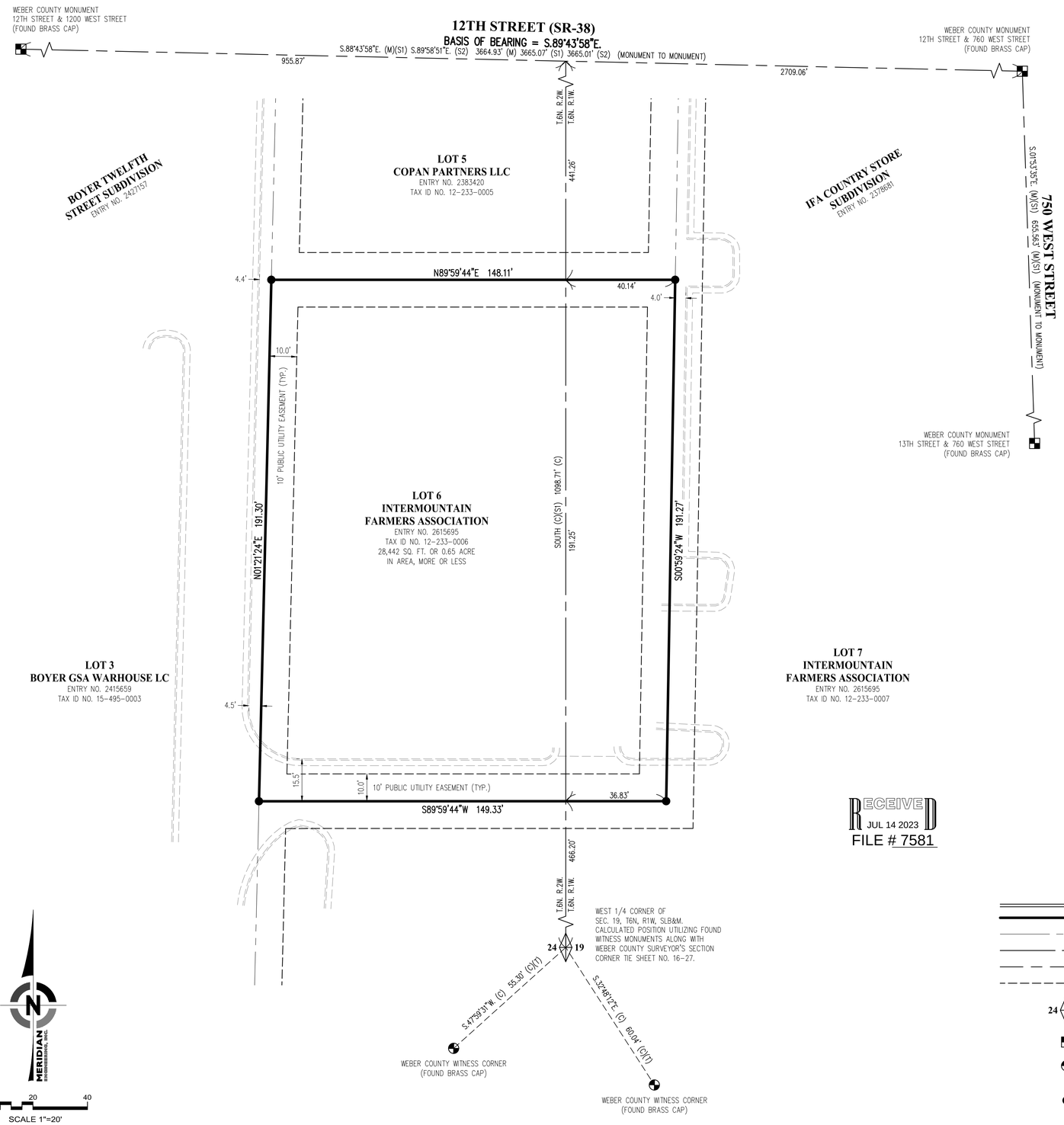



RECEIVED
JUL 14 2023
FILE # 7581

## SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE HAD MONUMENTED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.

MICHAEL W. NADEAU
PLS NO. 4938744
DATE: JANUARY 19, 2016

## RECORD DESCRIPTION

SPECIAL WARRANTY DEED IN FAVOR OF INTERMOUNTAIN FARMERS ASSOCIATION – ENTRY NO. 2615695 (VERBATIM):

PARCEL 1:
ALL OF LOTS 1, 2, 3, 4, 6 AND 7, IFA COUNTRY STORE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED DECEMBER 5, 2008 AS ENTRY NO. 2378681, IN BOOK 69 OF PLATS, AT PAGE 49, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF WEBER COUNTY, STATE OF UTAH.

PARCEL 1A:
TOGETHER WITH NONEXCLUSIVE EASEMENT AND THE RIGHTS GRANTED IN CROSS ACCESS EAND EASEMENT AGREEMENT DATE JULY 23, 2007 AND RECORDED APRIL 21, 2009, AS ENTRY NO. 2406042 OF OFFICIAL RECORDS.

## SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCEL DESCRIBED HEREON AS REQUESTED BY IFA COUNTRY STORES THE SCOPE OF THIS PROJECT WAS ONLY TO SURVEY LOT 6. THIS SURVEY DOES NOT INCLUDE LOTS 1, 2, 3, 4 AND 7 OF IFA COUNTRY STORE SUBDIVISION. THE BASIS OF BEARING FOR THIS SURVEY IS S.88°43'58"E. ALONG THE CENTER LINE OF TWELFTH STREET BETWEEN THE FOUND BRASS CAP AT THE INTERSECTION OF TWELFTH STREET & 1200 WEST STREET AND THE FOUND BRASS CAP AT THE INTERSECTION OF TWELFTH STREET AND 760 WEST STREET. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN JANUARY OF 2016.

