

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2025

DESCRIPTION FROM TITLE REPORT

ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY: COMMITMENT NO. NCS-1178632-SLC1, DATED JULY 10, 2023:

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, BASIS OF BEARING FOR SUBJECT PARCEL BEING SOUTH 89°35'53" EAST 2654.53 FEET MEASURED BETWEEN THE WEBER COUNTY BRASS CAP MONUMENTS MARKING THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 13, SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, THENCE NORTH 89°35'53"WEST 931.02 FEET COINCIDNET WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, THENCE NORTH 00°21'56" EAST 60.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 900 SOUTH STREET, (SR-153) A NUMBER FIVE REBAR AND CAP STAMPED PLS 356548 AND THE TRUE POINT OF BEGINNING. THENCE NORTH 89°38'04" WEST 1426.52 FEET COINCIDENT WITH SAID RIGHT OF WAY TO A NUMBER FIVE REBAR AND CAP STAMPED PLS 356548, THENCE NORTH 00°18'52" EAST 303.24 FEET ALONG AN ANCIENT FENCE TO A NUMBER FIVE REBAR AND CAP STAMPED PLS 356548, THENCE NORTH 89°40'16" WEST 263.60 FEET ALONG AN ANCIENT FENCE LINE TO A POINT ON THE EAST RIGHT OF WAY OF 7100 WEST STREET AND A NUMBER FIVE REBAR AND CAPSTAMPED PLS 356548, THENCE NORTH 00°23'02" EAST 985.64 FEET COINCIDENT WITH THE EAST RIGHT OF WAY OF 6700 WEST STREET, THENCE THE FOLLOWING FOUR (4) COURSES COINCIDENT WITH ANCIENT FENCE AND ACQUISCED BOUNDARY LINES 1) SOUTH 88°29'25" EAST 191.05 FEET TO A FENCE CORNER 2) NORTH 00°25'27" EAST 327.56 FEET TO A FENCE CORNER 3) SOUTH 89°38'19" EAST 1115.FEET TO A NUMBER FIVE REBAR AND CAP STAMPED PLS 356548 4) SOUTH 89°35'30" EAST 383.25 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED PLS 356548, THENCE SOUTH 00°21'56" WEST 1612.24 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 900 SOUTH STREET, BEING 931.07 FEET NORTH 89°10'46" WEST ALONG THE SECTION LINE AND 60.33 FEET NORTH 00°49'14" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13 (SAID SOUTH QUARTER CORNER BEING SOUTH 89°10'46" EAST 2654.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13); THENCE NORTH 89°10'46" WEST 1426.49 FEET ALONG AN EXISTING FENCE AND THE NORTHERLY RIGHT-OF-WAY LINE OF 900 SOUTH STREET; THENCE NORTH 00°48'09" EAST 302.67 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°10'46" WEST 264.00 FEET ALONG AN EXISTING FENCE TO THE EASTERLY RIGHT-OF-WAY LINE OF 6700 WEST STREET; THENCE NORTH 00°48'09" EAST 984.76 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88°35'52" EAST 190.14 FEET TO AND ALONG AN EXISTING FENCE TO A FENCE CORNER; THENCE NORTH 01°19'32" EAST 326.02 FEET ALONG AN EXISTING FENCE TO AN EXISTING FENCE TEE; THENCE SOUTH 89°13'12" EAST 1114.19 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 89°10'23" EAST 382.68 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 00°47'03" WEST 1612.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,582,362 SQUARE FEET OR 59.283 ACRES.

EXCEPTIONS TO COVERAGE

ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY: COMMITMENT NO. NCS-1178632-SLC1, SCHEDULE B, PART II, DATED JULY 10, 2023:

EXCEPTIONS #1-11, 16-19, & 21-26 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF RIGHT OF WAY AND APPURTENANT PRESCRIPTIVE DITCH EASEMENT FOR IRRIGATION" RECORDED JANUARY 12, 2015 AS ENTRY NO. 2717603 OF OFFICIAL RECORDS.
(SURVEYORS NOTE: SHOWN ON SURVEY. AFFECTS WESTERLY PORTION OF PROPERTY.)

13. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF RIGHT OF WAY AND APPURTENANT PRESCRIPTIVE DITCH EASEMENT FOR IRRIGATION" RECORDED JANUARY 12, 2015 AS ENTRY NO. 2717604 OF OFFICIAL RECORDS.
(SURVEYORS NOTE: SHOWN ON SURVEY. AFFECTS WESTERLY PORTION OF PROPERTY.)

14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF RIGHT OF WAY AND APPURTENANT PRESCRIPTIVE DITCH EASEMENT FOR IRRIGATION" RECORDED JANUARY 12, 2015 AS ENTRY NO. 2717605 OF OFFICIAL RECORDS.
(SURVEYORS NOTE: SHOWN ON SURVEY. AFFECTS WESTERLY PORTION OF PROPERTY.)

