

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH
MARCH, 2025

DESCRIPTION FROM TITLE REPORT

PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: COMMITMENT NO. 2400042MLH, DATED APRIL 24, 2024, AMENDED MAY 21, 2024:

PARCEL 1:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 1334.6 FEET; THENCE NORTH 11°00' WEST 449 FEET; THENCE EAST 148.1 FEET; THENCE NORTH 3°57' EAST 33 FEET TO THE TRUE POINT OF BEGINNING AND NORTH EDGE OF COUNTY ROAD PAVEMENT; THENCE NORTH 3°57' EAST 1611 FEET; THENCE NORTH 76°07' WEST 120 FEET; THENCE SOUTH 38°20' WEST 647.60 FEET; THENCE SOUTH 3°20' WEST 1120.80 FEET; THENCE SOUTH 6°24' WEST 8.7 FEET TO THE NORTH EDGE OF THE COUNTY ROAD PAVEMENT; THENCE EASTERLY ALONG SAID EDGE OF PAVEMENT 480 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST ALONG THE SECTION LINE 1397.03 FEET; THENCE NORTH 44.74 FEET; THENCE NORTH 3°58' EAST 33 FEET TO THE TRUE POINT OF BEGINNING AND A POINT ON THE NORTH EDGE OF THE COUNTY ROAD PAVEMENT; THENCE NORTH 3°57' EAST 1611 FEET; THENCE SOUTH 76°07' EAST 448.33 FEET; THENCE SOUTH 4°05' WEST 1494 FEET TO THE NORTH EDGE OF COUNTY ROAD PAVEMENT; THENCE WESTERLY ALONG SAID EDGE OF PAVEMENT 442 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING AT THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT THAT IS 1839.33 FEET EAST AND 440.70 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 3, RUNNING THENCE NORTH 4° 05' EAST 160 FEET TO THE POINT OF BEGINNING; THENCE NORTH 4° 05' EAST 1374 FEET; THENCE SOUTH 76° 07' EAST 193.23 FEET; THENCE SOUTH 72° 10' EAST 283.8 FEET; THENCE SOUTH 4° 20' WEST 1296.8 FEET; THENCE NORTH 83° 23' WEST TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT NORTH 55°39'30" WEST 826.50 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER OF SECTION 3, AND RUNNING THENCE NORTH 3° 02' EAST 150 FEET; THENCE SOUTH 83°23' EAST 258.5 FEET; THENCE SOUTH 6°24' WEST 304.70 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE NORTH 51°35' WEST 294.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT NORTH 55°39'30" WEST 826.50 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER OF SECTION 3, AND RUNNING THENCE NORTH 3° 02' EAST 150 FEET; THENCE NORTH 83°23' WEST 112.0 FEET; THENCE SOUTH 5°30' WEST 155.0 FEET TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 85°28' EAST 118.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT THAT IS 1839.33 FEET EAST AND 440.70 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION 3, RUNNING THENCE NORTH 4°5' EAST 40.00 FEET, THENCE SOUTH 85° 28' EAST 111 FEET, THENCE NORTH 3° 02' EAST 116.2 FEET, THENCE SOUTH 83° 23' EAST 368 FEET, MORE OR LESS, TO THE WEST LINE OF NELLIE COWAN PROPERTY, THENCE SOUTH 4°20' WEST 221.2 FEET, THENCE NORTH 80°01' WEST 350.46 FEET, THENCE NORTH 63°00' WEST 135.00 FEET MORE OR LESS, TO PLACE OF BEGINNING.

LESS AND EXCEPTING:
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT NORTH 55°39'30" WEST 826.50 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER OF SECTION 3, AND RUNNING THENCE NORTH 3° 02' EAST 150 FEET; THENCE SOUTH 83°23' EAST 258.5 FEET; THENCE SOUTH 6°24' WEST 304.70 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE NORTH 51°35' WEST 294.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT NORTH 55°39'30" WEST 826.50 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER OF SECTION 3, AND RUNNING THENCE NORTH 3° 02' EAST 150 FEET; THENCE NORTH 83°23' WEST 112.0 FEET; THENCE SOUTH 5°30' WEST 155.0 FEET TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 85°28' EAST 118.5 FEET TO THE PLACE OF BEGINNING.

