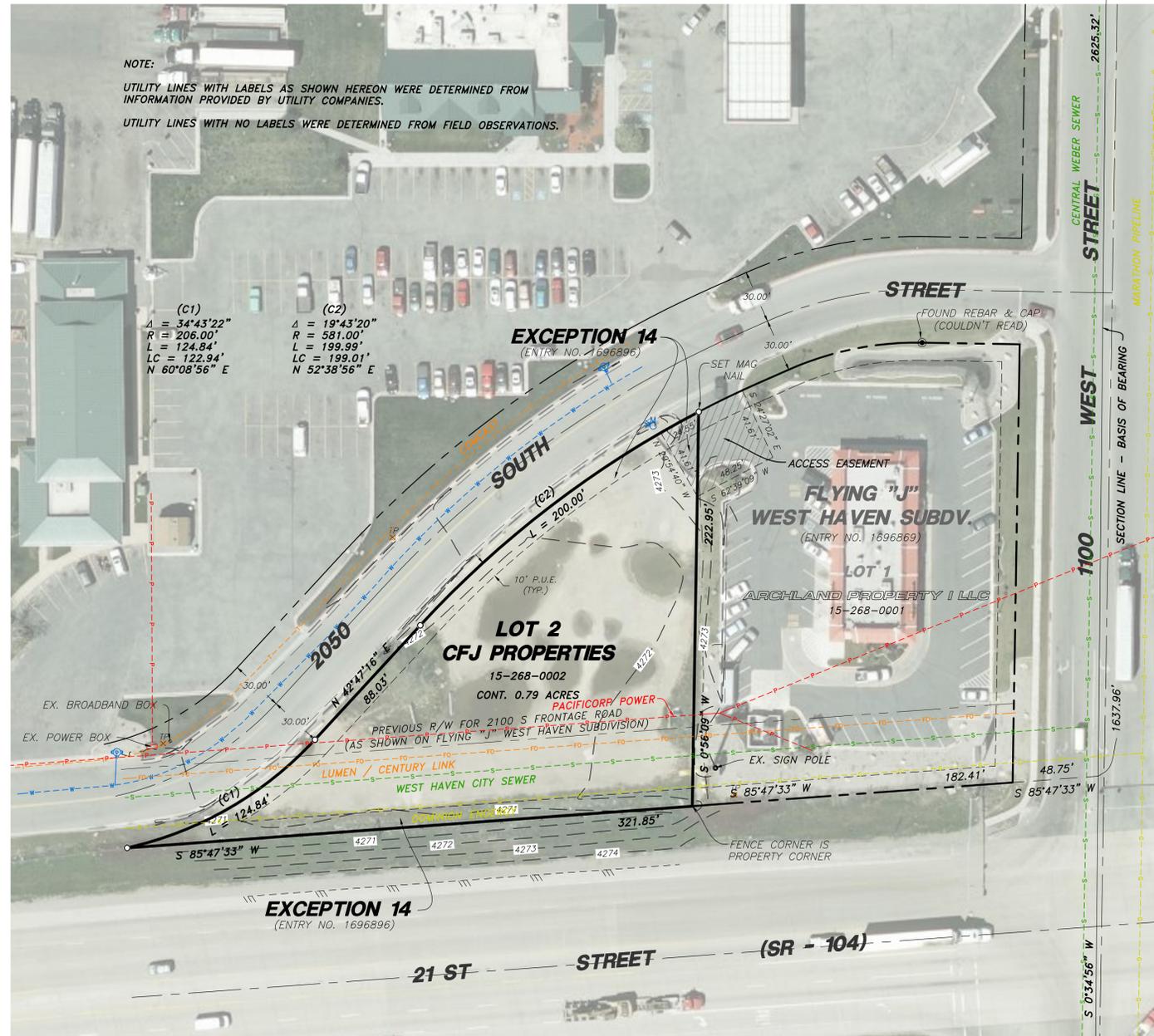


NORTHWEST CORNER OF SEC. 30,
T. 6 N., R. 1 W., SLB&M
WEBER CO. BRASS CAP MONUMENT 1998
(POSITION FROM PREVIOUS HAI TIE DATA)



NOTE:
UTILITY LINES WITH LABELS AS SHOWN HEREON WERE DETERMINED FROM INFORMATION PROVIDED BY UTILITY COMPANIES.
UTILITY LINES WITH NO LABELS WERE DETERMINED FROM FIELD OBSERVATIONS.

