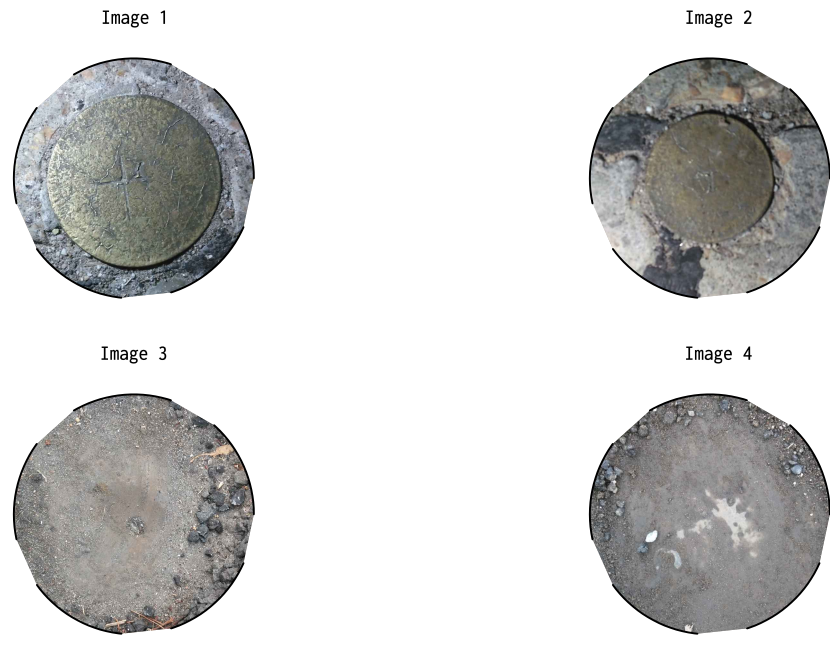
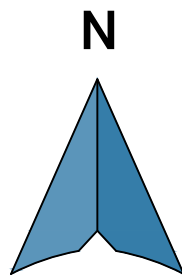
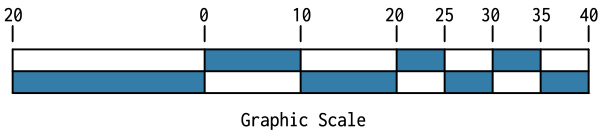


SURVEY IMAGES



SCALE: 1" = 20'



LEGEND

|                                |                        |                           |                     |
|--------------------------------|------------------------|---------------------------|---------------------|
| Measurements Between Monuments | Reference Table Line   | Found Section Corner      | Found Monument      |
| Certified Macro Boundary Line  | Fence Line             | Calculated Section Corner | Calculated Monument |
| Certified Micro Boundary Line  | Center Line            | Set Nail                  | Found Rebar         |
| Easement Line                  | Edge of Concrete       | Set Rebar and Cap         | Found Nail          |
| Edge of Asphalt                | Storm Drain            | Water Valve               | Grate Inlet         |
| Water Line                     | Telecommunication Line | Light Pole                | Fire Hydrant        |
| Gas Line                       | Sewer Line             | Irrigation Box            | Water Manhole       |
| Under Ground Power             | Edge Of Gravel         | Sign                      | Sewer Manhole       |
| Presurized Irrigation          | Building Line          | Water Meter               | Telephone box       |
| Over Head Cable                | Fiber Line             | Storm Drain Manhole       | Tree                |
| Deed Location                  | Exception Line         | Post                      | Gas Meter           |

LEGAL DESCRIPTION

Parcel 1 (R3) Tax Parcel NO: 13-034-0022  
Part of the Northwest Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 9.64 chains East and 873 feet North from the Southwest Corner of said Quarter Section, and running thence East 49.8 feet; thence North 150 feet to the South line of 12th Street; thence West 49.8 feet; thence South 150 feet to the place of beginning.

Parcel 2(R3) Historic Tax Parcel NO: 13-034-0023 Now Joined With 13-034-0022  
Also part of the Northwest Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the South line of 12th Street, 686.04 feet East and 1023 feet North from the Southwest Corner of said Quarter Section, and running thence East 50 feet; thence South 150 feet; thence West 50 feet; thence North 150 feet to the point of beginning.