ALSO LESS AND EXCEPTING:
PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT THAT IS 1839.33 FEET EAST AND 440.70 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 3; THENCE RUNNING NORTH 4°05' EAST 40.00 FEET; THENCE SOUTH 85°28' EAST 118.5 FEET; THENCE SOUTH 51°35' EAST TO THE NORTH LINE OF NELLIE COWAN PROPERTY; THENCE NORTH 80°01' WEST TO A POINT SOUTH 63°00' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 63°00' WEST 135.00 FEET, MORE OR LESS, TO PLACE OF BEGINNING.

PARCEL 5:
PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT 2.39 CHAINS WEST AND SOUTH 11°39' WEST 784.8 FEET AND SOUTH 72°10' EAST 110 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 3, TO THE POINT OF BEGINNING; THENCE NORTH 4°20' WEST 110 FEET MORE OR LESS TO THE CENTER OF THE WARREN CANAL; THENCE SOUTHEASTERLY ALONG THE CENTER OF CANAL TO A POINT WHICH IS SOUTH 4°20' WEST 7.48 CHAINS AND SOUTH 53° EAST 330 FEET AND SOUTH 52°01' EAST 220.50 FEET AND NORTH 25°40' EAST 500 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE SOUTH 25°40' WEST 500 FEET MORE OR LESS TO AN EXISTING FENCE AND THE NORTH LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY; THENCE NORTH 52°01' WEST 220.50 FEET; THENCE NORTH 53° WEST 330.00 FEET MORE OR LESS TO THE QUARTER SECTION LINE; THENCE NORTH 4°20' EAST 7.48 CHAINS TO THE POINT OF BEGINNING.

DESCRIPTION FROM TITLE REPORT CONT.

PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: COMMITMENT NO. 2400042MLH, DATED APRIL 24, 2024, AMENDED MAY 21, 2024:

PARCEL 6:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 2.39 CHAINS (157.74 FEET); THENCE SOUTH 11°09' WEST, 525 FEET MORE OR LESS TO CENTER OF IRRIGATION DITCH AND POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE SOUTH 11°09' WEST, 135 FEET MORE OR LESS; THENCE NORTH 72°10' WEST, 173.8 FEET; THENCE NORTH 76°07' WEST, 10.66 CHAINS (703.56 FEET); THENCE NORTH 17°27' EAST, 170 FEET MORE OR LESS, TO CENTER OF IRRIGATION DITCH; THENCE EASTERLY ALONG CENTERLINE OF IRRIGATION DITCH TO POINT OF BEGINNING AND END OF SUBJECT EASEMENT. EXCEPTING THAT PORTION LYING WITHIN THE CORPORATE LIMITS OF MARRIOTT-SLATERVILLE CITY.

PARCEL 7:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 2.39 CHAINS (157.74 FEET); THENCE SOUTH 11°09' WEST, 525 FEET MORE OR LESS TO CENTER OF IRRIGATION DITCH AND POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE SOUTH 11° 09' WEST, 135 FEET MORE OR LESS; THENCE NORTH 72°10' WEST, 173.8 FEET; THENCE NORTH 76°07' WEST, 10.66 CHAINS (703.56 FEET); THENCE NORTH 17°27' EAST, 170 FEET MORE OR LESS, TO CENTER OF IRRIGATION DITCH; THENCE EASTERLY ALONG CENTERLINE OF IRRIGATION DITCH TO POINT OF BEGINNING AND END OF SUBJECT EASEMENT. EXCEPTING THAT PORTION LYING OUTSIDE THE CORPORATE LIMITS OF MARRIOTT-SLATERVILLE CITY.

