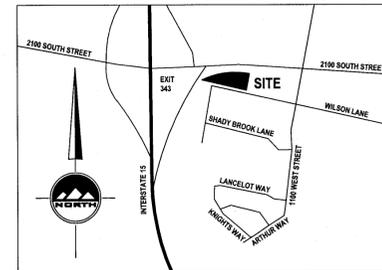


811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.



NORTH EAST CORNER
SECTION 25
T6N, R2W
S36M
(FOUND BRASS
CAP-ILLEGIBLE)

ENSIGN
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919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

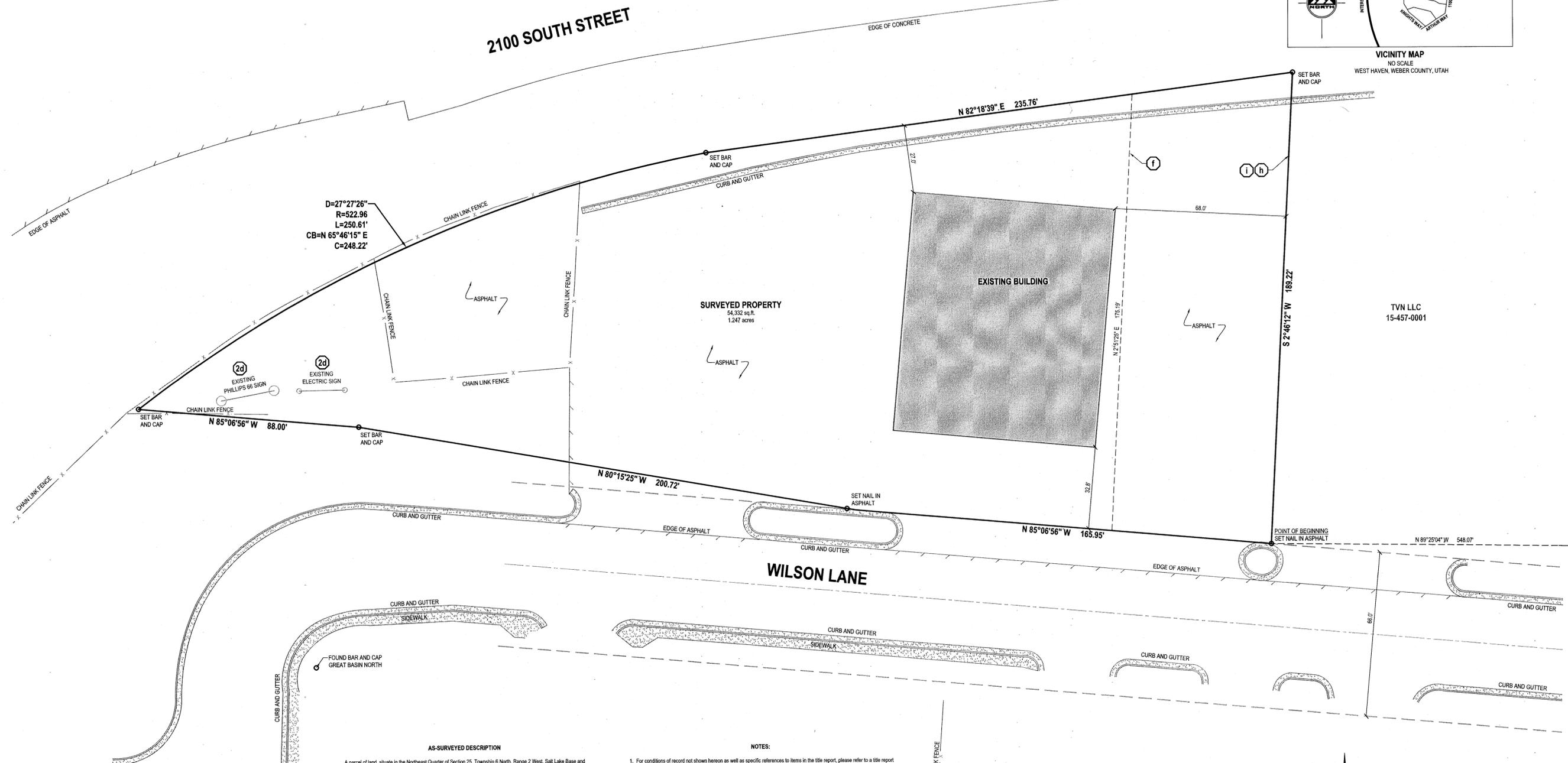
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
RYAN MARRELLI
105 SOUTH 500 WEST
BOUNTIFUL, UTAH
CONTACT:
RYAN MARRELLI
PHONE: 385-489-0999

MARRELLI ALTA SURVEY

121 WEST 2100 SOUTH
WEST HAVEN, UTAH



D=27°27'26"
R=522.96
L=250.61'
CB=N 65°46'15" E
C=248.22'

(2d) EXISTING PHILLIPS 66 SIGN

(2d) EXISTING ELECTRIC SIGN

N 85°06'56" W 88.00'

N 80°15'25" W 200.72'

N 85°06'56" W 165.95'

N 89°25'04" W 548.07'

S 2°46'12" W 189.22'

N 82°18'39" E 235.76'

2100 SOUTH STREET

WILSON LANE

VICINITY MAP
NO SCALE
WEST HAVEN, WEBER COUNTY, UTAH

SURVEYED PROPERTY
54,332 sq. ft.
1.247 acres

EXISTING BUILDING

TVN LLC
15-457-0001

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Wilson Lane, said point being South 00°34'56" West 2047.33 feet along the section line and North 89°25'04" West 548.07 feet from the Northeast Corner of said Section 25 (as set in 1998, current location is approximately South 32°39'49" West 73.33 feet from the 1983 location as called for in deed) and running thence along and beyond said northerly right of way the following three (3) courses and distances:

- 1) North 85°06'56" West 165.95 feet
- 2) North 80°15'25" West 200.72 feet
- 3) North 85°06'56" West 88.00 feet to the southerly right of way line of the I-15 off ramp to 21st Street.

thence along said southerly right-of-way line to the South line of 21st Street the following two (2) courses and distances:

- 1) Northeasterly 250.61 feet along the arc of a 522.96-foot radius non-tangent curve to the right (center bears South 37°57'28" East and the long chord bears North 65°46'15" East 248.22 feet with a central angle of 27°27'26")
- 2) North 82°18'39" East 235.76 feet

thence South 02°46'12" West 189.22 feet

RECORD PARCEL DESCRIPTION

A part of the Northeast Quarter of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North right of way line of Wilson Lane said point being 2151.37 feet South 1°28'19" West (Utah Grid Bearing) along the Section line (as monumented by the Weber County Surveyor in 1983) and 554.38 feet North 85°01'43" West from the Northeast corner of said Survey; running thence three (3) courses along said North right of way line as follows: North 85°01'43" West 165.95 feet; North 80°10'12" West 200.72 feet and North 85°01'43" West 88.00 feet to the Southeasterly right of way line of the I-15 off ramp to the 20th - 21st Street Expressway; thence two (2) courses along said off ramp and 20th - 21st Street Expressway right of way as follows: Northeasterly along the arc of a 522.96 foot radius curve to the right 250.61 feet (long chord bears North 65°51'28" East 248.22 feet) to an existing right of way monument and North 82°23'52" East 235.76 feet to an existing right of way monument stamped station 47+55.92; thence South 2°12'25" West 189.22 feet to the point of beginning.

NOTES:

1. For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Old Republic National Title Insurance Company, Order Number 6-090024, dated effective August 10, 2020
2. Table A Items:
 - a. Item 1 - Monuments have been or will be placed at all corners of the property.
 - b. Item 2 - property is also known by the street address of: 1212 West 2100 South, West Haven, Utah 84041
 - c. Item 4 - Gross land area is: 84,331.81 square feet or 1.247 acres.
 - d. Item 8 - Any substantial features have been noted hereon.
 - e. Item 11 - Any found utilities have been noted hereon.
 - f. Item 13 - Adjacent owners have been noted hereon.
 - g. Item 16 - During the site visit there was no evidence of recent earthwork.
 - h. Item 19 - No off-site easements were contained within the title report.
3. Schedule B - Exceptions from Coverage
 - a. Items No. 1-9 are general exceptions and cannot be plotted.
 - b. Item No. 10 refers to taxes and cannot be plotted.
 - c. Items No. 11-15 refers to special service districts and cannot be plotted.
 - d. Item No. 16 is a general exception and cannot be plotted.
 - e. Item No. 17 refers to an easement in favor of Utah Power and Light and does not appear to affect the property.
 - f. Item No. 18 refers to an easement and is noted hereon.
 - g. Item No. 19 is an easement without description and cannot be plotted.
 - h. Item No. 20 refers to access/restrictive covenants and the extent is noted hereon.
 - i. Item No. 21 refers to declaration of protective/restrictive covenants and the extent is noted hereon.
 - j. Item No. 22 refers to a county service area and cannot be plotted.
 - k. Item No. 23 refers to a special service district and cannot be plotted.
 - l. Item No. 24 refers to an existing survey that covers the subject parcel and cannot be plotted.
 - m. Item No. 25 refers to a special service district and cannot be plotted.

SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

*To: Ryan Marrelli, Cache Valley Bank

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, and includes items 1, 2, 4, 8, 11, 13, 16, and 19 of Table A thereof. The field work was completed on September 11, 2020.

Date of Plat or Map: Jan 26, 2023

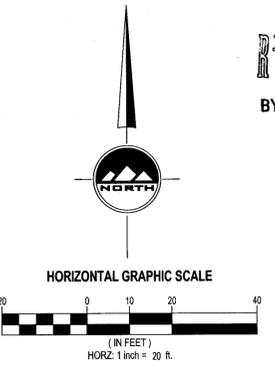


SURVEY NARRATIVE

The purpose of this survey was to identify the perimeter boundary because there was a question between county records (GIS information) and what the title company disclosed as the boundary. It is well known that the location of the Northeast Corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian is unknown and dependent on the year the survey was completed (See county records and corner tie sheets). During the course of this survey, every effort was made to locate the correct monument. The record description ties to UDOT boundary and the northerly right-of-way line of Wilson Lane. I used the improvements along Wilson Lane to establish the record 66-foot right-of-way. This matched a found rebar and cap on the South side and fit occupation along the length of Wilson Lane. I adjusted the subject parcel to fit the northerly line of Wilson. When I did this, the parcel fit UDOT fences.

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- EDGE OF ASPHALT
- CONCRETE
- BUILDING
- PUBLIC DRAINAGE EASEMENT



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 25
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEST HAVEN, WEBER COUNTY, UTAH

RECEIVED
JAN 26 2023
BY: 7473

EAST QUARTER CORNER
SECTION 25
T6N, R2W
S36M
(FOUND)

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER: 10193
PRINT DATE: 01/09/23
DRAWN BY: A.SHELLEY
CHECKED BY: T.WILLIAMS
PROJECT MANAGER: T.WILLIAMS