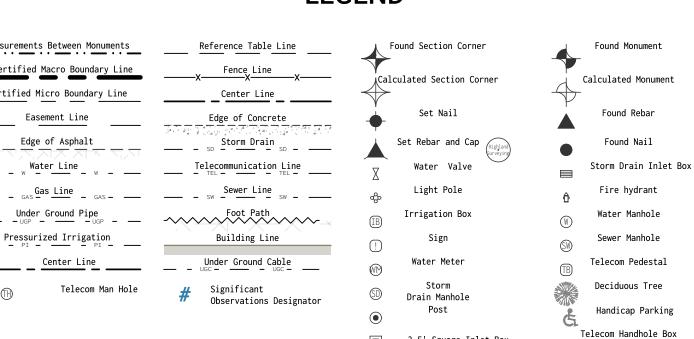
3.5' Square Inlet Box



LEGAL DESCRIPTION

Lot 2, Ketler Subdivision, Roy City, Weber County, State of Utah, according to the official plat thereof recorded in the office of the County Recorder of Weber County, Utah.

NOTES

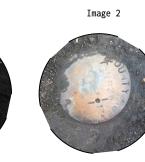
- 1. No Buildings were observed on Parcel 1.
- 2. This Survey was prepared by Highland Surveying, under the direction of Tyler R Harper. Phone: 385-405-8180, email: tharper@highlandsurveying.com, Web-site: www.highlandsurveying.com, street address: 3293 Harrison Blvd., 2nd Floor Ogden
- 3. The address of the Parcel 1 according to the title report is 1952 West 5450 South, Roy, Utah 84067.
- 4. The gross land area of Parcel 1 is 26,608 sqft. or 0.61 acres.
- 5. The benchmark for this survey is the Southeast corner of Section 14 Held at elevation of 4542.30 feet. Local control was established from Geiod 18 CONUS (Geiod 18 is based on NAVD 88.) All hard hardscape services were measured with a Trimble 2" S6 Robotic total station.
- 6. In response to Table A NO. 6a and 6b no zoning report was provided to the client at the time of survey.

7. Total Parking stalls observed at the time of survey is 35 two of which are designated for ADA.

DATA REFERENCE TABLE			
Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Bearing Sheet	Weber County	Weber County
R2	Easement	Colorado Corporation	1252857
R3	Easement	Pacificorp	2518239
R4	Easement	Roy City	890461
R5	Easement	Roy City	891494
R6	Quit Claim Deed	Alex Hurado and Ramona S Hurado	1682106
R7	Quit Claim Deed	Della L Russell	1236541
R8	Quit Claim Deed	Derek C Hunick	1273709
R9	Quit Claim Deed	Harman Management Corporation	1774231
R10	Quit Claim Deed	Jack and Della Russell	1101120
R11	Quit Claim Deed	Lamae Hunwick	993133
R12	Quit Claim Deed	Milton R Nelson	872321
R13	Quit Claim Deed	Sean Powers	3033418
R14	Record of Survey	Clarense and Rita Painter	4252
R15	Subdivision Plat	Kelter Subdivision	56-060
R16	Record of Survey	OM Engineers	C-1
R17	Record of Survey	Rick Sessions	936
R18	Record of Survey	John Diixey	3197
R19	Quit Claim Deed	Chris J Chelemes Magdaline Chelemes	2731995
R20	Bearing Sheet	Weber County	5N2W
R21	Bearing Sheet	Weber County	5N2W14E
R22	Bearing Sheet	Weber County	5N2W23NE
R23	Utility Sheet	Enbridge	052725_5450 S and 1900 W Ro
R24	Utility CAD File	Roy City	1950w5450s
R25	Territorial Roads	Ut Territory Court Records	C386-51
R26	Territorial Roads	Ut Territory Court Records	E128-01

SURVEY IMAGES









SURVEYOR CERTIFICATE

To LYKOS AVQUISITIONS, LLC and First American Title Insurance Company: 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(a), 8, 9, 11(a), 13, 16, 19, and 20 "Topographic data for engineering and design" of the Table A thereof.

Field work was completed on May, 23th 2025. The Date of the plat map is June, 10th 2025.

Tyler Harper Utah Professional Land Surveyor Licence Number 12542803.

W 5300 S W 5300 S W-5300 S W 5300 S Found Weber County Brass Cap Monumenting the East Quarter Corner of Section 14, T5N, R2W, SLB&M W 5400 S See Image 2 W 5400 S W 5500 S 095060001 Logan Ventures of Utah LLC Building Limit of **Vicinity Map** Topographic Data Not to Scale 090440007 L S Huang LLC S89° 43′ 28″E 180.00′ Point of Beginning Recent Saw cut Area and Asphalt Patch See Image 3 N89°43'28"W / Rim: 4534.39'6 305.00' 090440004 Melita LLC 0.3' 10.0' EX12 **દ** 18" S: 4531.40' **६** 12" E-NE: 4531.45' **€** 12" N: 4531.45'**6** Earth Works See -621 Properties LLC 1.4' East Parcel 1 ı-Landscaped Area 🦳 Cook, Dawn H Trustee Fence Height Changes to 3' Site Notes 2 10.0' EX Landscape Area ∵3'x2' Junction Box 537 ____ Rim: 4536.54' ∕ **€** 18" S: 4531.79' **t** in 6": N 4527.07' **FL** Out 8": W 4526.96' **Found Weber County Brass Cap** Monumenting the Southeast Corner of Section 14, T5N, R2W, SLB&M Site Benchmark: 4542.30' See Image 1