AS-SURVEYED DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 347.09 FEET NORTH 88°53'29" WEST AND 337.57 FEET NORTH 01°06'31" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION (SAID SOUTH QUARTER CORNER BEARS 2653.74 FEET NORTH 88°53'29" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION); THENCE NORTH 78°25'09" WEST 98.16 FEET; THENCE NORTH 07°30'31" EAST 232.29 FEET; THENCE NORTH 82°16'29" WEST 370.50 FEET; THENCE SOUTH 06°36'31" WEST 30.71 FEET; THENCE NORTH 81°55'54" WEST 13.12 FEET; THENCE SOUTH 05°10'14" WEST 142.57 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°53'05" WEST 439.87 FEET; AND (2) NORTH 84°50'29" WEST 470.61 FEET; THENCE NORTHERLY TO AND ALONG AN EXISTING FENCE LINE THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 07°30'24" EAST 8.91 FEET; (2) NORTH 04°23'14" EAST 1095.36 FEET; (3) NORTH 03°13'52" EAST 25.36 FEET TO A FENCE CORNER; (4) NORTH 40°02'43" EAST 332.60 FEET; (5) NORTH 40°03'47" EAST 314.31 FEET TO A FENCE CORNER; (6) SOUTH 76°17'45" EAST 58.06 FEET; AND (7) NORTH 18°59'26" EAST 125.92 FEET; THENCE NORTH 08°31'21" EAST 10.79 FEET; THENCE NORTH 21°09'34" EAST 66.87 FEET TO AN EXISTING IRRIGATION DITCH; THENCE ALONG SAID IRRIGATION DITCH THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 70°10'55" EAST 151.04 FEET; (2) SOUTH 70°54'21" EAST 110.43 FEET; (3) SOUTH 78°56'10" EAST 89.38 FEET; (4) SOUTH 69°02'45" EAST 106.31 FEET; (5) SOUTH 74°46'34" EAST 113.92 FEET; (6) SOUTH 71°33'55" EAST 110.83 FEET; AND (7) SOUTH 79°59'53" EAST 140.92 FEET; THENCE SOUTH 12°21'50" WEST 200.71 FEET; THENCE SOUTH 70°59'51" EAST 131.77 FEET; THENCE NORTH 04°25'07" WEST 147.29 FEET TO THE WARREN CANAL; THENCE ALONG SAID WARREN CANAL THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 75°13'26" EAST 220.78 FEET; (2) SOUTH 67°31'43" EAST 415.87 FEET; (3) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT A RADIUS OF 121.36 FEET, AN ARC LENGTH OF 148.29 FEET, WITH A DELTA ANGLE OF 70°00'53", A CHORD BEARING OF SOUTH 23°56'51" EAST, AND A CHORD LENGTH OF 139.24 FEET; (4) SOUTH 11°03'35" WEST 98.20 FEET; AND (5) SOUTH 02°45'40" WEST 53.37 FEET; THENCE SOUTH 27°07'52" WEST 530.52 FEET TO AND ALONG AN EXISTING FENCE LINE TO A FENCE CORNER; THENCE NORTH 51°50'42" WEST 533.76 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 05°26'31" WEST 808.97 FEET; THENCE SOUTH 81°55'54" EAST 14.40 FEET; THENCE SOUTH 05°55'51" WEST 205.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.879 ACRES

EXCEPTIONS TO COVERAGE

PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: COMMITMENT NO. 2400042MLH; SCHEDULE B, PART II-EXCEPTIONS, DATED APRIL 24, 2024, AMENDED MAY 21, 2024:

EXCEPTIONS #1-9, 11-15, 17, AND 24-25 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

10. SUBJECT TO ALL EXISTING ROADS, STREET, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS OF WAY AND EASEMENTS THEREOF.
(SURVEYOR'S NOTE: WARREN CANAL FLOWS EAST-WEST WITHIN THE NORTHERLY PORTION OF SUBJECT PROPERTY; DIRT ROAD LIES WITHIN THE EASTERLY PORTION OF PARCELS 3 AND 4; UTILITY POLES AND LINES LIE WITHIN PARCELS 3, 4, AND 5)

16. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: MILTON VICTOR KIDMAN AND BERNICE STETTLER KIDMAN
RECORDED: DECEMBER 3, 1959
ENTRY NO.: 325776
BOOK: 631
PAGE: 538, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: 20' RIGHT-OF-WAY EASEMENT PLOTS ALONG THE SOUTHERLY LINE OF PARCEL 5)

18. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: STATE OF UTAH
RECORDED: DECEMBER 16, 1963
ENTRY NO.: 416237
BOOK: 761
PAGE: 103, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: EASEMENT IS BLANKET IN NATURE AND INCLUDES ALL PARCELS)

19. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: SEPTEMBER 29, 1967
ENTRY NO.: 494720
BOOK: 872
PAGE: 627, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: TRANSMISSION LINE EASEMENT PLOTS ACROSS PARCEL 5)

20. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: NOVEMBER 29, 1976
ENTRY NO.: 682274
BOOK: 1152
PAGE: 740, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: TRANSMISSION LINE EASEMENT PLOTS ACROSS PARCEL 5)

21. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: DECEMBER 9, 1976
ENTRY NO.: 691336
BOOK: 1166
PAGE: 768, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: TRANSMISSION LINE EASEMENT PLOTS ACROSS PARCEL 5)

22. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: PLAIN CITY IRRIGATION COMPANY
RECORDED: JUNE 4, 1979
ENTRY NO.: 778824
BOOK: 1305
PAGE: 781, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: EASEMENT PERTAINS TO THE WARREN CANAL AND ANY APPURTENANT FACILITIES. THE WARREN CANAL IS LOCATED ALONG THE NORTHERLY LINE OF PARCELS 5, 6, AND 7)

25. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: MILTON VICTOR KIDMAN AND BERNICE STETTLER KIDMAN
RECORDED: JULY 23, 1985
ENTRY NO.: 942950
BOOK: 1471
PAGE: 2611, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: REFERENCED DOCUMENT IS ILLEGIBLE AND CANNOT BE PLOTTED)

BENCHMARK

TOP OF BRASS CAP FOR THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 4234.0' (NAVD88 PER W.C.S.)

FLOOD ZONE CLASSIFICATION

THE NORTHERLY PORTION OF SUBJECT PROPERTY THAT LIES WITHIN AND NORTH OF WARREN CANAL IS LOCATED WITHIN ZONE AE (SHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0191F, EFFECTIVE DATE 11-30-2023; AND THE SOUTHERLY PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0193F, EFFECTIVE DATE 11-30-2023; ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD." ZONE AE (SHADED) IS DEFINED AS "AREAS WITH BFE".

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MARTIN JENSEN OF WASATCH SOCCER CLUB FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER; SOUTHWEST CORNER; AND THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 88°53'29" WEST BETWEEN THE BRASS CAP MONUMENTS FOR THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A SUBDIVISION PLAT FOR COLEMAN ESTATES SUBDIVISION PREPARED BY LANDMARK SURVEYING, INC., DATED OCTOBER 19, 2001, AND RECORDED NOVEMBER 14, 2005, AS ENTRY #2141797; A SURVEY PREPARED BY BUTTARS SURVEYING, DATED FEBRUARY 12, 1994, AND RECORDED FEBRUARY 14, 1994, AS ENTRY #1050; A SURVEY PREPARED BY CONSTRUCTION & LAND SURVEYORS, DATED AUGUST 15, 1995, AND RECORDED AS ENTRY #1273; A SURVEY PREPARED BY SCHUCHERT & ASSOCIATES, DATED MAY 6, 1996, AND RECORDED JULY 10, 1996, AS ENTRY #1373; A BOUNDARY LINE AGREEMENT SURVEY PREPARED BY LANDMARK SURVEYING, INC., DATED JULY 12, 2022, AND RECORDED JULY 22, 2022, AS ENTRY #7306 WERE USED AS REFERENCE FOR THIS SURVEY.

