

#### RECORD DESCRIPTION

The Land is described as follows: Real property in the County of Weber, State of UT,

Part of the Northwest Quarter of Section 22, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southwest Corner of Maverik Subdivision of Roy, said point also being on the east line of 3500 West Street, said point being South 0°20'09" West 411.0 feet along the section line and South 89'39'51" East 50.45 feet from the Northwest Corner of Section 22, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence South 89'45'44" East 302.00 feet along the south line of Maverik Subdivision of Roy to and along a south line to an interior corner of lasis - Roy Medical Office Building Subdivision; Thence South 0'20'09" West 217.16 feet along a west line to an interior corner of lasis -Roy Medical Office Building; Thence North 89°39'51" West 319.00 feet along a north line to a Northwest Corner of lasis - Roy Medical Office building, also being on the east line of 3500 West Street; Thence North 0'20'09" East 88.15 feet along the east line of 3500 West Street; Thence North 16'16'21" East 61.91 feet along the east line of 3500 West Street; Thence North 0'20'09" East 68.97 feet along the east line of 3500 West Street to the point of beginning.

Parcel 2: [NOTE: ITEM IS ONE IN THE SAME AS EXCEPTION #37]

Together with a non-exclusive easement for ingress and egress for pedestrian and vehicular access, as contained in "Easement" between Maverik, Inc., (Grantor) and K.C. Halls and Susan Halls (Grantees), recorded September 28, 2007, as Entry No. 2295253 of Official Records.

#### Parcel 3: [NOTE: ITEM IS ONE IN THE SAME AS EXCEPTION #38]

Together with a non-exclusive easement for ingress and egress for pedestrian and vehicular access, as contained in "Grant of Easement" between Murray Family Irrevocable Trust (Grantor) and KC Halls and Susan Halls (Grantees), recorded December 31, 2013, as Entry No. 2670266 of Official Records.

THE LANDS SURVEYED. SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1236335-SLC1, BEARING AN EFFECTIVE DATE OF FEBRUARY 21, 2025 AT 7:30 AM.

#### SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY JENNIFER N. FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION OF THE PROPERTY LOCATED AT 5682 SOUTH 3500 WEST, ROY, UTAH, THE BASIS OF BEARING IS SOO'20'09"W FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

#### SIGNIFICANT OBSERVATION

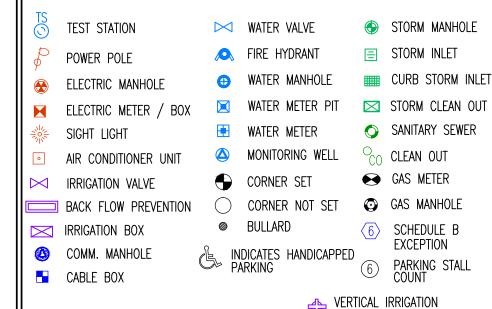
TITLE COMMITMENT USES METES AND BOUNDS DESCRIPTIONS OF PROPERTY. THE SUBJECT PROPERTY LIES WITHIN A RECORDED SUBDIVISION PLAT CALLED THE BARLOW MEDICAL OFFICE BUILDING CONDOMINIUM AS ENTRY NUMBER 2832355 WITHIN THE WEBER COUNTY RECORDERS OFFICE. CLIENT STATED THAT THE RECORDED SUBDIVISION WILL BE VACATED IN THE FUTURE.

EXISTING SIDEWALK EXTENDS NORTHEASTERLY ±0.8 FEET BEYOND THE PUBLIC RIGHT OF WAY LINE INTO THE SUBJECT PROPERTY. AS SHOWN

### UTILITY NOTE

PURSUANT TO TABLE A ITEMS 11A & 11B, SURVEYOR WAS NOT PROVIDED WITH ANY UTILITY PRINTS AND THE SITE WAS NOT MARKED AT THE TIME OF FIELD WORK. ALL UTILITIES SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE ONLY.

# LEGEND OF SYMBOLS & ABBREVIATIONS



DISTANCE TO NEAREST INTERSECTION

SECTION CORNER

ACCESS TO PUBLIC

# BARLOW MEDICAL OFFICE SURVEY

# 5682 SOUTH 3500 WEST, ROY, UTAH 84067

BASED UPON TITLE COMMITMENT NO. NCS-1236335-SLC1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF FEBRUARY 21, 2025 AT 7:30 AM

### SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY: ROYAL NEIGHBORS OF AMERICA: WCP INVESTMENTS LLC. A UTAH LIMITED LIABILITY COMPANY, AS TO PORTION OF LAND: UC PROPERTY HOLDINGS, LLC, AS TO PORTION OF THE LAND; BARLOW MEDICAL OFFICE BUILDING CONDOMINIUM, AS TO COMMON AREA, AND AS TO PORTION OF THE LAND;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 18, 2025.

JUNE 30, 2025

MARISSA A. CROFT REGISTRATION NO. 14215259 IN THE STATE OF UTAH DATE OF SURVEY: APRIL 28, 2025 LAST REVISION: JUNE 30, 2025

SPRINKLER APPARATUS

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