(C1)
Δ = 34°43'22"
R = 206.00'
L = 124.84'
LC = 122.94'
N 60°08'56" E

(C2)
Δ = 19°43'20"
R = 581.00'
L = 199.99'
LC = 199.01'
N 52°38'56" E

WEST QUARTER CORNER OF SEC. 30,
T. 6 N., R. 1 W., SLB&M
WEBER CO. BRASS CAP MONUMENT 2005
(PROJECT BENCHMARK = 4276.05' N.A.V.D. 88)

NARRATIVE

THIS ALTA/NSPS SURVEY WAS ORDERED BY JARED HADLEY AND WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1142597-SLC1 WITH A COMMITMENT DATE OF JULY 22, 2022 AT 7:30 AM.

THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND FEATURES, WHICH WERE OBSERVED WHILE PERFORMING THE FIELD WORK, AND FROM UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON AND SHOULD BE VERIFIED.

THE CONTROL USED WAS THE OFFICIAL PLAT OF FLYING "J" WEST HAVEN SUBDIVISION, RECORDED AS ENTRY NO. 1696896 ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 25, T6N, R2W, SLB&M.

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25 WHICH BEARS SOUTH 0°34'56" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

TABLE "A" NOTES:

- 1 - MONUMENTS FOUND AND/OR SET. (SHOWN HEREON)
- 2 - ADDRESS OF PROPERTY IS "NO SITUS AVAILABLE", WEST HAVEN, UTAH 84401.
- 3 - SUBJECT PROPERTY IS DESIGNATED AS ZONE X PER FIRM MAP NO. 49057C0407E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- 4 - GROSS LAND AREA = 0.789 ACRES.
- 5 - VERTICAL RELIEF: 1' CONTOUR INTERVAL, BENCHMARK: EAST QUARTER CORNER OF SECTION 25, T6N, R2W ELEV. = 4276.05' N.A.V.D. 88
- 6(a) - CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY SET FORTH IN A ZONING REPORT OF LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE. (NO REPORT OR LETTER PROVIDED TO THE SURVEYOR)
- 6(b) - IF ZONING SET BACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS. (NO REPORT OR LETTER PROVIDED TO THE SURVEYOR)
- 8 - SUBSTANTIAL FEATURES. (SHOWN HEREON)
- 11(a) & (b) - EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
(a) PLANS AND/OR REPORTS PROVIDED BY CLIENT. (SHOWN HEREON)
(b) MARKINGS COORDINATED BY THE SURVEYOR. (SHOWN HEREON)
- 13 - NAMES OF ADJOINERS. (SHOWN HEREON)
- 14 - DISTANCE TO THE NEAREST INTERSECTING STREET. (SHOWN HEREON)
- 16 - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. (NO EVIDENCE OF RECENT WORK, CONSTRUCTION OR ADDITIONS OBSERVED)
- 17 - PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (NO PROPOSED STREET CHANGES PROVIDED TO THE SURVEYOR)

EXCEPTIONS: SCHEDULE B - SECTION 2

10. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINES AND INCIDENTAL PURPOSES, AS GRANTED TO SALT LAKE PIPE LINE COMPANY, A NEVADA CORPORATION BY INSTRUMENT RECORDED AUGUST 16, 1949 AS ENTRY NO. 155889 IN BOOK 318 AT PAGE 425 OF OFFICIAL RECORDS. (MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT)
- ASSIGNMENT AND ASSUMPTION OF RIGHT-OF-WAY INTEREST BY CHEVRON PIPE LINE COMPANY, A DELAWARE CORPORATION ALSO KNOWN AS CHEVRON PIPELINE COMPANY AND SUCCESSOR IN INTEREST TO SALT LAKE PIPE LINE COMPANY, A NEVADA CORPORATION ALSO KNOWN AS SALT LAKE PIPELINE COMPANY IN FAVOR OF TESORO LOGISTICS NORTHWEST PIPELINE LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JUNE 25, 2013 AS ENTRY NO. 2642639 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
- NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
11. COVENANT AND AGREEMENT RECORDED JUNE 19, 1984 AS ENTRY NO. 911711 IN BOOK 1448 AT PAGE 1156 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
12. ARTICLES OF INCORPORATION OF CITY OR WEST HAVEN, UTAH RECORDED JULY 03, 1991 AS ENTRY NO. 1144934 IN BOOK 1603 AT PAGE 344 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY)
13. AGREEMENT BY AND BETWEEN THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND THE WILSON IRRIGATION COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH RECORDED MAY 17, 1996 AS ENTRY NO. 1406857 IN BOOK 1806 AT PAGE 2976 OF OFFICIAL RECORDS. (MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT)
- EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996 AS ENTRY NO. 1406858 IN BOOK 1806 AT PAGE 2985 OF OFFICIAL RECORDS.
- NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. (MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT)
14. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED MARCH 27, 2000 AS ENTRY NO. 1696896 IN BOOK 51 OF PLATS AT PAGE 79. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
15. ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED APRIL 12, 2000 AS ENTRY NO. 1699891 IN BOOK 2086 AT PAGE 2914 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C). SAID RESTRICTIVE COVENANT (CORPORATION OF PARTNERSHIP) WAS RE-RECORDED MAY 01, 2000 TO CORRECT THE LEGAL DESCRIPTION AS ENTRY NO. 1703148 IN BOOK 2070 AT PAGE 470 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY, 20 YEAR TIME PERIOD HAS BEEN MET)
16. ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED APRIL 12, 2000 AS ENTRY NO. 1699892 IN BOOK 2086 AT PAGE 2918 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C). (DOES NOT AFFECT SUBJECT PROPERTY, 20 YEAR TIME PERIOD HAS BEEN MET)
17. NOTICE OF COVENANTS RUNNING WITH LAND RECORDED JUNE 22, 2001 AS ENTRY NO. 1778213 IN BOOK 2148 AT PAGE 712 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY, COMMENCED 2/8/2002 AND RAN THROUGH 2/25/2002)
18. A NOTICE OF CREATION FROM THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA"), DATED OCTOBER 28TH, 2014, COMPLYING WITH SECTION 11-15-204; UTAH CODE ANNOTATED, 1953, AS AMENDED RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)