THE PROPERTY LINES FOR THE SUBJECT PROPERTY WERE DETERMINED BY DEED AND OCCUPATION.

PROPERTY CORNERS NOT FOUND ARE SET WITH A ¾" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" OR NAIL AND WASHER.

NOTES

NO ADDRESS PROVIDED ON TITLE REPORT. (SEE TABLE A, ITEM 2)

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

NO BUILDINGS FOUND WITHIN THE BOUNDARIES OF SUBJECT PARCELS. (SEE TABLE A, ITEM 7)

NO SUBSTANTIAL FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AREAS OF REFUSE, ETC., FOUND WITHIN THE BOUNDARIES OF SUBJECT PARCELS. (SEE TABLE A, ITEM 8)

THERE WERE 0 MARKED REGULAR 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)

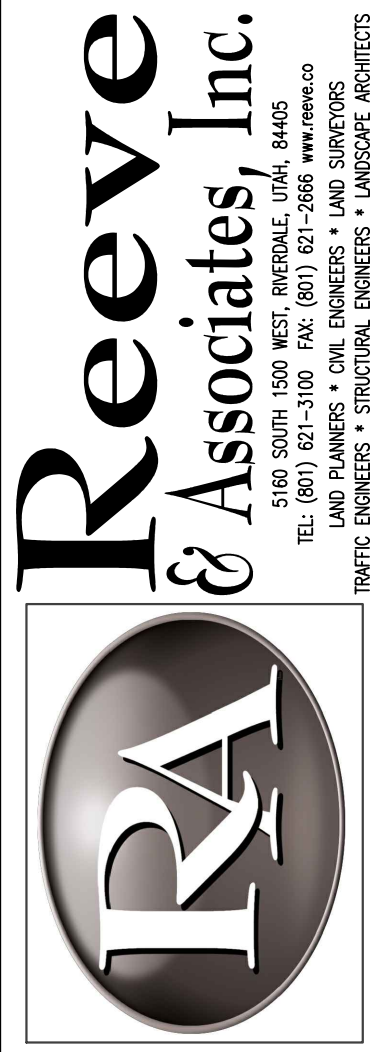
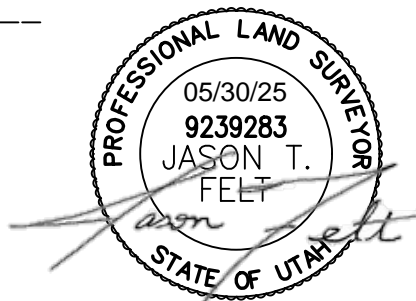
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; PULTE WASATCH THUNDER YOUTH ATHLETICS, INC.; CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, A SEWER IMPROVEMENT DISTRICT OF THE STATE OF UTAH:

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), 6(b), 7(a) 7(b1), 7(b2), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 2-6-2024
DATE OF SURVEY: 2-19-2024
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



DATE	DESCRIPTION
5-9-2024	UPDATED TR - A.M.
5-21-2024	UPDATED JR - A.M.

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH

WASATCH SOCCER CLUB

Project Info.	
Surveyor: J. FELT	
Designer: A. MULLINS	
Begin Date: 2-19-2023	
Name: WASATCH SOCCER	
ALTA SURVEY	
Scale: 1"=100'	
Checked: _____	
Number: 8148-02	