THROUGH THE PROCESS OF THIS SURVEY, THE SURVEYOR FOUND MULTIPLE ERRORS IN IFA COUNTRY STORE SUBDIVISION PREPARED BY NORTHERN ENGINEERING INC. RECORDED AS ENTRY NO. 2378681 IN BOOK 69 AT PAGE 49 IN THE OFFICE OF THE WEBER COUNTY RECORDER. THERE IS AN ERROR IN THE MONUMENT LINE DISTANCE FROM THE FOUND STREET MONUMENT AT THE INTERSECTION OF 12TH STREET (SR-38) AND 1200 WEST STREET TO THE PERPENDICULAR TIE TO THE NORTHWEST CORNER OF SAID IFA COUNTRY STORE SUBDIVISION (RECORD DISTANCE IS 846.37 FEET MEASURED DISTANCE IS 858.96 FEET). THERE ALSO APPEARS TO BE A 5.18 FOOT MISCLOSURE ERROR IN THE BOUNDARY OF SAID SUBDIVISION. HOLDING THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF THE RECORD OF SURVEY PREPARED BY LARSEN & MALMQUIST INC. FILED AS SURVEY NO. 3982 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR, FIXES THE MISCLOSURE. THE SURVEYOR HAS CHOSEN TO HOLD THE EASTERLY BOUNDARY LINE OF BOYER TWELFTH STREET SUBDIVISION AS THE WESTERLY BOUNDARY LINE OF SAID IFA COUNTRY STORE SUBDIVISION, WHICH BETTER FITS OCCUPATION LINES.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION ARE REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION, AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

1. SPECIAL WARRANTY DEED IN FAVOR OF INTERMOUNTAIN FARMERS ASSOCIATION: ENTRY NO. 2615695.
2. IFA COUNTRY STORE SUBDIVISION: ENTRY NO. 2378681 IN BOOK 69 AT PAGE 49.
3. BOYER TWELFTH STREET SUBDIVISION: ENTRY NO. 2427157 IN BOOK 70 AT PAGE 28.
4. ALTA/ACSM LAND TITLE SURVEY PREPARED BY LARSEN & MALMQUIST INC.: SURVEY NO. 3892.
5. WEBER COUNTY SURVEYOR'S SECTION CORNER TIE SHEET FOR EAST 1/4 CORNER OF SECTION 24, T6N, R2W, SLB&M: TIE SHEET NO. 16-27.
6. RECORD DESCRIPTIONS OF SUBJECT PARCELS SHOWN HEREON AS RESEARCHED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

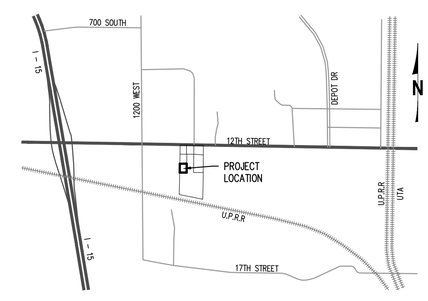
## SURVEY NOTES

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.
2. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE INK.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY SURFACE OR SUBSURFACE UTILITY OR SERVICE FACILITY.
4. THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.
5. LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.
6. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR IMPLIED.
8. CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-23-14 SUBSECTIONS 2 AND 4.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD DATA.
(T) BEARING AND/OR DISTANCE DATA TAKEN FROM WEBER COUNTY SURVEYOR'S SECTION CORNER TIE SHEET NO. 16-27.
(S1) BEARING AND/OR DISTANCE DATA TAKEN FROM IFA COUNTRY STORE SUBDIVISION.: ENTRY NO. 2378681 IN BOOK 69 AT PAGE 49.
(S2) BEARING AND/OR DISTANCE DATA TAKEN FROM BOYER TWELFTH STREET SUBDIVISION: ENTRY NO. 2427157 IN BOOK 70 AT PAGE 28.

## LEGEND

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- SECTION LINE
- MONUMENT LINE
- EASEMENT LINE
- 24 19 CALCULATED SECTION CORNER
- FOUND STREET MONUMENT
- FOUND WEBER COUNTY WITNESS CORNER
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP MARKED "MERIDIAN 801-569-1315"




VICINITY MAP (NTS)

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

DRAWN TRW
SURVEYED GB
CHECKED MWN
DATE 19-JAN-2016

COPYRIGHT
ALL REPORTS, DESIGNS, DRAWINGS, SPECIFICATIONS, BIDDING DOCUMENTS, PLANNING DOCUMENTS, AND OTHER INSTRUMENTS OF SERVICE PREPARED BY MERIDIAN ENGINEERING INC. CONTAINED HEREIN ARE THE PROPERTY OF MERIDIAN ENGINEERING INC. AND MAY NOT BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION BY MERIDIAN ENGINEERING INC.

MERIDIAN
ENGINEERING, INC.
5217 SOUTH REDWOOD ROAD SUITE A
SALT LAKE CITY, UTAH 84123
PHONE (801) 569-1315 FAX (801) 566-1319

# IFA COUNTRY STORES
1147 WEST 2100 SOUTH,
SALT LAKE CITY, UTAH 84104

# RECORD OF SURVEY
PROJECT ADDRESS: 1095 WEST 12TH STREET, MARRIOTT-SLATERVILLE, UTAH 84404
SITUATE IN THE NW 1/4 OF SEC 19, T6N, R1W, & SEC 24, T6N, R2W, SLB&M

COMP. FILE
16002_ROS

PROJECT NO.
16002

SHEET NO.
1 OF 1

U:\Projects - NAD83\NCS\4-PROJECTS\16002-MRN-IFA Copper Site-NAD83\16002\dwg\16002_ROS.dwg Jul 13, 2023 - 3:10pm