RECORD BOUNDARY DESCRIPTION (FROM TITLE REPORT)

LOT 2, FLYING "J" WEST HAVEN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

TO: TRIAD LAND DEVELOPMENT LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY;

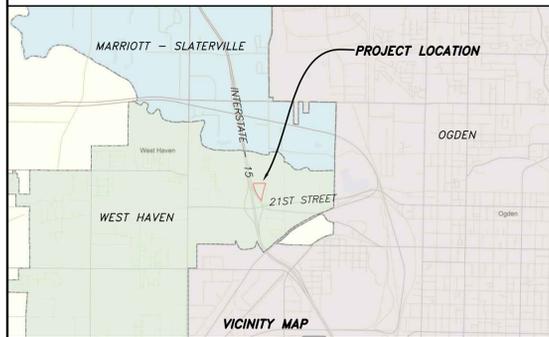
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6(A), 6(B), 8, 11(A), 11(B), 13, 14, 16 AND 17 OF TABLE A THEREOF.

THIS ALTA/NSPS SURVEY WAS CREATED USING ALTA TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1142597-SLC1 WITH A COMMITMENT DATE OF JULY 22, 2022 AT 7:30 AM.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON SEPTEMBER 9, 2022.

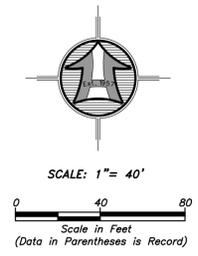
SIGNED THIS 16TH DAY OF NOVEMBER, 2022.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



LEGEND

	SUBJECT PROPERTY LINE		TELEPHONE PEDESTAL
	SUBDIVISION BOUNDARY		FIRE HYDRANT
	ADJOINING PROPERTY LINE		WATER METER
	CENTERLINE		WATER VALVE
	EXISTING BUILDING		SEWER MANHOLE
	EASEMENT		POWER POLE
	STORM DRAIN EXISTING		TREE LINE PERIMETER
	WATER LINE EXISTING		SET 24X5/8" REBAR WITH CAP
	SEWER LINE EXISTING		FOUND REBAR SET BY OTHERS
	POWER LINE EXISTING		STREET MONUMENT
	TELEPHONE LINE EXISTING		SECTION CORNER
	GAS LINE EXISTING		
	FIBER OPTIC LINE EXISTING		
	EDGE OF ASPHALT PAVING		
	EXISTING CONCRETE		
	EXISTING 5.0' CONTOUR		
	EXISTING 1.0' CONTOUR		



ALTA / NSPS SURVEY FOR
TRIAD LAND DEVELOPMENT
"NO SITUS AVAILABLE"
WEST HAVEN, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 25
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

DESIGNED BY: JH
CHECKED BY: JH
APPROVED BY: JH
SCALE: 1" = 40'
DRAWING FILE: 22-3-236v19.dwg
JOB NUMBER: 22-3-236

DATE: 09/20/2022

NOV 18 2022
FILE # 7407

REVISION

No.	Date	By

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of
1
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