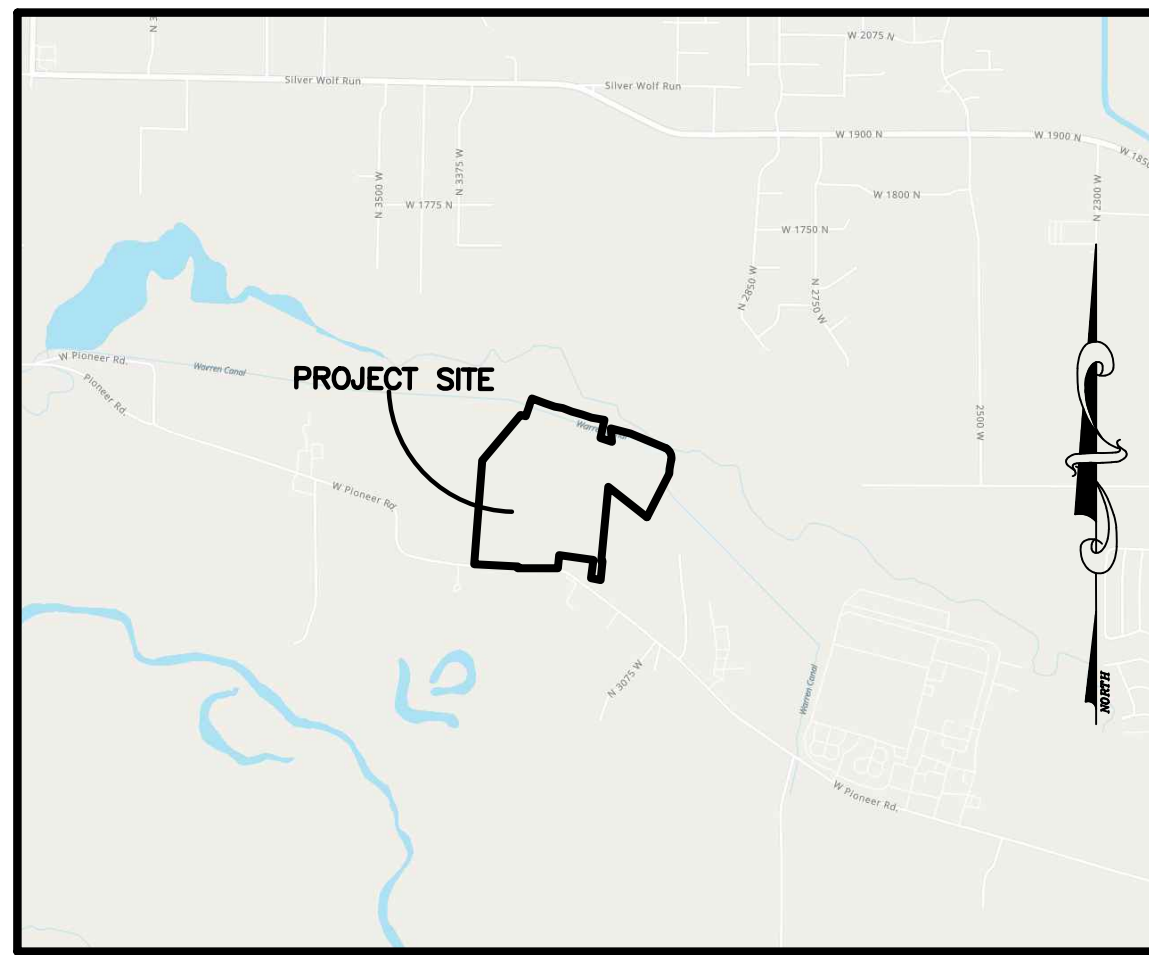
Sheet	2
1	Sheets

ALTA/NSPS LAND TITLE SURVEY

