ALTA/NSPS LAND TITLE SURVEY
6544 SOUTH BYBEE DRIVE
LOCATED IN THE NORTHWEST QUARTER SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH
JULY 2023

Exceptions Corresponding to Schedule B

1-8. Standard Title Exceptions

9-12. General Property Taxes for the year 2023. Said property is within the boundaries of Ogden and Tax District 54, Any and all outstanding oil and gas, mining and mineral rights, minerals and ores, Claim, right, title or interest to water or water rights.
Affects: Subject parcel, Blanket in nature, not plotted.

(13) 13. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.
Affects: Subject parcel, plotted and shown hereon. No record information is available. However, the following easements are shown on that:1) Drainage Easement - Dauphine-Savoy-Piedmont Subdivision recorded May 2, 2014 as Entry No. 2684866 in Book 75, at Page 70 in the Office of the Weber County Recorder and; 2) 70' Weber Basin Aqueduct Easement - Spring Creek Estates Subdivision No. 3 recorded December 29, 1989 as Entry No. 1098200 in Book 32, at Page 19 in the Office of said Recorder. Said easement is also shown on that record of survey prepared by Gardner Engineering filed as 7337 in the Office of the Weber County Surveyor. All easements were scaled by geographic plotting only.

14. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: 12/27/1994, Entry No.: 1326568, Book/Page: 1742/721
Affects: Does not affect the subject parcel. Not plotted.

15. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: 5/18/1999, Entry No.: 1636861, Book/Page: 2012/1036
Affects: Does not affect the subject parcel. Not plotted.

16. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: 8/9/2001, Entry, No.: 1788078, Book/Page: 2159/118
Affects: Does not affect the subject parcel. Not plotted.

17. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: 8/9/2001, Entry No.: 1788079, Book/Page: 2159/1185
Affects: Does not affect the subject parcel. Not plotted.

18. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: 11/21/2002, Entry No.: 1891235, Book/Page: 2288/146
Affects: Does not affect the subject parcel. Not plotted.

19. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: 6/6/2003, Entry No.: 1945648, Book/Page: 2381/2007
Affects: Does not affect the subject parcel. Not plotted.

20. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: 11/9/2004, Entry No.: 2067252
Affects: Does not affect the subject parcel. Not plotted.

21. Terms and Conditions of that certain Ordinance 12-81 Recorded: 11/22/1981, Entry No.: 849262, Book/Page: 1394/1772
Affects: Subject parcel together with other lands not included. Blanket in nature, not plotted.

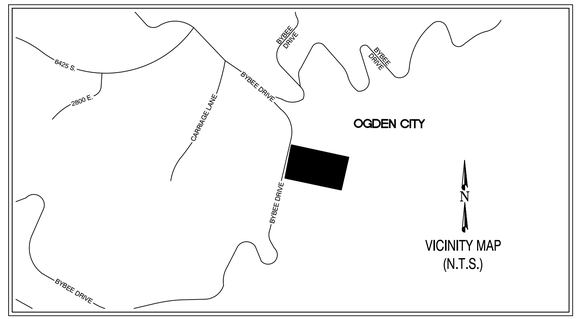
22. Terms and Conditions of that certain Agreement Recorded: 5/4/2001, Entry No.: 1768524, Book/Page: 2136/1625
Affects: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.

23. Terms and Conditions of that certain Certificate of Creation from the Northern Utah Environmental Resource Agency ("NUERA") Recorded: 1/20/2015, Entry No.: 2718461
Affects: Subject parcel, Blanket in nature, not plotted.

24. Terms and Conditions of that certain Property Address Affidavit Recorded: 2/23/2023, Entry No.: 3274174
Affects: Subject parcel, Blanket in nature, not plotted.

25. The rights of parties in possession of the subject property under unrecorded leases, contracts, rental or occupancy agreements and any claims, rights or interests arising thereunder.
Affects: Subject parcel, Blanket in nature, not plotted.

26. Obtain a copy of the Articles of Incorporation for Am Disposal, LLC.
NOTE: A search of the Federal and State judgment records revealed no unpaid judgments, tax liens or open bankruptcies in the past eight years (except as noted) against: Rachel S. Rognon, Am Disposal, LLC
NOTE: According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:
NONE.
Affects: Subject parcel, Blanket in nature, not plotted.



(UN1) Utility Note

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

Flood Note

By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0443 F & 49057C0444 F, which bears an Effective Date of June 2, 2015.

Zoning Note

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

Property Owner

Rachel S Rognon
6544 S Bybee Drive,
Ogden, UT 84403

Surveyor's Certification

To: AM Disposal, LLC, a Limited Liability Company,
Rachel S Rognon,
American Land Title Association,
Real Advantage Title Insurance Agency:

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 Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on July 12, 2023.

