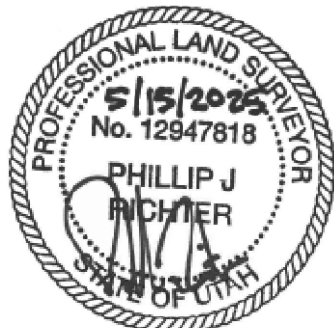


PARCEL NO. 16-012-0015 AND 16-012-0016
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



THIS SURVEY WAS PREPARED BY DIRECTION OF THE OWNERS AS A PREREQUISITE TO PARCEL SUBDIVISION. THIS SURVEY WAS PREPARED CONCURRENTLY WITH A SEPARATE SURVEY OF LANDS ADJOINING TO THE EAST AND WEST OF THE SURVEYED LANDS. THIS SURVEY IS BASED ON FIELD EVIDENCE AND PUBLIC RECORD INFORMATION INCLUDING PLANS, MAPS, DEEDS, AND OTHER RELEVANT DOCUMENTS WITH THOSE FINDINGS DETAILED HEREON. THIS SURVEY IS BASED ON TITLE REPORT FILE NUMBER NTWE-202909, COMMITMENT DATE FEBRUARY 21, 2025 AT 8:00 AM, ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY (ISSUING AGENT: NORTHERN TITLE), UTAH LINE WORKS AND THE CERTIFYING SURVEYOR ASSUME NO LIABILITY FOR THE COMPLETION OF THIS SURVEY. THIS SURVEY IS BASED ON THE SURVEY AND DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES DESCRIBED IN THIS REPORT. FIELDWORK WAS PERFORMED MARCH 01, 2024.

THIS SURVEY IS MADE FOR THE BENEFIT OF: PAPA'S PLACE, LLC, AND OLD REPUBLIC 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 LAWS REGULATING SURVEYING IN THE STATE OF UTAH, AND 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, 8, 13, AND 16.

SOUTH 89°50'22" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (S.L.B.M.) AS REFERENCED ON THE FOLLOWING RECORDED PLATS AND SURVEYS:

- ENTRY NO. 2179508, SURVEY 71-59, MT. MAJESTIC SUBDIVISION
- ENTRY NO. 2721263, SURVEY NO. 76-94, WADMAN NATURE PARK SUBDIVISION
- SURVEY NO. 7159, ALTA SURVEY
- SURVEY NO. 7626, ALTA SURVEY AMENDING NO. 7159

*THE CURRENT WEBER COUNTY BEARING SHEET (W.C.B.S.) FOR TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M. SHOWS THE SOUTH LINE OF THE SW QUARTER OF SEC. 17 AS BEING S89° 50' 20"E (A 00° 00' 02" ROTATION FROM PROJECT BASIS) AND THE SOUTH LINE OF THE SE QUARTER OF SEC. 18 AS BEING S89° 44' 23"E. THE CENTRAL ANGLE BEING 179° 54' 03" PER SAID BEARING SHEET, AND THE FOUND REFERENCE MONUMENT IN THE FIELD WAS USED TO CALCULATE THE POSITION OF THE SOUTH QUARTER OF SEC. 18.

THE FOLLOWING SURVEY RELATED DOCUMENTS WERE REFERENCED IN ADDITION TO THOSE PER THE TITLE REPORT OR ALREADY MENTIONED ELSEWHERE HEREON:

- WASHINGTON JENKINS PLAT BOOK, INDEX PAGE 22
- C369-26 TERRITORIAL ROADS SURVEY, DATED MARCH 3, 1885
- SURVEY NO. 272128.3, SURVEY NO. 176-90 - WAMAN NATURE PARK SUBDIVISION
- ENTRY NO. 2179508 MT. MAJESTIC SUBDIVISION
- ENTRY NO. 276137 MT. MAJESTIC - "AMENDED" AMENDING LOTS 8, 9, & 10
- ENTRY NO. 2108574 (BOOK 61/ PAGE 83) - COOL CREEK SUBDIVISION
- ENTRY NO. 2460177 COOL CREEK SUBDIVISION 1ST AMENDMENT
- SURVEY NO. 004388, OF 4300 NORTH STREET FROM 500 WEST TO 330 WEST
- WEBER COUNTY BEARING SHEET - T7N, R1W, S.L.8&M, STAMPED 10/05/2023
- ENTRY NO. 1216526, DIAMOND ESTATES SUBDIVISION
- SURVEY NO. 002103, FOR JAMIE JAMES
- SURVEY NO. 519, FOR RICHARD DIAMOND
- PRELIMINARY PLAN DRAWING NO. SS-77-37, DATED 3 MARCH, 1977, PREPARED BY GREAT BASIN ENGINEERING & SURVEYING, INC.