15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF RIGHT OF WAY AND APPURTENANT PRESCRIPTIVE DITCH EASEMENT FOR IRRIGATION" RECORDED JANUARY 12, 2015 AS ENTRY NO. 2717606 OF OFFICIAL RECORDS.
(SURVEYORS NOTE: SHOWN ON SURVEY. AFFECTS WESTERLY PORTION OF PROPERTY.)

20. A RIGHT OF WAY EASEMENT/EASEMENT DEED BY AND BETWEEN LOIS B. KNIGHT AS TRUSTEE OF THE LOIS B. KNIGHT FAMILY TRUST DATED JANUARY 16, 2023 AND LONN KNIGHT FOR THE PURPOSE OF GENERAL INGRESS AND EGRESS, IRRIGATION AND MAINTENANCE RECORDED MARCH 02, 2023 AS ENTRY NO. 3274938 OF OFFICIAL RECORDS.
(SURVEYORS NOTE: PLOTS SOUTH OF GRAVEL DRIVE)

BENCHMARK

TOP OF BRASS CAP FOR THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, VERTICAL DATUM 4224.10' (NAVD88 PER W.C.S.)

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0175E, EFFECTIVE DATE 12-16-2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY TRIAD LAND DEVELOPMENT FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER, SOUTH QUARTER CORNER, AND THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°10'46" WEST BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 13 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A RECORD OF SURVEY AND PARCEL ADJUSTMENT, PREPARED BY BOUNDARY CONSULTANTS, DATED OCTOBER 24, 2022, AND FILED OCTOBER 26, 2022 WAS USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE HEREON DESCRIBED PARCEL OF GROUND WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY THE EAST LINE OF 6700 WEST STREET; THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY THE NORTH LINE OF 900 SOUTH STREET; THE EAST LINE AND NORTH LINE OF THE SUBJECT PROPERTY WERE ESTABLISHED BY DEED AND OCCUPATION.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

NO ADDRESS OF SUBJECT PROPERTY PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 2)

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

1 STRUCTURE WAS FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

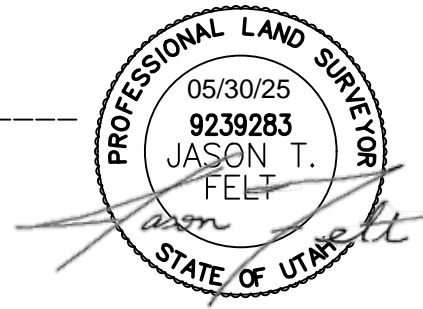
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY, TRIAD LAND DEVELOPMENT, AND GIBSON GREEN ACRES, LLC, A UTAH LIMITED LIABILITY COMPANY, RON B. GUBSON, AND LOIS B. KNIGHT, TRUSTEE OF THE LOIS B. KNIGHT FAMILY TRUST:

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, 6(a), 6(b), 7(a), 7(b)(1)(2), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 2-14-2023
DATE OF SURVEY: 8-29-2023
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



REVISIONS	
DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
LAYTON CITY, DAVIS COUNTY, UTAH

TRIAD LAND DEVELOPMENT

Project Info.

Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 8-11-2023
Name: TRIAD
ALTA SURVEY
Scale: 1"=100'
Checked: _____
Number: 8182-03

Sheet	2
1	Sheets

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

MARCH, 2025

WEST QUARTER CORNER OF
SECTION 13, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY,
FOUND WEBER COUNTY BRASS CAP
MONUMENT DATED 2020.

10-035-0017
WESTSIDE INVESTMENTS LC

FENCE IS 1.3
FEET SOUTH OF
PROPERTY CORNER

(S89°10'23"E 383.25' RECORD)
S89°10'23"E 382.68'

(S89°38'19"E 1115.48' RECORD)
S89°13'12"E 1114.19'

10-035-0039
RANDY D & MARION C CALL

10-035-0040
RANDY D & MARION C CALL

10-035-0033
SHANE T & JAMIE M HEMMING

S88°35'52"E
190.14'
(S88°29'25"E)
(191.05' RECORD)

FENCE CORNER IS
1.0 FEET NORTH
OF PROPERTY
CORNER

6700 WEST STREET (PUBLIC STREET)

(N00°48'03"E 2683.50' W.C.S.)
N00°48'09"E 2683.51'

N00°48'09"E 984.76'
(N00°23'02"E 985.64' RECORD)

EXCEPTION 12, 13, 14, & 15
PREScriptive DITCH EASEMENT

TOTAL AREA
2,582,362 S.F.
59.283 ACRES

EXCEPTION 20
20' R.O.W. EASEMENT

10-035-0071
LONN KNIGHT

S00°47'03"W 1612.25'
(S00°21'56"W 1612.24' RECORD)

(N89°40'16"W 263.60' RECORD)
N89°10'46"W 264.00'

(N00°18'52"E 303.24' RECORD)
N00°48'09"E 302.67'

