET, MORE OR LESS, TO A POINT THAT IS 892 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE WEST 520 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG SAID QUARTER SECTION LINE 265.00 FEET TO THE PLACE OF BEGINNING.

### PARCEL 2: (16-043-0019)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 272 FEET AND SOUTH 1°37 WEST 854.19 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, RUNNING THENCE SOUTH 1°37' WEST 229.4 FEET, THENCE EAST 272.46 FEET, THENCE NORTH 15°12 WEST 163.01 FEET, THENCE NORTH 10°07' EAST 73.14 FEET; THENCE WEST 236.10 FEET TO THE POINT OF BEGINNING.

# PARCEL 3: (16-043-0020)

A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF ROAD 3875 NORTH, 1157.00 FEET NORTH ALONG THE SECTION LINE AND EAST 150.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21 AND RUNNING THENCE NORTH 267.00 FEET; THENCE EAST 150.00 FEET; THENCE SOUTH 267,00 FEET TO THE NORTH RIGHT OF WAY OF ROAD; THENCE WEST 150,00 FEET TO THE POINT OF

# PARCEL 4: (16-043-0036)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1483.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE EAST 100 FEET; THENCE NORTH 435 FEET; THENCE WEST 100 FEET; THENCE SOUTH 435 FEET TO POINT OF BEGINNING.

# PARCEL 5: (16-043-0037)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1483.0 FEET SOUTH AND 100 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE EAST 50 FEET; THENCE NORTH 267.00 FEET; THENCE EAST 87.00 FEET; THENCE NORTH 1°37' EAST 402.09 FEET: THENCE WEST 148.34 FEET; THENCE SOUTH 669.09 FEET TO THE POINT OF BEGINNING.

# PARCEL 6: (16-043-0038)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 272 FEET AND SOUTH 1°37' WEST 1083.59 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, RUNNING THENCE SOUTH 1°37' WEST 133 FEET; THENCE EAST 63.00 FEET; THENCE SOUTH 267:00 FEET; THENCE EAST 190 FEET; THENCE NORTH 6°24' EAST 347.0 FEET; THENCE NORTH 15°12' WEST 57.0 FEET TO A POINT WHICH BEARS EAST FROM THE POINT OF BEGINNING; THENCE WEST 272.98 FEET TO THE POINT OF BEGINNING.

# PARCEL 7:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCELS 1 THROUGH 6 DESCRIBED HEREIN, FOR INGRESS AND EGRESS, AS CREATED AND DESCRIBED IN THAT CERTAIN DEED OF EASEMENT RECORDED NOVEMBER 9, 1973 AS ENTRY NO. 604447 IN BOOK 1039 AT PAGE 368.

# TITLE REPORT-C (EXCEPTIONS)

Fidelity National Title Insurance Company File Number: 141624-MCF Commitment Date: February 9, 2021 at 7:30 AM

### 1.-14 {Not a survey matter}

15. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded September 12, 1956, as Entry No. 261727, in Book 524, at Page 178. {Affects parcels as shown hereon}

16. Easement in favor of East Willow Springs Irrigation Company, a non-profit corporation incorporated and existing under and by virtue of the laws of the State of Utah, its licensees, successors and assigns for the using and continued operation, maintenance, repair, alteration, inspection and replacement of an irrigation line, together with the right to construct, maintain, repair and use pipelines or other means for securing, replacing and conveying water for irrigation and domestic purposes pursuant to the provisions of 73-1-6, Utah Code Annotated 1953 and incidental purposes, by instrument dated June 13, 1957 and recorded June 24, 1957, as Entry No. 277111, in Book 550, at Page 596.

Conveyance of Property and Easement in favor of the Utah Water and Power Board, recorded November 7, 1957 as Entry No. 283920 in Book 563 at Page 127.

Transfer and Conveyance in favor of East Willow Springs Irrigation Company, recorded August 10, 1973 as Entry No. 599120 in Book 1032 at Page 389. {Affects parcels as shown hereon}

17. Deed of Easement in favor of Richard E. Winward and Myrtle Winward, his wife, Thomas J. Taylor and Evelyn E. Taylor, his wife, LeRoi B. Blaylock and Margaret T. Blaylock, his wife, Davis S. Kunz and Evelyn W. Kunz, his wife, and Ernest C. Inama, and Doris Inama, his wife for the purpose of providing mutual ingress and egress and incidental purposes, by instrument dated October 31, 1973 and recorded November 9, 1973, as Entry No. 604447, in Book 1039, at Page 368. (Affects parcels as shown hereon)

18. Easement in favor of Bruce T. Taylor for a right-of-way and incidental purposes, by instrument dated February 22, 1980 and recorded February 25, 1980, as Entry No. 803936, in Book 1345, at Page 369. {Affects parcels as shown hereon}

19. Easement Grant for Ingress, Egress, Installation & Maintenance of Culinary and Secondary Water Lines in favor of Mountain View Irrigation, Inc., a Utah Corporation recorded December 7, 2018, as Entry No. 2955992. {Affects parcels as shown hereon}

#### 20. {Not a survey matter}

21. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

#### TITLE REPORT-C (LEGAL DESCRIPTIONS) PARCEL 1: (16-043-0054)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 272 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND RUNNING THENCE SOUTH 1°37' WEST 854.19 FEET, THENCE EAST 236.10 FEET, THENCE NORTH 10°07' EAST 219.86 FEET, THENCE NORTH 20°28' EAST 170 FEET, THENCE NORTH 0°45' EAST 265 FEET, THENCE WEST 157 FEET, THENCE NORTH 200 FEET, THENCE WEST 158 FEET TO THE PLACE OF

### PARCEL 1A:

THE NON-EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 DESCRIBED HEREIN, FOR INGRESS AND EGRESS, AS CREATED AND DESCRIBED IN THAT CERTAIN DEED OF EASEMENT RECORDED NOVEMBER 9, 1973 AS ENTRY NO. 604447 IN BOOK 1039 AT PAGE 368.

# NARRATIVE

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

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 ad joiners. 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.

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

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

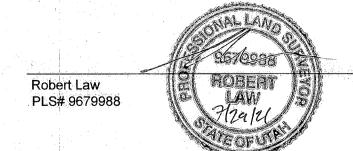
The Basis of Bearing for this survey is South 89°01'11" East between the Southwest Corner and South Quarter Corner of Section 21, Township 7 North, Range 1 West as shown hereon.

Parcel 16-043-0035, which is not a part of this survey, was moved and rotated to the found property corners shown hereon to established the overall subject property boundary line.

# SURVEYORS CERTIFICATE

To: Henry Walker Construction, LLC, a Utah limited liability company, Fidelity National Title Insurance Company, and Cottonwood Title Insurance Agency, Inc.

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on: March 25, 2021.



**WEBER** COUNTY

CONTAINS: 20.59 ACRES

