

811

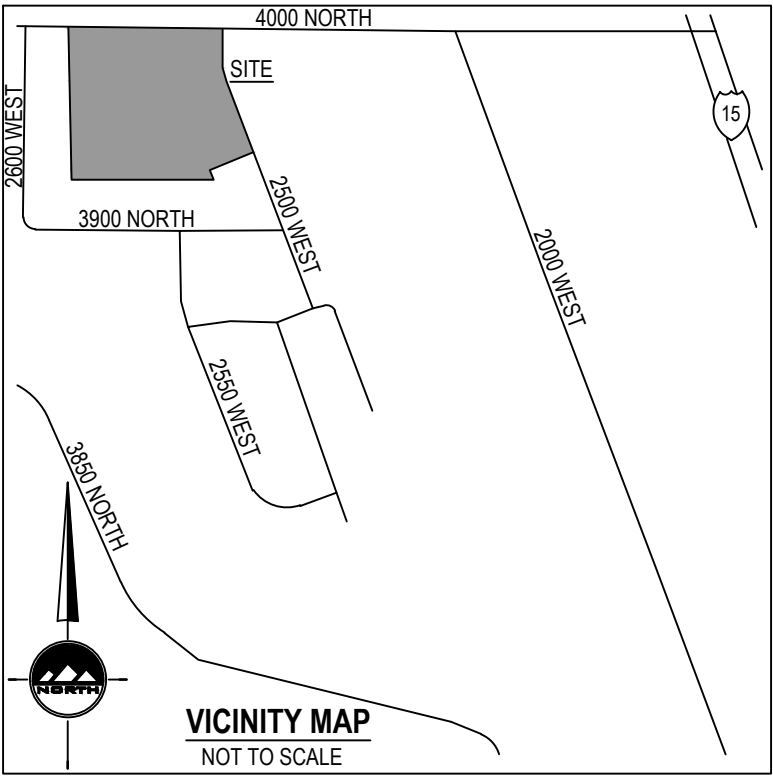
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

STREET MONUMENT 4000 N 2500 W
ELEV = 4244.42'

NORTHWEST CORNER
OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND W.C.S. BRASS CAP SET 1963)

NORTH QUARTER CORNER
OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND W.C.S. BRASS CAP)