SURVEYORS NARRATIVE

- Sam Knoop requested this survey to retrace the property boundaries of the Parcel 1 and 2. In preparation to build on Parcel 2.
- The line segments, as labeled, contain quotations with a letter such as 'A'. This lettering corresponds to the narrative, which is designed to explain the retracement principles and facts the Surveyor used to retrace the corresponding property line. Data contained within parentheses denotes data found of record. For instance, (100.0' R45) references the record measurement as 100.0 feet according to the corresponding document in the Data Reference Table. If no record data is given, this indicates that the surveyor is of the opinion that the measurement is not the same line as the deed or it is a new boundary. The Data Reference Table has naming conventions that refer to the Grantee in a conveying document, the client of the Record of Survey, the document's name, and the sources from which the data has been obtained.
- The bearing basis for this survey is South 89°09'45" East measured along the monument line of 13th Street from monuments found in the Intersections of Porter Ave and Jefferson Ave. This bearing basis was chosen to match the lot and block plats of Ogden City (R8, R9).
- From said Ogden City plats, the Surveyor calculated the Southwest Quarter Corner of Section 21, Township 6 North, Range 1 West Salt Lake Base of Meriden. This position is important for the survey because all of the deeds share a point of commencement at this corner. In comparing the record against itself, the Survey discovered many points of patent ambiguity. For example, the deeds create an overlap in excess of a foot when placed holding said quarter corner. When placing the deeds ignoring the overlap, the frontage from (R8) disagrees with the deed. The surveyor also notes that the original bearing of the deeds at cardinal directions does not agree well with the record of (R8.) For this reason the Surveyor rotated all of the deeds to the record bearing line of South 89°09'45" East. Together with the location matching the (R8) and the measured features of the site, the record suggests that the (East) should be this bearing with many of the deeds calling the Right-of-Way of 12th street, who shared said record bearing.
- It is also important to note that the monuments within 12th Street are not at their original positions. Using (R10), the Surveyor was able to retrace the intent of their placement being the (Center Control line.) Seeing the UDOT had taken land North of Parcels 1 and 2 but not to the South, the Survey held the record position of the lots and block as established from the Center Control Line.
- As mentioned, in paragraph "D" where the records contain ambiguity; in conducting the site investigation along the East line, the survey found that the fence line would follow between overlap locations, along one deed placement, and or the other. For example, the fence jog and the Southwest corner of tax parcel 13-033-0014. In verifying the lot and block placement as measured the surveyor found that (R8) was ambiguous in the stationing, likely due to the use of non-typical bearings within (R8 and R9.) Closer examination to this along the East Right-of-Way line of Porter Ave the stationing differs from is self, meaning that the bearing along the block line is not parallel to the monument line. Furthermore, a review of the West Right-of-Way Stationing shows us that the intent of the Right-of-Way is to be 60 feet. With this finding, the Surveyor placed the deeds starting from the intersection of the East Right-of-Way of Porter Ave and the South Right-of-Way of 12th Street from a theoretical position taken from the stationing computed at 28.78 feet. This placement of the deeds addresses the overlap mentioned in paragraph "D" and seems to be likely of the layout of the parcels on the ground as established between the East and West Boundaries of the Macro Boundary.
- The surveyor must note that Junior Senior analysis was not completed and may shed further light or change the opinion of this survey. Property corners were monumented as shown here on and serve as a point to the research and analysis completed in this survey. Should any data be found that is not mentioned here or that is contrary to the opinion of the Surveyor, it should be presented for consideration.

SURVEY NOTES

- Existing Sewer Manhole Rim: 4312.75' ±; 12" 4302.25'
- Utilities shown here on are from evidences gathered at the site or from utility maps provided to the surveyor. The work of the surveyor with under ground utilities is not intended to replace a 811 request. Nor can the surveyor be held liable for underground utilities that are unable to be located.
- The bench mark for this project is the Found Disk Monument at Intersection of 13th Street and Porter Ave held at and elevation of 4311.00 feet. Relative to said benchmark the Surveyor established vertical control form GNSS observations using GEOID18 CONUS as well as measurements from a robotic total station.

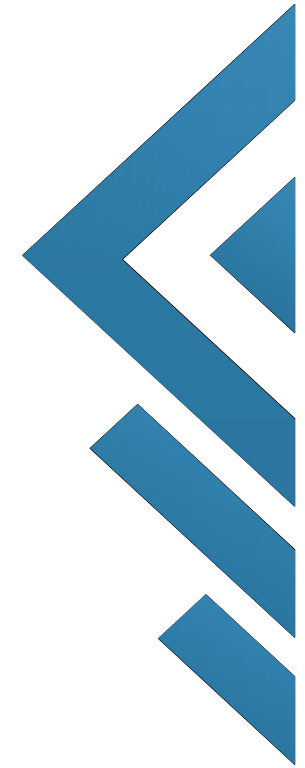
DATA REFERENCE TABLE

| Reference No | Document Type         | Name/Grantee          | Entry No/ Book Page/ File No. |
|--------------|-----------------------|-----------------------|-------------------------------|
| R1           | Special Warranty Deed | Colleen J. Gardner    | 2639854                       |
| R2           | Warranty Deed         | Charles Collin Newell | 2630198                       |
| R3           | Warranty Deed         | Sam Knoop             | 3304519                       |
| R4           | Warranty Deed         | Sherry D. Stoker      | 2741766                       |
| R5           | Special Warranty Deed | Mario Aparicio        | 2382-1384                     |
| R6           | Warranty Deed         | David W. Patterson    | 3326960                       |
| R7           | Warranty Deed         | Ricole Jackson        | 3326960                       |
| R8           | Lot & Block           | PL6479                | Ogden City                    |
| R9           | Lot & Block           | PL6478                | Ogden City                    |
| R10          | Warranty Deed         | UDOT                  | 1231-0240                     |

SURVEYOR CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

Highland SURVEYING



Record of Survey

Sam Knoop

589 12th Street  
Ogden City, Weber County, Utah 84404  
Part of Section 21, Township 6 North, Range 1 West Salt Lake Base and Meridian

|                                   |
|-----------------------------------|
| Project Participants              |
| Research by: Harper               |
| Site Investigation: Henderson/SLA |
| Plat Report Draft: Harper         |
| Reviewed by: Harper               |
| January 2025                      |
| 25801                             |

Sheet Number: 1/1