Date of Plat or Map: July 20, 2023

PROFESSIONAL LAND SURVEYOR
07/20/2023
BRIAN FAY MITCHELL
No. 5707571
STATE OF UTAH

RECEIVED
DEC 13 2024
FILE # 7945

Title Report Legal Description

The Land referred to herein below is situated in the County of Weber, State of Utah, and is described as follows:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH; RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF LOT 20, SPRING CREEK ESTATES SUBDIVISION NO. 3, RUNNING. THENCE NORTH 8°53'31" WEST TO THE EAST LINE OF BYBEE DRIVE, THENCE SOUTH 12°22'15" WEST 276.42 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 77°37'45" EAST 396 FEET THENCE NORTH 12°22'15" EAST 220 FEET, THENCE NORTH 77°37'45" WEST 396 FEET, MORE OR LESS, TO THE EAST SIDE OF BYBEE SOUTHWESTERLY ALONG BYBEE DRIVE SOUTH 12°22'15" WEST 220 FEET TO THE POINT OF BEGINNING.

Tax Parcel #: 07-100-0037

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: AMERICAN LAND TITLE ASSOCIATION
ISSUING AGENT: REAL ADVANTAGE TITLE INSURANCE AGENCY
COMMITMENT DATE: MAY 1, 2023 at 8:00 AM
FILE NO. 23-16965-SEW

Narrative / General Notes (GN1)

This survey was prepared at the request of Michael Moran of Dreamworks Contractors with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by American Land Title Association, having Issuing Agent: Real Advantage Title Insurance Agency with a Commitment Date: May 1, 2023 along with File No.: 23-16965-SEW. The northerly boundary line was re-established holding existing two existing red rebar and caps stamped "Landmark PLS 167594" marking the southerly line of Dauphine-Savoy-Piedmont Subdivision recorded May 2, 2014 as Entry No. 2684866 in Book 75, at Page 70 in the Office of the Weber County Recorder holding the distance of 396 feet. The westerly boundary line was re-established using the easterly right-of-way line of Bybee Drive shown on that Spring Creek Estates Subdivision No. 3 recorded December 29, 1989 as Entry No. 1098200 in Book 32, at Page 19 in the Office of said Recorder. The southerly boundary line was re-established by holding an existing rivet in curb and an existing rebar and cap stamped "Gardner Engineering" on the northerly boundary line of the George & Suzanne Rasmussen property prepared by Gardner Engineering and filed as 7337 in the Office of the Weber County Surveyor. The easterly boundary line was re-established holding 396 feet on the northerly and southerly monumented boundary lines.

The bearing of S. 89°42'10" E. between the North Quarter Corner and the Northeast Corner of Section 26 was used as the Basis of Bearing for this survey.

(GN1) On the date of the field survey, July 12, 2023 there was NO observable evidence of earth moving work, external building construction, or building additions.

(GN2) Access to the subject property via Bybee Drive.

(GN3) On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary landfill.

(GN4) Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.

(GN5) No visible address was observed on site. However, per the title report address, the subject parcel has an address of 6544 South Bybee Drive, Ogden, UT 84403

(GN6) This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.

(GN7) This Surveyor is aware of a Drainage Easement based on that Dauphine-Savoy-Piedmont Subdivision recorded May 2, 2014 as Entry No. 2684866 in Book 75, at Page 70 in the Office of the Weber County Recorder. The easement was scaled by geographic plotting only. No record information was provided.

(GN8) This surveyor is aware of a 70 Foot Weber Basin Aqueduct Easement on a southwesterly portion on the subject property based on that Spring Creek Estates Subdivision No. 3 recorded December 29, 1989 as Entry No. 1098200 in Book 32, at Page 19 in the Office of said Recorder. The easement was scaled by geographic plotting only. No record information was provided.

NO.	DATE	DESCRIPTION OF REVISION	INITIAL

REVISIONS

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

ALTA/NSPS LAND TITLE SURVEY
6544 SOUTH BYBEE DRIVE

Prepared for:
DREAMWORKS

NW Quarter, Section 25, T5N., R1W, S.L.B. & M.

GRAPHIC SCALE
0 30 60 90
(IN FEET)
1"=30'

Prepared By: TAJ Date: 07/20/2023
Surveyed By: RD Date: 07/12/2023
Checked By: BFM Date: 07/24/2023

SHEET NO. 1 OF 2
SVY

PROJECT ID: S23-161
DATE: 07/24/2023
FILE NAME:

