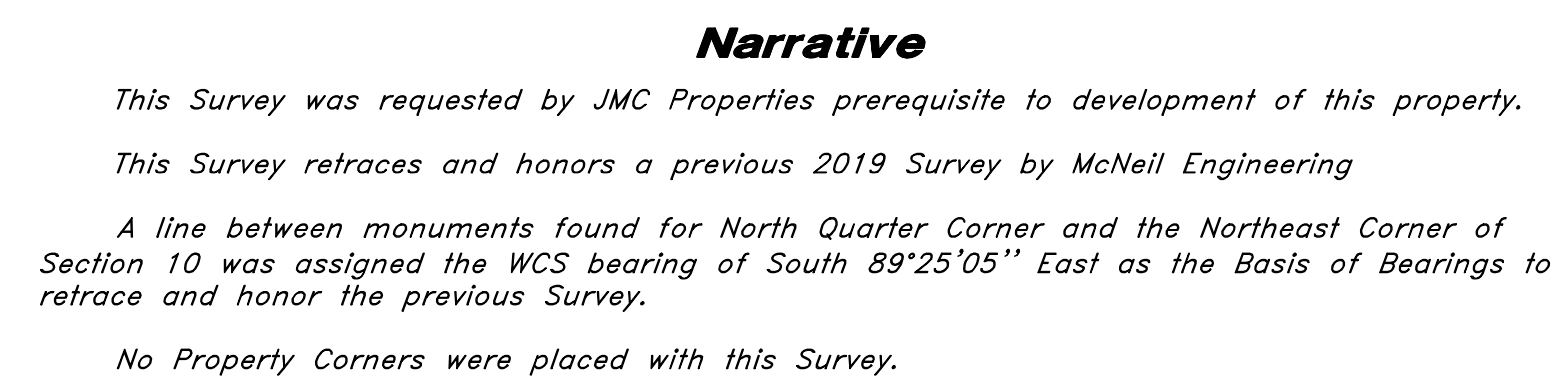




This survey was completed using Title Report Commitment No. NCS-950336-SLC1 dated February 20, 2019 from First American Title Insurance Company:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

- 10 16.5 foot Right of Way described as follows: Across a part of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; said right of way being 8.25 feet on either side of the following described centerline: Beginning at a point which is South 1072.37 feet and North 89°18' West 1162.98 feet from the Northeast corner of said Section 10; running thence North 5°15' West 91.23 feet; thence Westerly along the arc of 51.91 foot radius curve to the left 79.59 feet; thence South 86°54' West 319.0 feet to the East line of Midland Drive.
- 11 10 ft. wide Easement for utilities as granted to the City of Roy, recorded August 24, 1994 as Entry No. 1308476 in Book 1728 at page 774 of Official Records.
- 12 10 ft. wide Easement for constructing and maintaining thereon highway as granted to Utah Department of Transportation recorded April 09, 2014 as Entry No. 2682002 of Official Records.

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS SOUTH 1048.7 FEET AND WEST 1254.59 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 89°33' WEST 367.00 FEET PARALLEL TO AND 4.0 FEET NORTH OF AN EXISTING FENCE TO THE EAST LINE OF MIDLAND DRIVE, THENCE NORTH 38°01' EAST 145.08 FEET, THENCE SOUTH 89°33' EAST 277.64 FEET, THENCE SOUTH 115.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST 1/4 SECTION 108 1/4 SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT WHICH IS 1044.73 FEET (RECORD 1048.7 FEET) SOUTH AND 1251.39 FEET (RECORD 1254.59 FEET) WEST AND 367.00 FEET NORTH 89°33'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 38°01'00" EAST 145.08 FEET ALONG THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE) THENCE SOUTH 89°33'00" EAST 6.02 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEERS STATION 525+21.21, THENCE SOUTHWESTERLY 147.20 FEET ALONG THE ARC OF A 10,055.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS SOUTH 39°04'28" WEST 147.20 FEET) TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°33'00" WEST 2.59 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°00'38" CLOCKWISE TO EQUAL HIGHWAY BEARINGS)

RECEIVED
OCT 08 2025
FILE # 8185

To JMC Properties, Douglas John Hammond, Jr. and Julie A. Hammond, husband and wife and Kimball C. Shill and Michelle Amber Shill, husband and wife 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 2016 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, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on April 18, 2019.

Date: 18 Jul. 2019

Bruce D. Pimper
Utah PLS No. 362256

	Catch Basin		Deciduous Tree		Property Line
	Water Valve		Asphalt		Easement Line
	Hose bib		Concrete		Adjoiner Line
	Power Pole		Section Corner		Sanitary Sewer Line
	Guy Wire				Fiber Optic Line
	Sign				Overhead Power
	Light Pole				Telephone Line
	Telephone Box				Fence Line
	Electrical Box				Centerline
	Weber County Survey		Manhole		Culinary Water Line
					Storm Drain Line
					Gas Line

Zone	=	CC (Community Commercial)
Building Setback Requirements	=	
Front yard	=	20'
	=	Adjacent to Residential 100'
Back yard	=	As required for site plan approval
	=	Adjacent to Residential 20'
Side yard	=	As required for site plan approval
	=	A side setback facing street 20'
	=	Adjacent to Residential 20'
Height Restrictions	=	40'
Landscape Required	=	15% of total site

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Roy City and Incorporated Areas Map Number 49057C0425E dated 16 December, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Typical Building dimensions have been purposefully omitted due to the Temporary status of the buildings.

Brass Cap Monument for the North Quarter Corner of Section 10, T5N, R2W, SLB&M
Elevation = 4281.00 feet Assigned
Observed April 18, 2019