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

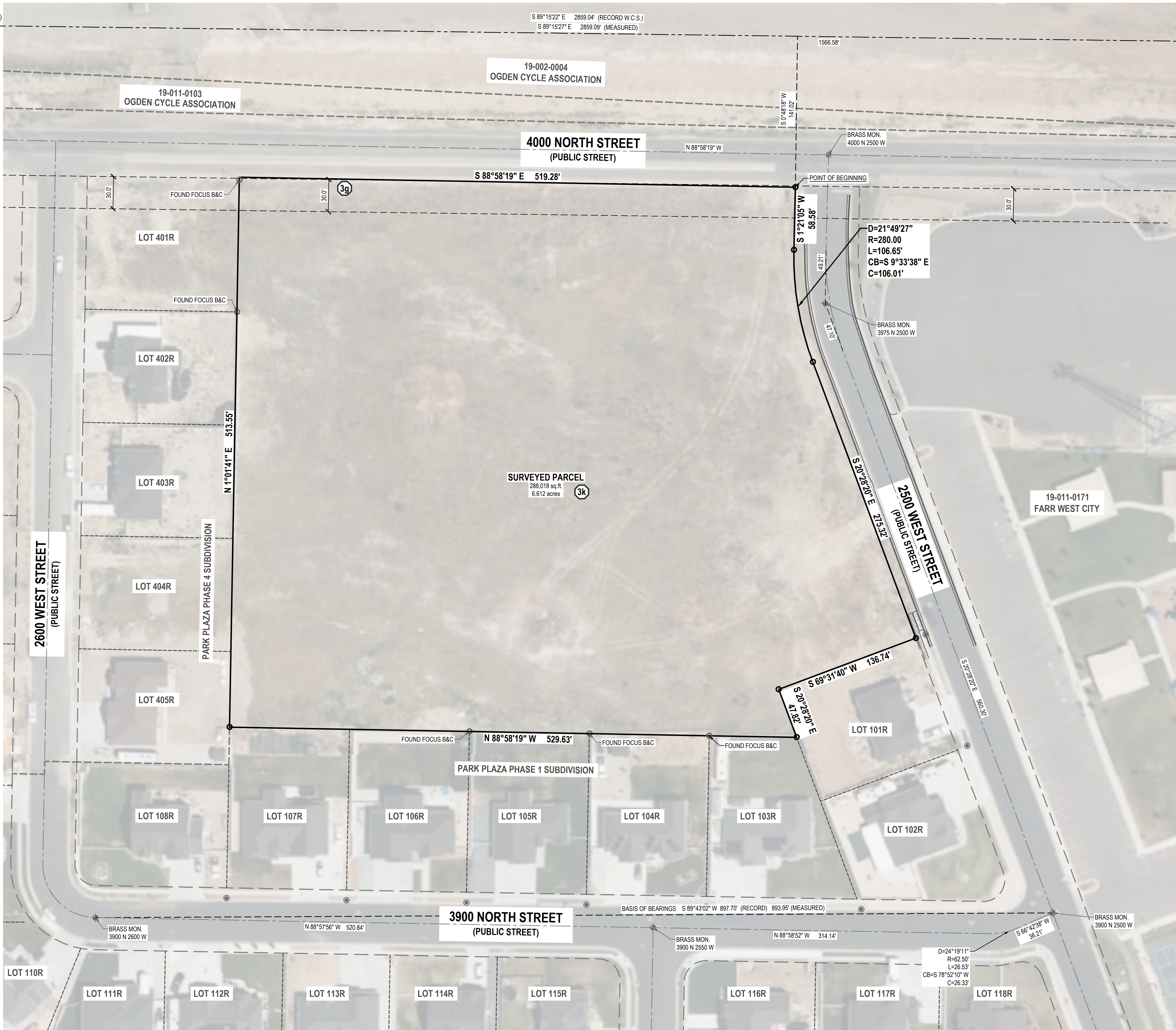
WWW.ENSGNENG.COM

FOR:
MARRIOTT COMPANIES
4980 WEST 2200 NORTH
NORTH OGDEN, UTAH 84404

CONTACT:
AMY ROSKELLEY
PHONE: 801.391.3041

2500 WEST 4000 NORTH

2112 WEST 4000 NORTH
FARR WEST, UTAH 84404



LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSGN REBAR AND CAP

RIVET

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

ADJACENT LOT LINE

EASEMENT

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

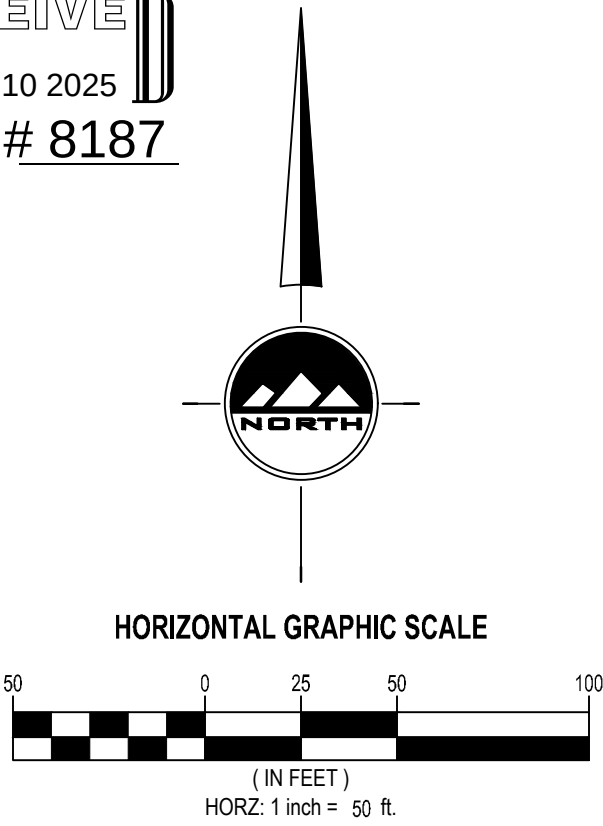
EXISTING CONTOURS

CONCRETE

BUILDING

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

RECEIVED
OCT 10 2025
FILE # 8187



LOCATED IN THE NORTHWEST QUARTER
OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST, WEBER COUNTY, UTAH

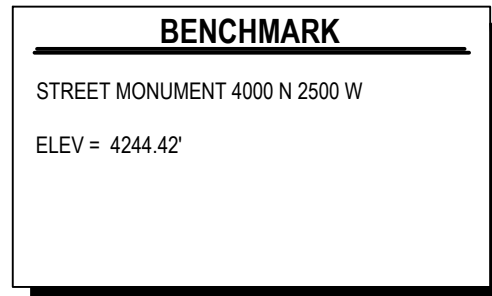
ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13153

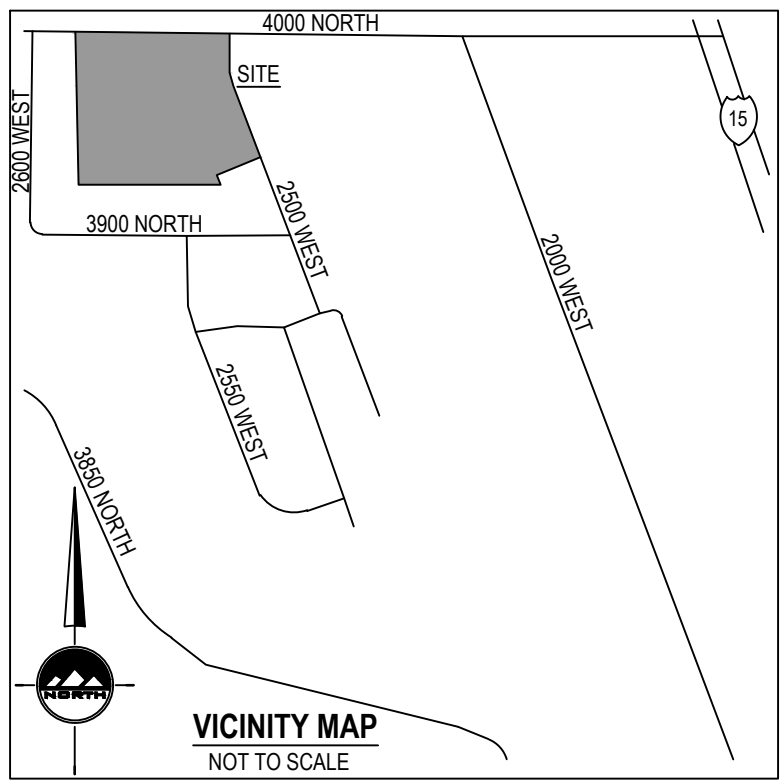
PRINT DATE
2025-10-09

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
J. RINDLISBACHER



NORTH QUARTER CORNER
OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(NOT FOUND)



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

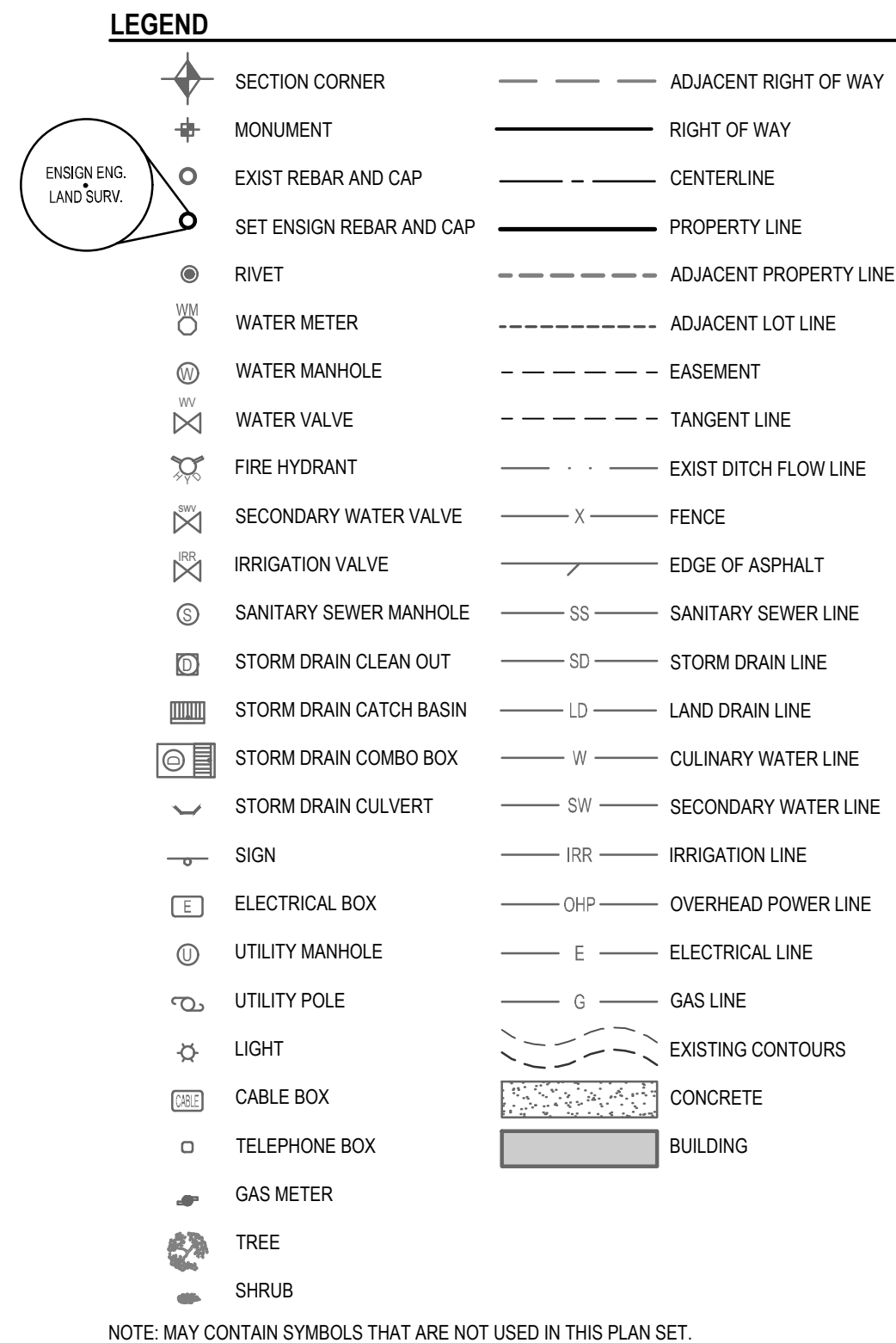
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

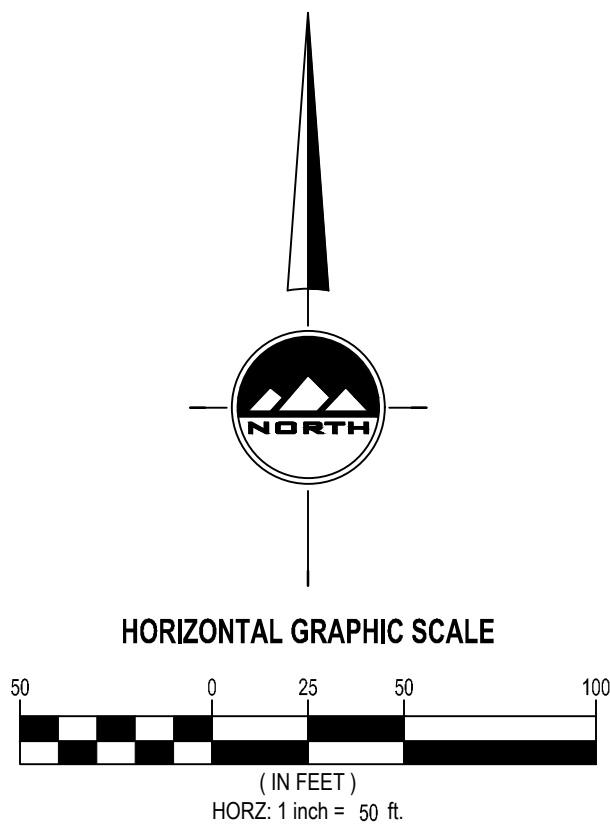
WWW.ENSIGNENG.COM

FOR:
MARRIOTT COMPANIES
4960 WEST 2200 NORTH
NORTH OGDEN, UTAH 84404

CONTACT:
AMY ROSKELLEY
PHONE: 801.391.304



NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET



LOCATED IN THE NORTHWEST QUARTER
OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST, WEBER COUNTY, UTAH

2500 WEST 4000 NORTH

2112 WEST 4000 NORTH
FARR WEST, UTAH 84404

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER 13153	PRINT DATE 2025-10-09
PROJECT MANAGER T.WILLIAMS	DESIGNED BY J.RINDLISE

2 OF 3



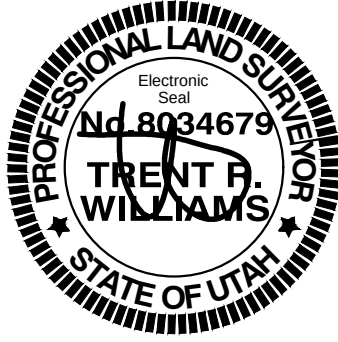
SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

To: Old Republic National Title Insurance Company and Westside Investments, LC,

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 ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, and 18 of Table A thereof. The field work was completed on 9/11/2025.

Date of Plat or Map: October 9, 2025



Trent R. Williams, PLS
License no. 8034679

SURVEY NARRATIVE

The purpose of this survey is to perform an ALTANSPS Land Title Survey for the land owners in preparation for possible design and development.

RECORD DESCRIPTION

Part of the Northwest Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, U S Survey; Beginning at a point on the South line of 4000 North Street, South 040° West 141 feet and North 89d32' West 1184.29 feet from the Northeast Corner of said Northwest Quarter Section and running thence North 89d32' West 1669.92 feet to the West line of said Section 23, thence South along said West line 900 feet, more or less, to slough, thence easterly and southeasterly along centerline of junction slough to a headgate, thence southeasterly along centerline of slough to a point which is South 102° 02' East and South 20d45' East 1065 feet from the place of beginning, thence North 20d45' West 1065 feet, thence North 102° 02' East to the place of beginning, except that portion lying within the Plaza at Farr West Phase 1 19-280-0001 to 0027.

Also, except a Part of the Northwest Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, U S Survey, as follows:

Beginning at the Northeast Corner of the Westside Investments LC Property (id# 19-011-0156), said point being on the South right of way line of 4000 North Street, said point further described as being North 89d1520" West along the Section line 1185.99 feet; and South 151.99 feet from the Northeast Corner of the Northwest Quarter of said Section 23 and running thence South 00d1640" West 1,029.00 feet; thence North 20d2820" West 1105.86 feet to the South right of way line of said 4000 North Street; thence South 88d5819" East along said South line of 4000 North Street 391.63 feet to the point of beginning. (Entry #2717643).

Less and excepting: a portion of the Northwest Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows: beginning at a point located North 89d1520" West along the Section line 1235.89 feet and South 975.55 feet from the North Quarter Corner of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, thence South 20d2820" East 161.13 feet, thence South 69d3140" West 26.74 feet, thence South 20d2820" East 897.96 feet, thence South 51d3526" West 182.54 feet, thence North 77d4550" West 54.73 feet, thence North 74d2941" West 1875.52 feet, thence North 17d0802" East 35.55 feet, thence North 11d2108" West 142.82 feet, thence easterly along the arc of a non-tangent curve to the left having a radius of 186.77 feet (radius bears North 11d5153" West) a distance of 32.24 feet through a central angle of 09d5324" (chord North 73d1125" East 32.20 feet) thence North 20d2820" West 183.49 feet, thence South 69d3140" West 10.00 feet, thence North 20d2820" West 529.08 feet, thence North 23d1400" West 65.81 feet, thence North 01d0141" East 130.00 feet, thence South 88d5819" East 247.76 feet, thence North 69d3140" East 56.74 feet to the point of beginning.

Also, less and excepting: a portion of the Northwest Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows: beginning at a point on the southerly line of 4000 North Street located North 89d1520" West along the Section line 1508.47 feet and South 141.00 feet from the North Quarter Corner of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, thence South 01d2105" West 59.22 feet, thence along the arc of a curve to the left with a radius of 220.00 feet a distance of 83.80 feet through a central angle of 21d4825" (chord: South 09d3338" East 83.29 feet) thence South 20d2820" East 743.72 feet, thence South 69d3140" West 56.74 feet, thence North 88d5819" West 385.24 feet, thence North 89d1612" West 60.00 feet, thence South 83d4659" West 216.73 feet, thence South 01d0141" West 57.55 feet thence North 61d3217" West 112.67 feet, thence North 76d0818" West 112.82 feet, thence North 87d1114" West 130.93 feet, thence North 76d3433" West 82.69 feet, thence North 45d2820" West 82.60 feet, thence North 04d3312" West 85.64 feet, thence North 01d1633" East 140.14 feet, thence South 88d5819" East 134.03 feet, thence North 01d0141" East 12.00 feet, thence South 88d5819" East 202.00 feet, thence North 01d0141" East 35.00 feet, thence South 88d5819" East 529.64 feet, thence North 20d2820" West 47.82 feet, thence North 69d3140" East 136.74 feet, thence North 20d2820" West 275.32 feet, thence along the arc of a curve to the right with a radius of 280.00 feet a distance of 106.65 feet, through a central angle of 21d4925" (chord: North 09d3338" West 106.01 feet) thence North 01d2105" East 58.58 feet, thence South 89d1524" East 60.00 feet to the point of beginning.

less and excepting any portion of the above-described real property which is owned by Farr West City, a municipal corporation, less and excepting any portion of the above-described real property which is owned by Farr West City, a Municipal Corporation, also, less and excepting: a portion of the Northwest Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows: beginning at a point on the south line of 4000 North Street located North

89d1520" West along the Section line 2818.53 feet and South 141.01 feet from the North Quarter Corner of Section 23, Township 7 North, Range 2 West, Salt Lake Base & Meridian, thence South 44d2829" East 318.71 feet, thence South 53d2045" East 156.21 feet, thence South 29d4105" East 69.13 feet, thence South 00d3535" East 180.64 feet, thence South 01d1633" West 140.14 feet, thence South 04d3312" East 85.64 feet, thence South 45d2829" East 82.60 feet, thence South 78d3433" East 82.89 feet, thence South 87d1114" East 130.92 feet, thence South 76d0818" East 112.82 feet, thence South 61d3217" East 112.67 feet, thence South 54d4133" East 80.94 feet, thence South 24d3151" East 127.99 feet, thence South 21d0952" East 118.51 feet, thence South 22d5445" East 573.97 feet, thence South 54d5703" East 193.99 feet, thence South 71d3411" East 146.22 feet, thence South 74d1809" East 177.13 feet, thence South 77d4550" East 65.14 feet, thence North 51d3526" East 182.54 feet, to the southwesterly line of that real property described in deed # 2670980 of the official records of Weber County, thence South 20d2820" East along said deed 167.75 feet, thence South 77d4550" East 128.96 feet, thence South 72d5459" East 153.41 feet, thence South 63d1022" East 379.55 feet, more or less to the westerly line of the Willard Canal, thence along said westerly line and southwesterly along the arc of a 915.00 R/OI radius non tangent curve to the right (radius bears North 88d5634" West) 43.93 feet through a central angle of 2d4502" chord: South 2d2557" West 43.92 feet to the northerly line of Phase 2b, Remuda Subdivision & golf course, according to the official plat thereof on file in the office of the Weber County recorder; thence along said subdivision and along phase 2a, Remuda Subdivision and golf course according to the official plat thereof on file in the office of the Weber County recorder, also along Phase 1, Remuda Subdivision and golf course according to the official plat thereof on file in the office of the Weber County recorder the following 9 (nine) courses and distances: North 63d1022" West 394.28 feet, thence North 72d5459" West 148.31 feet, thence North 77d4550" West 479.24 feet, thence North 71d3411" West 255.60 feet, thence North 54d4549" West 209.21 feet, thence North 22d5445" West 618.52 feet, thence North 69d3422" West 260.83 feet, thence North 84d1204" West 231.16 feet, thence South 88d4751" West 38.96 feet to the southeast corner of Phase 1, the Plaza at Farr West, according to the official plat thereof on file in the office of the Weber County recorder,

thence along said subdivision the following 8 (eight) courses and distances:

North 49d4523" West 107.24 feet, thence North 5d0651" East 142.52 feet, thence North 0d0334" East 238.08 feet, thence North 8d0631" West 69.14 feet, thence North 54d5140" West 109.95 feet, thence North 46d4202" West 53.61 feet, thence North 43d3813" West 335.96 feet, thence North 0d44705" East 29.99 feet to the south line of 4000 North Street, thence South 89d1520" East along said street 42.43 feet to the point of beginning.

less and excepting: Park Plaza Phase 3, pg. 422
less and excepting: Park Plaza Phase 4, pg. 432

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Farr West City, Weber County, Utah. Being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of 4000 North Street and the westerly right-of-way line of 2500 West Street, said point being South 89°1527" East 1566.58 feet along the Section Line and South 0°4819" West 141.02 feet from the North Quarter Corner of said Section 23, and running thence along said westerly right-of-way line of 2500 West Street the following three (3) courses and distances:

- 1) South 1°12'05" West 58.58 feet;
- 2) southeasterly 106.65 feet along the arc of a 280-foot radius non-tangent curve to the left (center bears South 88°38'54" East and the long chord bears South 9°33'38" East 106.01 feet with a central angle of 21°49'27")
- 3) South 20°28'20" East 275.32 feet to a point on the northerly line of Park Plaza Phase 1 Subdivision;

thence along said northerly line the following three (3) courses and distances:

- 1) South 69°31'40" West 136.74 feet;
- 2) South 20°28'20" East 47.82 feet;
- 3) North 88°58'19" West 529.63 feet to a point on the easterly line of Park Plaza Phase 4 Subdivision;

thence North 1°01'41" East 513.55 feet along said easterly line to a point on the southerly right-of-way line of 4000 North Street;

thence South 88°58'19" East 519.28 feet along said right-of-way line to the Point of Beginning.

Contains 288,018 square feet or 6.612 acres.

NOTES

1. For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Old Republic National Title Insurance Company, File Number 2482213MLH, dated February 26, 2024.
2. Table A items:
 - a. Item 1- Monuments have been or will be placed at property corners as noted hereon.
 - b. Item 2- The property has no assigned address on the Weber County Website.
 - c. Item 3- Flood Zone is designated as "X" per FEMA Map number 49057C0200 effective November 30, 2023.
 - d. Item 4- Gross land area is: 288,018 square feet or 6.612 acres.
 - e. Item 5- Contours are shown hereon.
 - f. Item 8- Substantial features: There were no substantial features noted during the course of this survey.
 - g. Item 11- Existing Utilities: Any utilities found through the course of this survey have been noted heron. A utility locate request was also made from local providers. Any information received has been called out as such, and incorporated into this survey.

h. Item 13- Adjoining owners: Noted hereon.

i. Item 14- The nearest intersection is approximately 872' East and is the intersection of 4000 North Street and 2000 West (SR-126). This intersection is in Weber County.

j. Item 16- Based on a site visit dated 09/11/25 there was no visible evidence of earthwork onsite.

k. Item 18- Easements of record are noted hereon as provided by title reports.

3. Schedule B Exceptions from Coverage

- a. Items no. 1-7 are general exceptions and cannot be plotted on the drawing.
- b. Item no. 8 refers to property taxes and cannot be plotted.
- c. Item no. 9 refers to the boundaries and tax district and cannot be plotted.
- d. Item no. 10 refers 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. Plotted hereon.
- e. Item no. 11 refers to Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records and cannot be plotted.
- f. Item no. 12 refers to Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or 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. The Company 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 and cannot be plotted.

Item no. 13 refers to an Easement in favor of the United States of America dated March 28, 1967 as Entry No. 487754 in Book 860, Page 611
And dated July 10, 1968 in Book 898, Page 50. Easement is depicted centered on existing irrigation line as located in the field. Width is shown as 30' as noted in the adjacent Park Plaza Phase 4 Subdivision plat.

Item no. 14 refers to a Transmission Easement in favor of American Telephone and Telegraph Company dated June 28, 1929 as Entry in Book 3P on Page 512 and cannot be plotted due to an unreadable description.

Item no. 15 refers to a Transmission Easement in favor of American Telephone and Telegraph Company dated May 18, 1973 in Book 1025 on Page 125 and is blank in nature and cannot be plotted.

Item no. 16 refers to an agreement to use distribution system in favor of the Board of Water Resources and cannot be plotted.

Item no. 17 refers to a Storm Water Easement Agreement in favor of W & W Properties LC dated January 17, 2007 as Entry No. 2235891 and is blank in nature. Affect all of the subject parcel.

Item no. 18 refers to public utility easements including, but not limited to, utility lines, cable lines, street lights, overhead power lines and their supporting structures located over and across the property, as evidenced by a visual inspection of the subject property and is plotted hereon.

Item no. 19 refers to the rights of the Lessee to access the Leasehold Estate accepted in the insured legal description by vehicular or pedestrian means over and across the subject property and cannot be plotted.

Item no. 20 refers to the terms, conditions, restrictions, reservations and limitations of that certain Memorandum of Master Prepaid Lease and Management Agreement and cannot be plotted.

Item no. 21 refers to Ordinance No. 2014-08, and the terms, conditions and limitations contained therein for creating the Farr West City Redevelopment Agency dated January 22, 2015 as Entry No. 2718930 and cannot be plotted.

Item no. 22 is a note that no existing Deed of Trust appears of record under the current owners and cannot be plotted.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

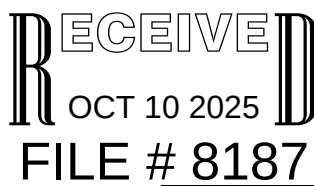
WWW.ENSIGNENG.COM

FOR:
MARRIOTT COMPANIES
4980 West 2200 North
North Ogden, Utah 84404

CONTACT:
AMY ROSKELLEY
PHONE: 801.391.3041

2500 WEST 4000 NORTH

2112 WEST 4000 NORTH
FARR WEST, UTAH 84404



ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13153
PROJECT MANAGER
T.WILLIAMS
PRINT DATE
2025-10-09
DESIGNED BY
J.RINDLISBACHER

3 OF 3