

****** Exception No.'s 15, and 21 describe and affect this site but do not reveal matters of survey.

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0402F dated November 30, 2023. Flood Zone X is defined as "Area of Minimal Flood Hazard"

Part of the Northeast Quarter of Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at the Northwest Corner of said Northeast Quarter Section; running thence East 768.2 feet; thence South 1'30" West 882.3 feet; thence North 89°14' West 203.5 feet; thence South 1'21" West 725.8 feet, thence West 62.5 Rods, thence North 260.5 feet, thence West 3 Rods, thence North 5.88 Chains, thence East 8.38 Chains, thence North to beginning.

West Parcel

A part of the North Half of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at a Brass Cap Monument found marking the North Quarter Corner of said Section 21; and running thence South 89°32'32" East 783.77 feet along the Section Line; thence South 2°01'17" West 471.17 feet along an old boundary line fence to an existing fence corner; thence continuing along existing fence lines the following four courses: South 2°15'36" West 387.66 feet to a fence corner; North 88°15'01" West 204.05 feet to a fence corner; South 2°01'19" West 467.93 feet; and South 2°06'55" West 268.56 feet to the North Line of Twelfth South Street as it exists at 120 feet Right-of-way width; thence North 89°14'06" West 1048.17 feet along said North Line of Twelfth South Street; thence North 0°42'29" East 264.97 feet to the East Line of Twelfth South Street; thence North 89°24'16" West 424.29 feet along said Twelfth South Section Line; thence North 0°42'29" East 369.74 feet to an existing boundary line fence; thence South 89°59'36" East 557.39 feet along said existing fence and said fence extended to the Quarter Section Line; thence North 0°42'29" East 945.25 feet along said Quarter Section Line to the point of beginning.

Contains 14,078,589 sq ft
or 32.320 acres

To BlackPine Group, G-Bar, LLC, a Utah limited liability company, Triad Land Development, LLC, a Utah limited liability company, Lynette M. Langlois, Diane M. Grieggo, Larry Ingles, sole Trustee, or his successors in Trust, under The Larry Ingles Living Trust, dated June 30, 2014, and any amendments thereto, Meridian Title Company, Westcor Land Title Insurance Company and First American Title Insurance Company National Commercial Services:

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 2, 3, 4, 5, 7(a), 7(b), 8 and 11(a) of Table A thereof. The fieldwork was completed on August 26, 2004.

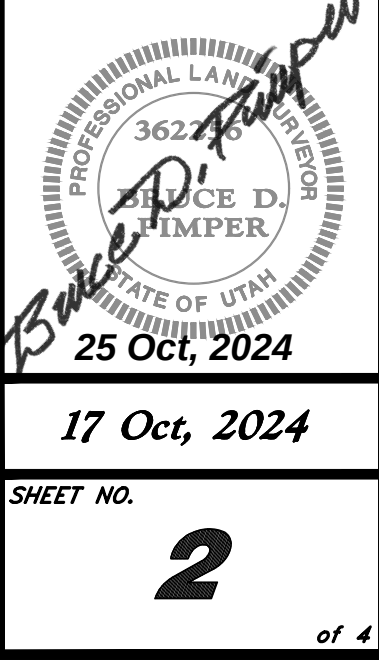
Date: 25 Oct, 2024

Bruce D. Pimper
Utah PLS No. 362256

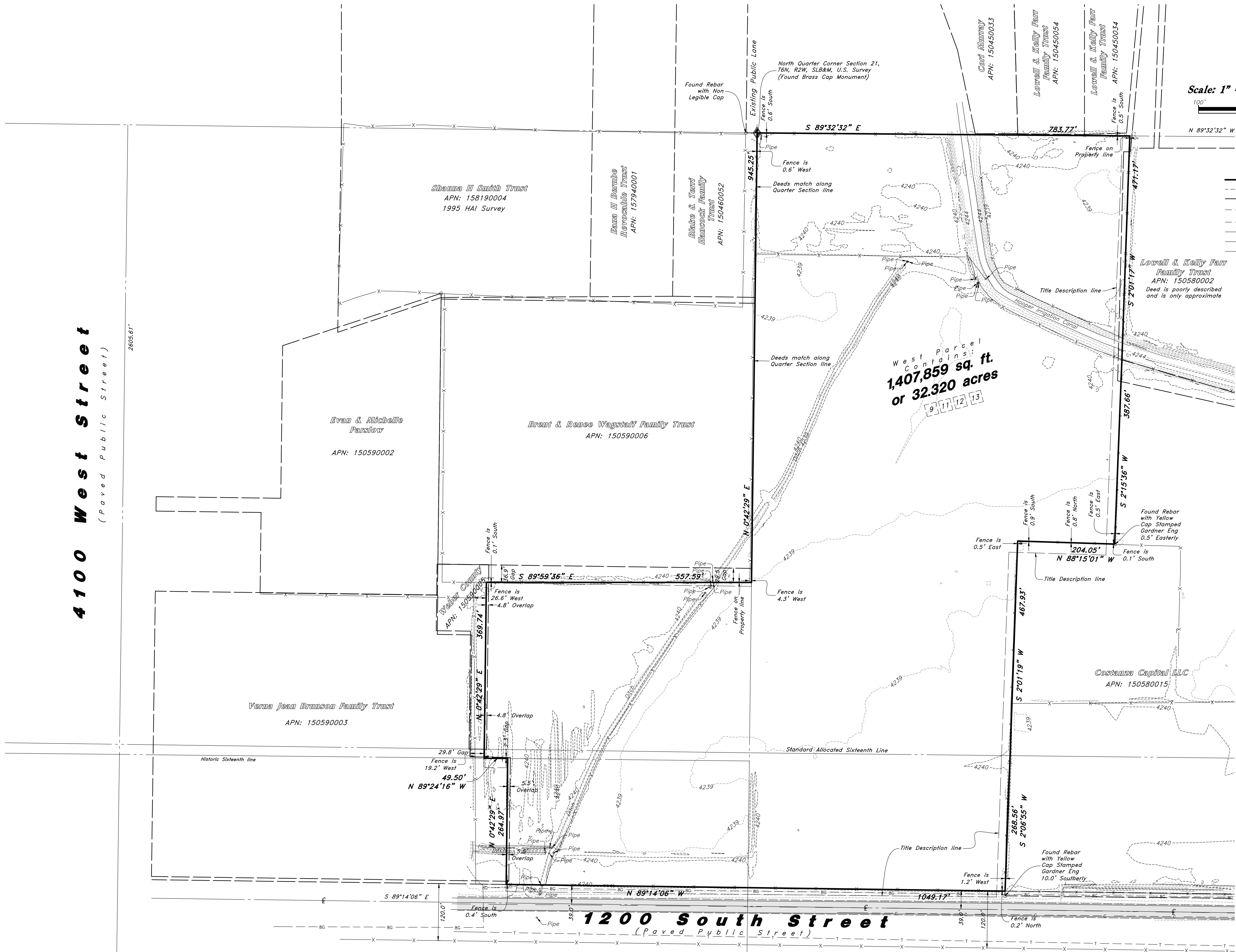
17 Oct, 2024

SHEET NO.

1



4100 West Street
(Paved Public Street)



ALTA / NSPS Land Title Survey

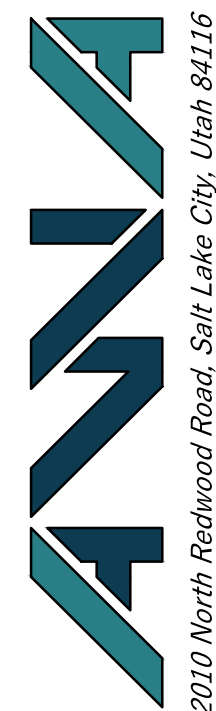
Surrage Development

1200 South 3500-3900 West
Ogden City, Weber County, Utah
A Part of the North Half of Section 21, and the Northwest Quarter of Section 22,
T6N, R2W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
36220
DANCE D. HAMPER
STATE OF UTAH
25 Oct, 2024

17 Oct, 2024

SHEET NO.
3



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - ANNAengineering.net

Designed by: BDP
Drafted by: TC
Client Name:
The BlackPine Group
24-127AS