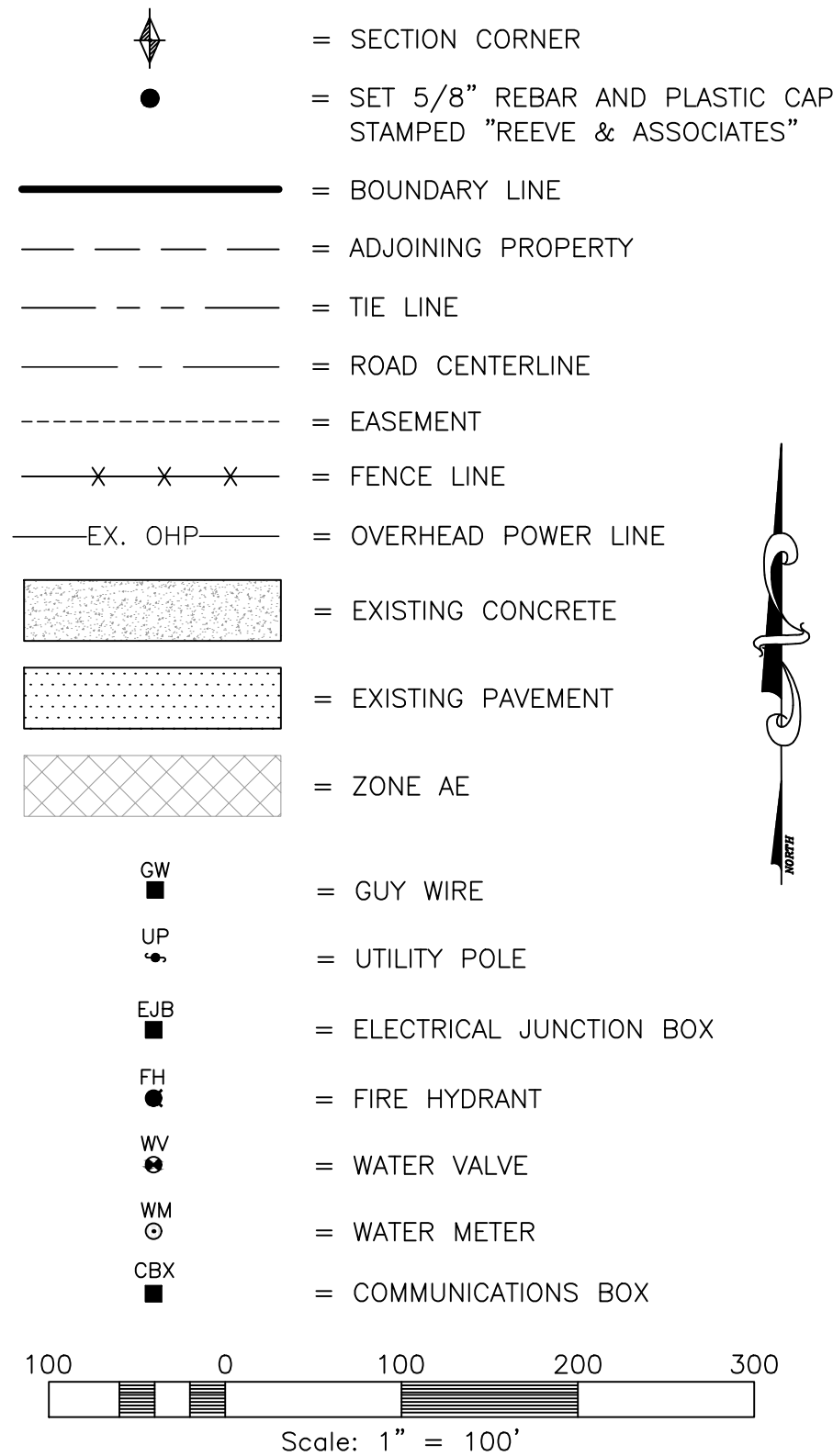
PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH

MARCH, 2025

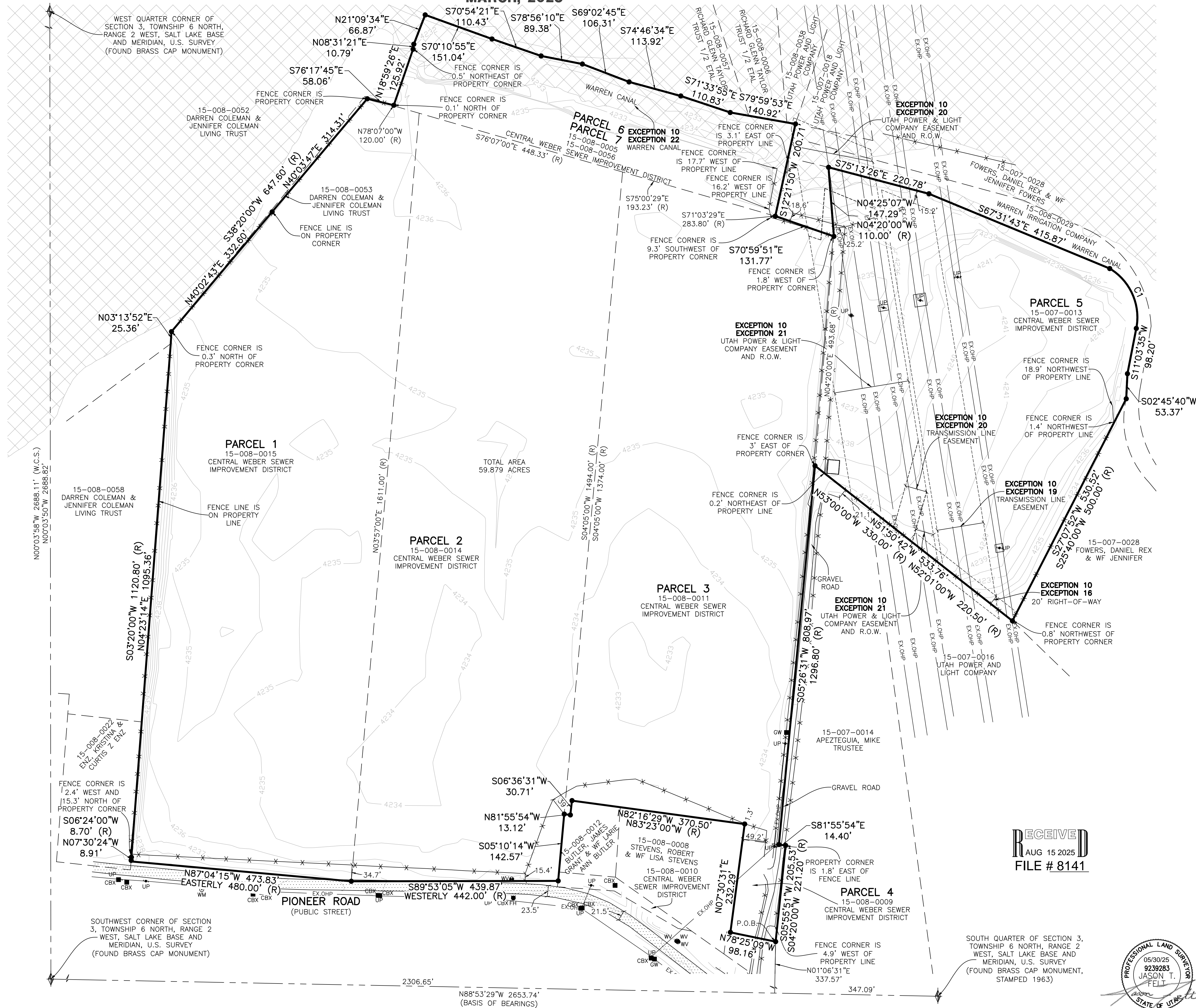
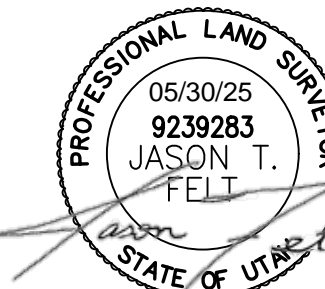
VICINITY MAP
NOT TO SCALE

LEGEND



CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	121.36'	148.29'	139.24'	S23°56'51"E	70°00'53"

RECEIVED
AUG 15 2025
FILE # 8141

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH

WASATCH SOCCER CLUB

Project Info.

Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 2-19-2023
Name: WASATCH SOCCER
ALTA SURVEY
Scale: 1"=100'
Checked: _____
Number: 8148-02

Sheet

2

Sheets



DATE	DESCRIPTION
5-9-2024	UPDATED TR - A.M.
5-21-2024	UPDATED TR - A.M.