SIGNIFICANT OBSERVATIONS

- **1** Evidence of sewer line crossing the property without and easement
- 2 Gas line was located from utility locates markings across the property. By said markings the gas is not contained within a known
- **3** 15" RCP Pipe is partially contained within the easement.
- 4 At the time of survey pedestrian traffic was observed crossing the property frequently. Review of the aerial photos taken of over Parcel 1 Shows this trail(s) visible up to 2016. At the time of survey Pedestrian traffic also was observed walking though the vehicular drive aisle.
- 5 The Surveyor understands that both parcel are currently under the same ownership. At the time of the survey ingress egress was observed, as well as cross parking in favor of Parcel "095060001". A cross access Easement may be of interest should Parcel
- 6 With the same understanding of ownership mentioned in significant observation 5 the Surveyor notes that storm water from parcel "095060001" cross drains though subject property.
- **7** Concrete curb crosses property boundary by 0.2 feet.
- 3450 South Street's Right-of-Way ownership is unknown. See Surveyors Narrative section D.
- 9 ALTA/NSPS Land Title Survey Standards Section 5.B.v. requires the Surveyor to note any ways of access from adjoining properties in to the survey property. With out expressing any legal opinion the surveyor notes that there is evidence of a potential point of access with missing curb, and the metal post set in concrete which appeared to be a means to control this access. The surveyor also notes that in the vicinity on the survey property no curb cuts were found or evidence or recent use.
- 10 Potential Encroachment, what seams to be a trash area is shared between Parcel 09506001 and Parcel 1.

EXCEPTIONS TO COVERAGE

This Survey Was Completed Using Commitment For Title Insurance from First American Title, Under File No. UT51559 dated February 26, 2025, 8:00 AM EXCEPTION NO. 1-2, 5-11 (NOT A SURVEY MATTER)

EXCEPTION NO. 3 (SEE SIGNIFICANT OBSERVATION AND SURVEYORS NARRATIVE SECTION "H"): Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.

EXCEPTION NO. 4 (SEE SIGNIFICANT OBSERVATIONS): Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

EXCEPTION NO. 12 (Affects Parcel 1 as shown): Easements are shown on the Recorded plat: 10 foot utility and Drainage Easement on the West end of the lot. 10 foot Public Utility Easement on the South end of the lot. 5 foot Public Utility Easement on the East end of the lot. 3 foot Drainage Easement on the East end of the lot.

SITE NOTES

- 1. Found Junction Box with Rim elevation of 4534.84' and € of a 15" concrete pipe running East 4530.77 ' East and a 15" concrete pipe running West and North with a € of 4530.84.
- 2. Found Inlet Box with recent earth work around Grate 4534.05'. "Inlet box was filled with dirt and invert data was not available likely due to the earth work."
- 3. Sign that states "Biomat USA Grifols PLamsma Center" Set in Concrete Sign is 4.2 feet tall. 4. Sign set in wood that states "For Sale 0.61 Acre lot".

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawing received from the designing Engineer, and respectable' utility companies, the Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, The Surveyor further does not warrant the underground utilities show are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.

SURVEYORS NARRATIVE

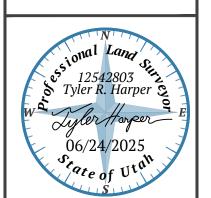
- A. This ALTA/NSPS Land Title Survey was requested by Porter and Chris with Summa Terra Ventures in preparation for acquisition of the survey
- B. The basis of bearing for this survey is N0°16'32"E, measured between the Southeast Corner and the East quarter Corner of section 14, T5N R2W SLB&M. This basis of bearing was chosen to match (R15.) C. During the site investigation the Surveyor searched diligently for property corners around Parcel 1 and the other lot of (R15.) Despite our
- effort no property corners were found. Analysis of the record as it compares to adjoining properties found no deed overlaps or gores. Consequently, the Surveyor found no evidence to deviate from the record as the boundary.
- D. The Surveyor notes the following facts about 5450 South Street, historically before Utah unified with the United States in 1896, the Weber County Territorial Courts created a 4 rod road or 66-foot road Right-of-Way in 1885, as shown in (R25). However, in 1889 (R26), this roadway was vacated as it pertained to Parcel 1. Since the territorial court road way was vacated the surveyor has omitted its location from the plat
- D.1. The road Right-of-Way was established by holding the record of (R15) and the records of (R18). Holding the Right-of-Way as explained left a 50-foot gap in the title which agrees with the roadway improvements. As noted in the significant observations the ownership of the road cannot be determined with the record evidence available to the surveyor. Evidence of use suggests that 5450 South could be a

public Right-of-Way, but the Surveyor has no supporting documents that would confirm this.

The established points and measurements act as the basis for research investigation and analysis conducted by the Surveyor. Any data discovered that may contradict the Surveyor's findings should be submitted for consideration.

FLOOD ZONE

The property has been mapped as Zone X no shading according to FEMA FIRM 49057C0417F dated June 2nd 2015, Zone X no shading is defined



Project Participants

Reviewed by:THarper

June 2025

25034