NOTES:

1) REBAR & CAP (R/C) MARKED WITH LICENSE NO. 4855329 ARE ASSOCIATED WITH THOSE ALTA SURVEYS OF THE ADJOINING PARCELS TO THE EAST FILED AS NO. 7159 AND 7626. ENTRY NO. 3222830 AND ENTRY NO. 3228711 ARE RECORDINGS OF THE SAME BOUNDARY LINE AGREEMENT DOCUMENT WHICH REFERENCES THE AGREED UPON LINE AS SURVEYED PER SURVEY NO. 7159. THE WEST QUARTER OF THE SECTION PER THESE SURVEYS IS SHOWN AS BEING "KEYED IN". I LOCATED AND OBSERVED THIS MONUMENT, AS IT WAS NECESSARY TO DETERMINE THOSE LINES TIED EITHER TO IT, OR TO THE SECTION LINES IT CONTROLS. GEOMETRY PER SAID BOUNDARY LINE AGREEMENT AND THOSE MARKERS PLACED IN THE FIELD WERE HELD AS BEING ORIGINAL MONUMENTS TO THAT SURVEYED LINE.

2) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. INVERTS ARE PROVIDED ONLY WHERE THEY ARE OPENLY EXPOSED, NO FIELD DEMARCATIONS FOR SUBTERRANEAN USE WERE PROVIDED TO THE SURVEYOR.

SURVEY FINDINGS:

1. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE OBSERVED.

2. PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 49057C0203E, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005, IN WEBER COUNTY, STATE OF UTAH. THIS IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

3. PARCEL 2 HAS DIRECT ACCESS TO 4575 NORTH STREET, A PUBLIC RIGHT-OF-WAY. PARCEL 1 IS UNDEVELOPED LANDLOCKED.

4. NO PROPOSED CHANGES TO SAID RIGHT-OF-WAY HAS BEEN PROVIDED TO THE SURVEYOR.

5. EXCEPT AS SHOWN, ALL UTILITIES OBSERVED ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

6. NO FIELD DELINEATION OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PER TITLE REPORT FILE NUMBER NTWE-202909, COMMITMENT DATE FEBRUARY 21, 2025 AT 8:00 AM

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 702.24 FEET SOUTH 89°50' WEST ALONG THE SECTION LINE AND 34.85 FEET NORTH 18°45' EAST AND NORTH 18°45'00" EAST 1119.86 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18; RUNNING THENCE SOUTH 87°04'48" WEST 210.71 FEET; THENCE NORTH 18°45'00" EAST 7.15 FEET; THENCE SOUTH 89°30' WEST 84.2 FEET TO THE OLD FENCE LINE; THENCE NORTH 19°12' EAST ALONG SAID FENCE 436.2 FEET; THENCE NORTH 89°30' EAST 299.07 FEET; THENCE SOUTH 26°22' WEST 78.85 FEET; THENCE SOUTH 18°45' WEST 351.07 FEET, MORE LESS, TO THE PLACE OF BEGINNING.

TAX SERIAL NO. 16-012-0015

PER TITLE REPORT FILE NUMBER NTWE-202909, COMMITMENT DATE FEBRUARY 21, 2025 AT 8:00 AM

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING 780 FEET, MORE OR LESS, SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18; AND RUNNING THENCE SOUTH 101.10 FEET, MORE OR LESS, THENCE SOUTH 40°30' WEST 188.1 FEET; THENCE NORTH 52°30' WEST 33 FEET; THENCE SOUTH 18°45' WEST 141 FEET, MORE OR LESS, TO THE NORTH LINE OF JONES PROPERTY; THENCE SOUTH 89°30' WEST 299 FEET, MORE OR LESS, TO THE EAST LINE OF ALKEMA PROPERTY; THENCE NORTH 18°45' EAST 367.74 FEET, THENCE EAST TO THE POINT OF BEGINNING.

TAX SERIAL NO. 16-012-0016

PER TITLE REPORT FILE NUMBER NTWE-202909, COMMITMENT DATE FEBRUARY 21, 2025 AT 8:00 AM.
(RELEVANT EXCEPTIONS HAVE BEEN DRAFTED WHERE APPLICABLE AND/OR NOTED WITH THE
FINDINGS OF THIS SURVEY).

1-13. THESE EXCEPTIONS HAVE BEEN OMITTED

14. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND. FINDINGS: SPRINGWATERS EMERGING FROM THE GROUND WERE EVIDENT AT BOTH PARCELS, AND BEING COLLECTED AT THE POND ON PARCEL 1.

15. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCE, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. UNDERWRITER MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. FINDINGS: NO EVIDENCE OF MINING ACTIVITY.

16. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, FENCES, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER, TELEPHONE, CABLE, FIBER OPTIC, SEWER, GAS, OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF. FINDINGS: SEE SHEET 2 OF 2 FOR OBSERVED EVIDENCE.

17. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE LAND SURVEY OF LAND AND NOT SHOWN BY THE PUBLIC RECORDS. FINDINGS: SEE DIMENSIONS PROVIDED ON SHEET 2 OF 2. LARGE DIFFERENCES BETWEEN MEASURED AND RECORD DIMENSIONS ARE PRESENT.

18. THE RIGHTS OF PARTIES TO POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER. FINDINGS: NO UNRECORDED DOCUMENTS HAVE BEEN BROUGHT TO THE ATTENTION OF THE SURVEYOR.

19. THERE IS NO INSURABLE MEANS OF ACCESS TO THIS PROPERTY WITHOUT CONTIGUOUS PROPERTIES, THEREFORE IF THE PARCELS ARE SPLIT, RECORDATION OF A RIGHT OF ACCESS WOULD BE REQUIRED. FINDINGS: PARCEL 2 HAS DIRECT ACCESS TO 4575 NORTH STREET. PARCEL 1 IS LANDLOCKED.

20. RIGHT OF WAY AGREEMENT FOR PLEASANT VIEW CULINARY WATER ASSOCIATION PIPE LINE GRANTEE:
PLEASANT VIEW CULINARY ASSOCIATION
DATED: APRIL 10, 1958
RECORDED: MARCH 5, 1959
ENTRY NO.: 309596
BOOK/PAGE: 606/5
BOTH PARCELS FINDINGS: THE RIGHT OF WAY DESCRIBED DOES NOT AFFECT THE SUBJECT PROPERTY.

21. RIGHT OF WAY AGREEMENT FOR PLEASANT VIEW CULINARY WATER ASSOCIATION PIPE LINE GRANTEE:
PLEASANT VIEW CULINARY ASSOCIATION
DATED: APRIL 10, 1958
RECORDED: MARCH 5, 1959
ENTRY NO.: 309597
BOOK/PAGE: 606/6
BOTH PARCELS FINDINGS: THE RIGHT OF WAY DESCRIBED DOES NOT AFFECT THE SUBJECT PROPERTY


22. RIGHT OF WAY AGREEMENT FOR PLEASANT VIEW CULINARY WATER ASSOCIATION PIPE LINE GRANTEE: PLEASANT VIEW CULINARY ASSOCIATION
DATED: APRIL 10, 1958
RECORDED: MARCH 5, 1959
ENTRY NO.: 309598
BOOK/PAGE: 606/8
BOTH PARCELS FINDINGS: EXCEPTION IS LOCATED WITHIN THE RIGHT OF WAY OF 4575 NORTH STREET.

23. EASEMENT - NUNC PRO TUNC ORDER DATED: NOVEMBER 04, 1983 RECORDED: NOVEMBER 04, 1983
ENTRY NO.: 894406, BOOK/PAGE: 1435/857
PARCEL 2 FINDINGS: THE EXISTING RIGHT-OF-WAY ENCOMPASSES THAT DESCRIPTION PER SAID DOCUMENT.

24. BOUNDARY LINE AGREEMENT RECORDED: MARCH 10, 2022 ENTRY NO.: 3222830
BOTH PARCELS FINDINGS: SEE NOTE 1

25. BOUNDARY LINE AGREEMENT RECORDED: APRIL 06, 2022 ENTRY NO.: 3228711
PARCEL 1 FINDINGS: SEE NOTE 1

26. EXCEPTION HAS BEEN OMITTED

240020		UTAH LINE WORKS, LLC LAND SURVEYING 1400 N 600 W WEST BOUNTIFUL, UT 84087 (801) 845-6118 UTAH-LINEWORKS.COM	ALTA/NSPS LAND TITLE SURVEY				SCALE (H):						
05/15/2025			PAPA'S PLACE, LLC				DRAWN BY:	P. RICHTER					
			SOUTHEAST QTR SEC 18,				CHECKED BY:	P. RICHTER					
			TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M.				TAX ID NO.	18-02-0015 18-02-0016					
SHEET: 1 OF 2			PLEASANT VIEW		WEBER COUNTY		UTAH		NO.	DESCRIPTION	DRAWN BY	APPROVAL	DATE

*AS-SURVEYED DESCRIPTIONS ARE PROVIDED FOR FUTURE RETRACEMENT PURPOSES

PARCEL 1 AS-SURVEYED DESCRIPTION

COMMENCING AT A 3.5" BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING NORTH 89°50'22" WEST 2683.52 FEET ALONG THE SECTION LINE AND BASIS OF BEARING FROM A 3.0" BRASS CAP MONUMENT SET IN 1975 AT THE SOUTH QUARTER OF SAID SECTION 17; THENCE NORTH 89°44'25" WEST 710.83 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST; THENCE DEPARTING SAID SECTION LINE NORTH 19°01'04" EAST 1153.00 FEET THROUGH A STEEL POST AND ALONG AN OLD FENCE LINE TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID FENCE LINE AND ALONG THE NORTH LINE OF THE JONES PROPERTY THE FOLLOWING THREE COURSES; 1) SOUTH 87°30'23" WEST 198.53 FEET; 2) NORTH 19°10'35" EAST 7.15 FEET; 3) SOUTH 89°55'35" WEST 94.24 FEET TO THE OLD FENCE LINE, ALSO BEING ON THE EAST PROPERTY LINE PER RECORD OF SURVEY NUMBER 519, DATED 12/18/1990, ON FILE IN THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 18°56'43" EAST 434.38 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°55'35" EAST 308.28 FEET TO THE LINE ESTABLISHED PER THAT BOUNDARY LINE AGREEMENT KNOWN AS ENTRY NO. 3222830 AND ENTRY NO. 3228711 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG SAID LINE SOUTH 27°59'13" WEST 109.29 FEET TO A REBAR & CAP SET PER SAID BOUNDARY LINE AGREEMENT; THENCE TO AND ALONG AN OLD WIRE FENCE LINE SOUTH 19°01'04" WEST 330.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 120,447 SQUARE FEET OR 2.77 ACRES

PARCEL 2 AS-SURVEYED DESCRIPTION

COMMENCING AT A 3.0" BRASS CAP MONUMENT SET IN 1982 AT THE WEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SECTION LINE SOUTH 00°11'12" WEST 790.67 FEET (RECORD = SOUTH 780.00 MORE OR LESS) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4575 NORTH STREET AND THE POINT OF BEGINNING.

THENCE ALONG SAID SECTION LINE SOUTH 00°11'12" WEST 15.15 FEET TO A REBAR & CAP SET PER THAT BOUNDARY LINE AGREEMENT KNOWN AS ENTRY NO. 3222830 AND ENTRY NO. 3228711 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE DEPARTING SAID SECTION LINE AND ALONG SAID AGREED TO LINE SOUTH 27°59'13" WEST 387.92'; THENCE DEPARTING SAID LINE SOUTH 89°55'35" WEST 308.28 FEET TO THE EAST PROPERTY LINE PER RECORD OF SURVEY NUMBER 519, DATED 12/18/1990, ON FILE IN THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 18°56'43" EAST 377.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4575 NORTH STREET; THENCE DEPARTING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY LINE NORTH 89°53'50" EAST 367.97 FEET TO THE POINT OF BEGINNING.

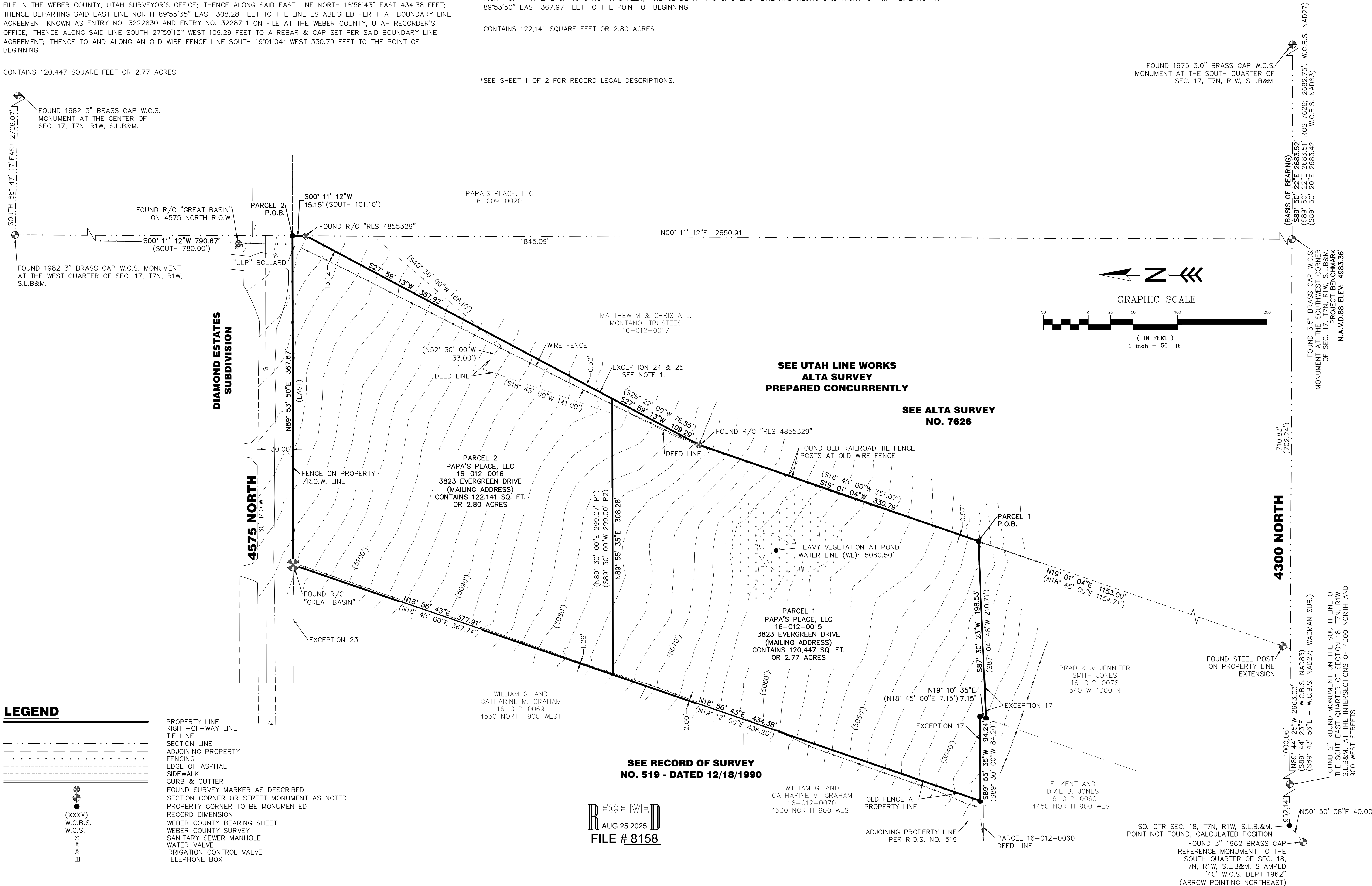
CONTAINS 122,141 SQUARE FEET OR 2.80 ACRES

*SEE SHEET 1 OF 2 FOR RECORD LEGAL DESCRIPTIONS.

ALTA/NSPS LAND TITLE SURVEY

PARCEL NO. 16-012-0015 AND 16-012-0016

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TIE LINE
- SECTION LINE
- ADJOINING PROPERTY
- FENCING
- EDGE OF ASPHALT
- SIDEWALK
- CURB & GUTTER
- FOUND SURVEY MARKER AS DESCRIBED
- SECTION CORNER OR STREET MONUMENT AS NOTED
- PROPERTY CORNER TO BE MONUMENTED
- RECORD DIMENSION
- WEBER COUNTY BEARING SHEET
- WEBER COUNTY SURVEY
- SANITARY SEWER MANHOLE
- WATER VALVE
- IRRIGATION CONTROL VALVE
- TELEPHONE BOX

RECEIVED
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FILE # 8158

240020		05/15/2025	SHEET: 2 OF 2	
UTAH LINE WORKS, LLC LAND SURVEYING 1400 N 600 W WEST BOUNTIFUL, UT 84087 (801) 845-6118 UTAHLINEWORKS.COM		PAPA'S PLACE, LLC SOUTHEAST QTR SEC 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M.		UTAH
SCALE (H): 1" = 50'		DRAWN BY: P. RICHTER		UTAH
CHECKED BY: P. RICHTER		TAX ID NO. 16-012-0015		WEBER COUNTY
NO. DESCRIPTION		DRAWN BY APPROVAL		DATE