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ALTA/NSPS LAND TITLE SURVEY
6544 SOUTH BYBEE DRIVE
LOCATED IN THE NORTHWEST QUARTER SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
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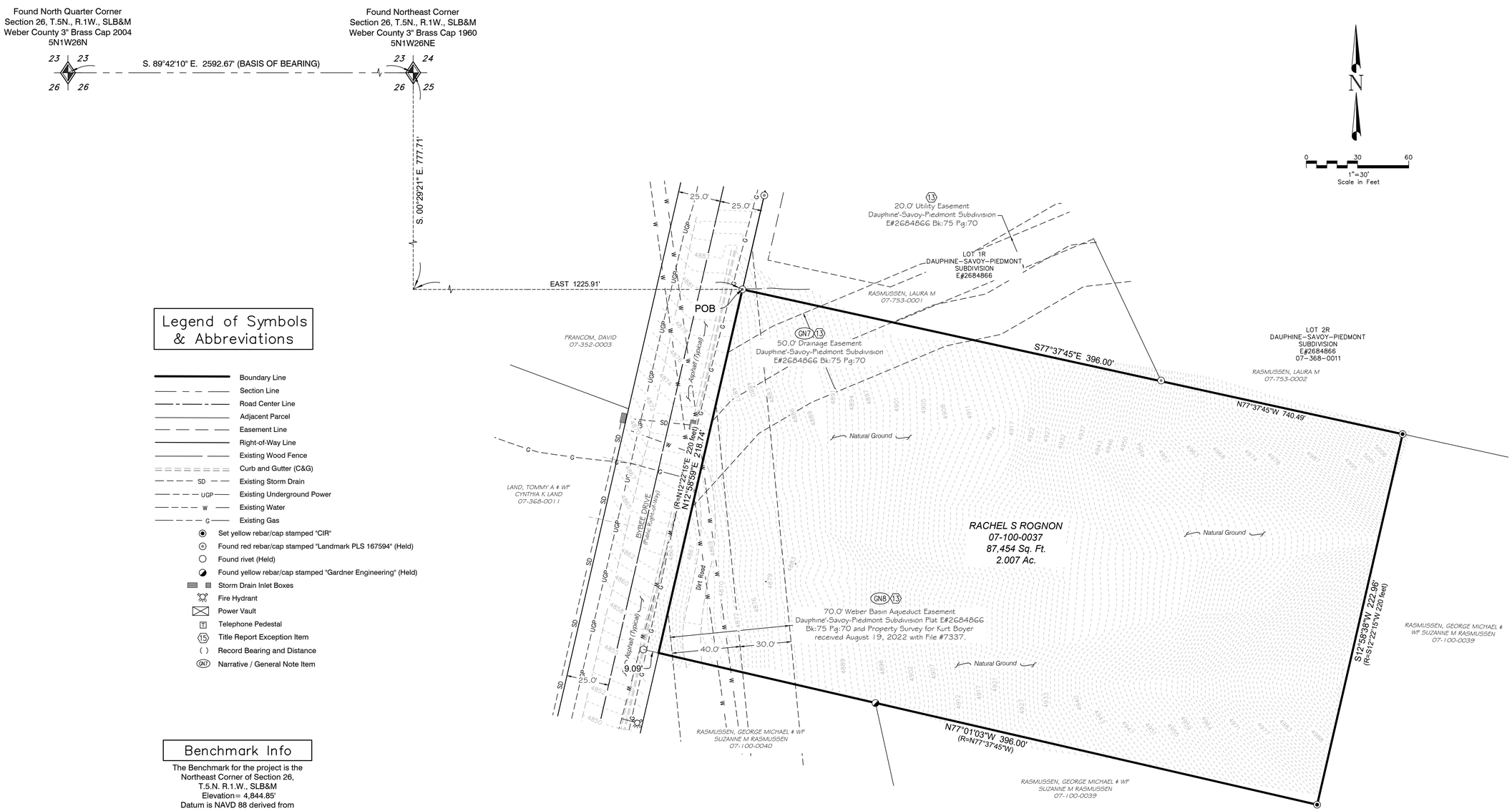

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wood Fence
- Curb and Gutter (C&G)
- SD — Existing Storm Drain
- UGP — Existing Underground Power
- W — Existing Water
- G — Existing Gas
- Set yellow rebar/cap stamped "CIR"
- Found red rebar/cap stamped "Landmark PLS 167594" (Held)
- Found rivet (Held)
- Found yellow rebar/cap stamped "Gardner Engineering" (Held)
- Storm Drain Inlet Boxes
- Fire Hydrant
- Power Vault
- Telephone Pedestal
- (15) Title Report Exception Item
- ( ) Record Bearing and Distance
- (GN7) Narrative / General Note Item

Benchmark Info

The Benchmark for the project is the
Northeast Corner of Section 26,
T.5.N. R.1.W., SLB&M
Elevation= 4,844.85'
Datum is NAVD 88 derived from
UTAH TURN GPS System

RECEIVED
DEC 13 2024
FILE # 7945

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REVISIONS

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING
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ALTA/NSPS LAND TITLE SURVEY
6544 SOUTH BYBEE DRIVE

Prepared for:
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NW Quarter, Section 25, T5N., R1W, S.L.B. & M.

GRAPHIC SCALE
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(IN FEET)
1"=30'

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SHEET NO. 2 OF 2

SVY

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FILE NAME:

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