FENCE CORNER
IS ON PROPERTY
CORNER

FENCE IS ON
PROPERTY LINE

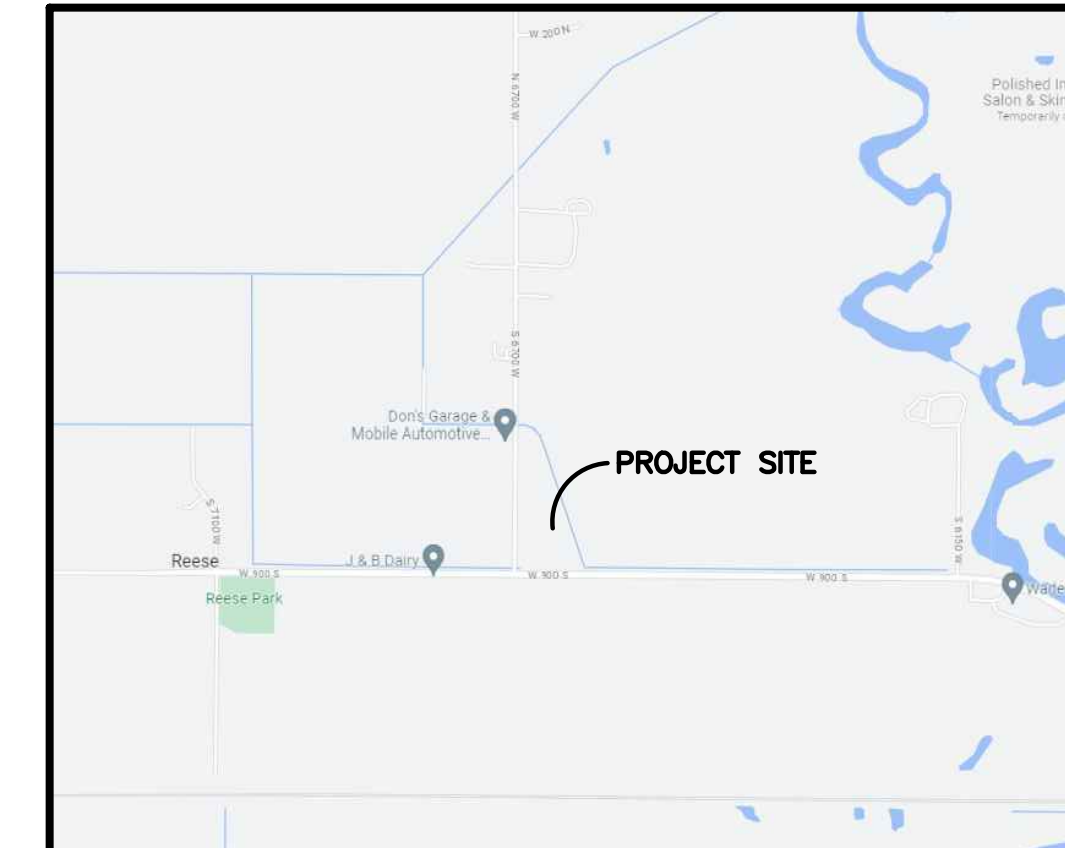
(N89°38'04"W 1426.52' RECORD)
N89°10'46"W 1426.49'

FENCE IS ON
PROPERTY LINE

FOUND REBAR
MARKED PLS 356548

SOUTH QUARTER CORNER OF
SECTION 13, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY,
FOUND WEBER COUNTY BRASS CAP
MONUMENT DATED 2021.

SOUTHWEST CORNER OF
SECTION 13, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY,
FOUND WEBER COUNTY BRASS CAP
MONUMENT DATED 2021.



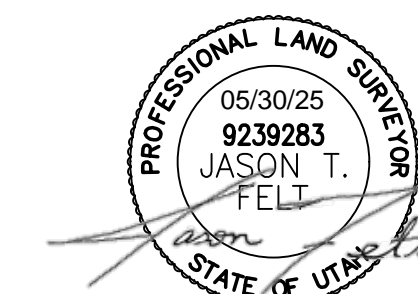
VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND AS SHOWN ON SURVEY
- SIGN
- POWER POLE
- STORM DRAIN BOX
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- PHONE PEDESTAL
- BOUNDARY LINE
- MONUMENT LINE
- ADJOINING PROPERTY
- ADJOINING PROPERTY
- EXISTING FENCE LINE
- EASEMENT LINE
- OVERHEAD POWER LINE
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING BUILDING
- GRAVEL ROAD

100 0 100 200 300
Scale: 1" = 100'

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FILE # 8140



REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
LAWTON WEBER, DAUGHTER, UTAH

TRIAD LAND DEVELOPMENT

Project Info.

Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 8-11-2023
Name: TRIAD
ALTA SURVEY
Scale: 1"=100'
Checked: _____
Number: 8182-03

Sheet
2
Sheets



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FAX: 435-253-1112
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS