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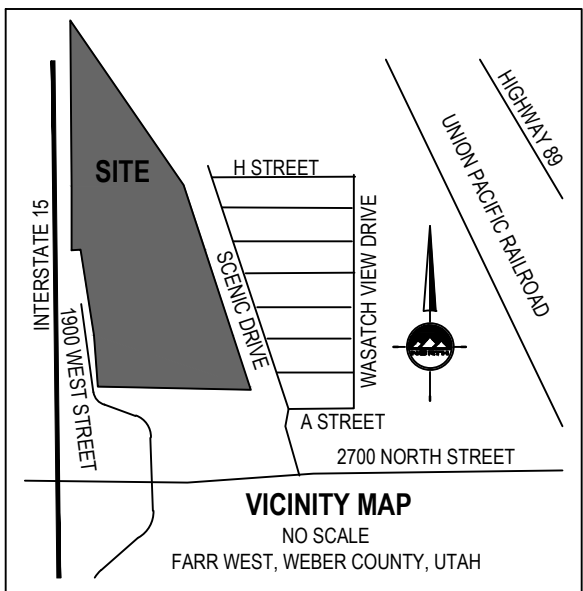
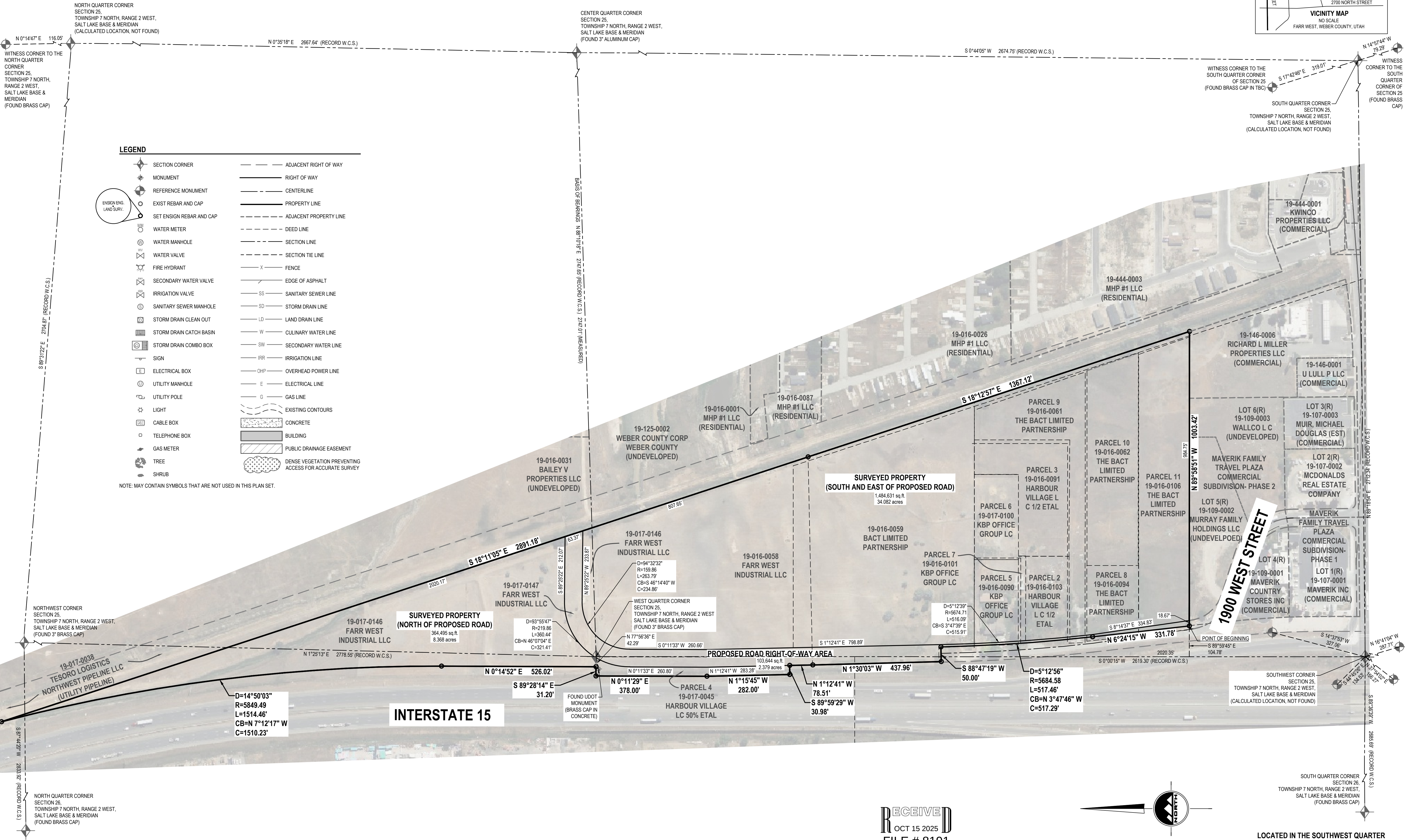
Know what's below.
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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

FOUND MONUMENT TIE NORTHWEST OF
SOUTHWEST CORNER OF SECTION 25
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

BENCHMARK ELEV=4270.97



ENSIGN

THE STANDARD IN ENGINEERING

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:
WOODSONIA REAL ESTATE INC.
20010 MANDERSON STREET STE. 101
ELKHORN, NE 68022

CONTACT:
DREW SNYDER
PHONE: 402.513.9003

WOODSONIA FARR WEST SITE

2790 NORTH 1900 WEST
FARR WEST, UTAH 84404

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13111
PROJECT MANAGER
T. WILLIAMS
PRINT DATE
2025-10-17
DESIGNED BY
A. SHELBY

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LEGEND

SECTION CORNER

MONUMENT

REFERENCE MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

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

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

SECTION LINE

SECTION TIE LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LD LAND DRAIN LINE

W CULINARY WATER LINE

SW SECONDARY WATER LINE

IRR IRRIGATION LINE

OHP OVERHEAD POWER LINE

E ELECTRICAL LINE

G GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

EASEMENT

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

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LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 25 AND THE SOUTHEAST
QUARTER OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST, WEBER COUNTY, UTAH

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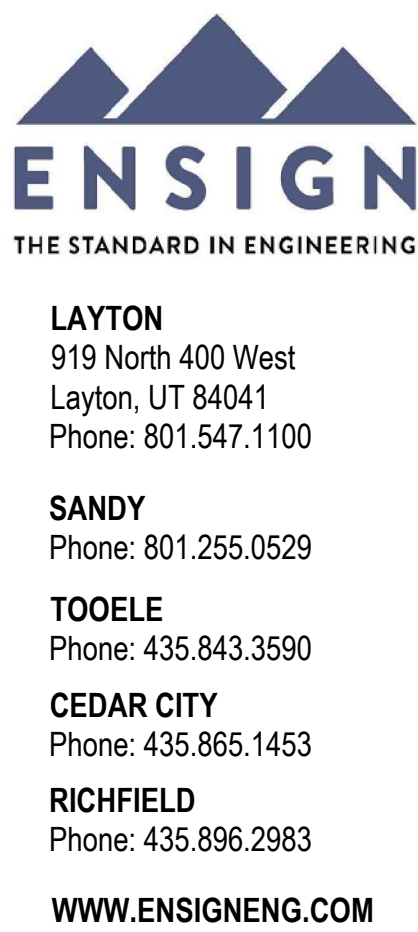
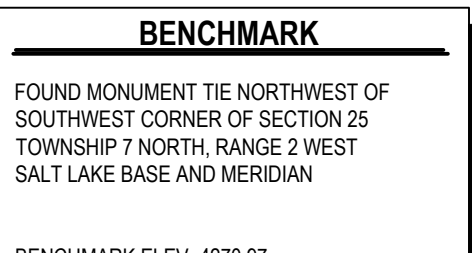
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PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
A. SHELBY

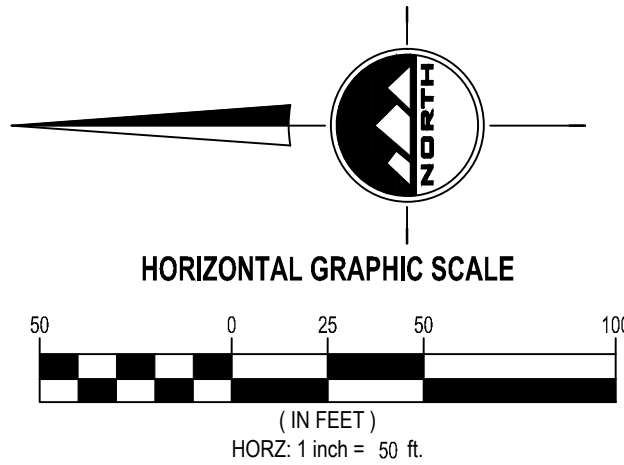
2 OF 5



FOR:
WOODSONIA REAL ESTATE INC.
2010 MANDERSON STREET STE: 101
ELKHORN, NE 68022

CONTACT:
DREW SNYDER
PHONE: 402-513-9003

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TOWNSHIP 7 NORTH, RANGE 2 WEST
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ELKHORN, NE 68022

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FARR WEST, WEBER COUNTY, UTAH

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WOODSONIA FARR WEST SITE

2790 NORTH 1900 WEST
FARR WEST, UTAH 84404

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13111

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PROJECT MANAGER
T. WILLIAMS

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A. SHELBY

4 OF 5

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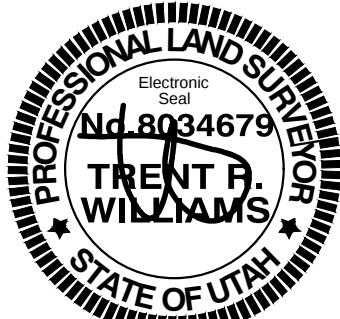
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FARR WEST, UTAH 84404

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: First American Title Insurance Company, Meridian Title Company, Woodsonia Acquisitions, LLC, Target Corporation

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 ALTANSPPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 8, 9, 11, 13, 14, 15, 16, 18, and 20 of Table A thereof. The field work was completed on 02/20/2025.



Date of Plat of Map: October 17, 2025

Trent R. Williams, PLS
License no. 8034679

SURVEY NARRATIVE

The purpose of this survey is to perform an ALTANSPPS Land Title Survey for a potential buyer. Used as reference for this survey were existing surveys and adjacent plats.

There is a fence that runs along the northerly boundary that I have honored as the property line. All the fences noted above match record deeds.

The property is bound on the East by an old railroad right-of-way (Southern Pacific Railroad). I utilized an adjacent record of survey (Survey No. 822) to establish the right-of-way width. The width matches the fences.

The southerly line is bound by the Maverik Family Travel Plaza Commercial Subdivision. I did not find any rebar to establish the common boundary, but there is a fence that run along the northerly line of Lot 5R that I have honored as the property line. (See also Survey No. 3800 for reference to the fence and the property line)

The property is bound, in part, on the West by I15 and the extension of 1900 West Street. I found UDOT right-of-way monuments along the easterly right-of-way of I15 and held those as right-of-way for I15 (See also Survey No. 4267). I have yet to find an established boundary for 1900 West Street and have made my best attempt to establish the right-of-way based on record deed calls.

Reference Documents:

- Survey No. 822
- Survey No. 1899
- Survey No. 3800
- Survey No. 4267
- Survey No. 6826
- RB McFarland Subdivision
- Maverik Family Travel Plaza Commercial Subdivision Phase 1
- Maverik Family Travel Plaza Commercial Subdivision Phase 2

This survey contains boundaries and a title report for parcels 1-11 as noted hereon. These are understood to be part of the purchase agreement and are the subject of this survey. Also referenced herein are those lots included in Maverik Family Travel Plaza Commercial Subdivision Phase 2 (See Notes Items 3, 4 and 5). While they are not part of the purchase area this survey covers said parcels as participating in the possible development and at the request of my client.

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the West Half of Section 25 and the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at the Northwest Corner of the Maverik Family Travel Plaza Commercial Subdivision - Phase 2, said point being South 00°00'15" West 2020.35 feet along the Section line and South 89°59'45" East 104.78 feet from the West Quarter Corner of said Section 25 and running thence along the easterly line of the I-15 right-of-way line the following eleven (11) courses and distances:

- North 06°24'15" West 331.78 feet;
- northerly 517.46 feet along the arc of a 5684.58-foot radius non-tangent curve to the right (center bears North 83°35'46" East and the long chord bears North 03°47'46" West 517.29 feet with a central angle of 05°12'56");
- South 88°47'19" West 50.00 feet;
- North 01°30'03" West 437.96 feet;
- North 01°12'41" West 78.51 feet;
- South 89°59'29" West 30.98 feet;
- North 01°15'45" West 282.00 feet;
- North 00°11'29" East 378.00 feet;
- South 89°28'14" East 31.20 feet;
- North 00°14'52" East 526.02 feet;
- northerly 1514.46 feet along the arc of a 5849.49-foot radius non-tangent curve to the left (center bears North 89°47'16" West and the long chord bears North 07°12'17" West 1510.23 feet with a central angle of 14°50'03");

thence South 18°11'05" East 2891.18 feet to and along the railroad right-of-way;
thence South 18°12'57" East 1367.12 feet along said railroad right-of-way;
thence North 89°58'51" West 1003.42 feet to the Point of Beginning.

Contains: 1,952,770 square feet or 44,829 acres.

RECORD DESCRIPTIONS

Parcel 1: [19-016-0059]

A tract of land being situate in the Southwest Quarter of Section 25 and the Southeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearings of North 00°00'21" East between the Southwest Corner and the West Quarter of said Section 25, said tract of land being more particularly described as follows:

Beginning at the east right-of-way line of Interstate 15, said point being at a point which is South 00°00'21" West along the section line a distance of 738.44 feet and West 27.07 feet, from the West Quarter of said Section 25 and running thence North 88°46'24" East 708.14 feet to the west right-of-way line of the Central Pacific Railroad; thence South 18°10'54" East along said right-of-way line a distance of 595.81 feet; thence West 830.82 feet to the east right-of-way line of the 1900 West Street and point of a 5704.58 foot radius non-tangent curve to the right; thence along said right-of-way line the following two (2) courses, 1) along said curve a distance of 121.12 feet through a central angle of 01°13'00" (chord bears North 01°49'17" West 121.12 feet), 2) South 88°46'24" West 50.00 feet to the east right-of-way line of Interstate 15; thence North 01°13'36" West along said right-of-way line a distance of 431.01 feet to the point of beginning.

Parcel 2: [19-016-0103]

A tract of land being situate in the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearings of North 00°00'21" East between the Southwest Corner and the West Quarter of said Section 25, said tract of land being more particularly described as follows:

Beginning at a point which is South 00°00'21" West along the section line a distance of 1611.80 feet and East 342.68 feet from the West Quarter of said Section 25, and running thence along a fence line the following two (2) courses, 1) South 89°44'25" West 89.17 feet, 2) South 89°05'16" West 194.25 feet to the east right-of-way line of 1900 West Street and point of a 5704.58 foot radius non-tangent curve to the right; thence along said right-of-way line and curve a distance of 151.54 feet through a central angle of 01°31'19" (chord bears North 04°57'05" West 151.53 feet) to a fence line; thence East along said fence a distance of 296.48 feet; thence South 147.47 feet to the point of beginning.

Parcel 3: [19-016-0091]

A tract of land being situate in the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearings of North 00°00'21" East between the Southwest Corner and the West Quarter of said Section 25, said tract of land being more particularly described as follows:

Beginning at a point which is South 00°00'21" West along the section line a distance of 1611.80 feet and East 342.68 feet from the West Quarter of said Section 25, and running thence North 172.47 feet; thence East 278.15 feet; thence North 150.00 feet; thence East 118.19 feet; thence South 325.00 feet to a fence line; thence along said fence line the following three (3) courses, 1) North 89°40'34" West 186.95 feet, 2) North 89°16'47" West 141.70 feet, 3) South 89°44'25" West 67.70 feet to the point of beginning.

Parcel 4: [19-017-0045]

Part of the Southeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at the Northeast corner of said Quarter of said Quarter Section; and running thence West 65 feet to the Easterly right-of-way line of the Interstate Highway 15, thence South 0°12' West 378 feet; thence South 1°15'14" East 282 feet; thence East 39 feet; thence North 10 chains to beginning.

Parcel 5: [19-016-0090]

Part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base And Meridian, U.S. Survey; Beginning at a point on the east line of Interstate Highway No. 15, said point being 1330.02 feet North along the section line and 17 feet, more or less, East from the Southwest Corner of said section; running thence East 300.00 feet; thence South 150.00 feet; thence West 290 feet; more or less, to the east line of Interstate Highway No. 15; thence northwesterly 150 feet, more or less, along said east line to the point of beginning.

Parcel 6: [19-016-0100]

Part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point which is 1330.02 feet North and 331.19 feet East from the Southwest Corner of said Section 25; running thence East 290.40 feet; thence South 150.00 feet; thence West 290.40 feet; thence North 150.00 feet to the point of beginning.

Parcel 7: [19-016-0101]

Part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point which is 1330.02 feet North and 317 feet East from the Southwest Corner of said Section 25; running thence East 14.19 feet; thence South 150 feet; thence East 12.25 feet; thence South 25 feet; thence West 296.48 feet to the easterly right of way line of Highway I-15; thence northwesterly along said right of way line 16.95 feet, more or less; thence East 290 feet; thence North 150 feet to the point of beginning.

Parcel 8: [19-016-0094]

Part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base And Meridian, U.S. Survey; Beginning at a point on the east line of Interstate Highway I-15 771.02 feet North and 73 feet, more or less, east of the Southwest Corner of said Section 25, running thence North 6°30' West 157 feet, more or less; thence northerly along the arc of a 5704.58 foot radius curve to the right 20 feet, more or less; thence East 258 feet, more or less; thence South 176 feet, more or less, to a point east of beginning; thence West 238 feet, more or less, to the point of beginning.

Parcel 9: [19-016-0061]

Part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base And Meridian; Beginning at a point on the section line 1330.02 feet North and 739.88 feet, more or less, East from the Southwest Corner of Section 25; thence East 100.52 feet to the west line of the Southern Pacific Railroad Right of Way; thence South 19°01' East 399.2 feet along said line; thence West 922.70 feet to the easterly right of way line of Highway I-15; thence northwesterly along said right of way line 60 feet, more or less; thence East 680 feet; thence North 325 feet to the point of beginning.

Parcel 10: [19-016-0062]

Part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; Beginning at a point on the section line 771.02 feet North and East 311 feet, more or less, of the Southwest Corner of said Section 25; and running thence North 176 feet; thence East 664.7 feet, more or less, to the west line of the Southern Pacific Railroad Right-of-Way; thence South 19°01' East 184.68 feet along said line to a point east of beginning; thence West 719.74 feet, more or less, to the place of beginning.

Parcel 11: [19-016-0106]

Part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 301.45 feet North and 1192.9 feet East, more or less, to the west right of way line of the Southern Pacific Railroad and 313.97 feet North 19°01' West from the Southwest Corner of the said quarter section, and running thence North 19°01' West along said railroad right of way line 182.82 feet; thence West 957.74 feet, more or less, to a point which is 73 feet from the west line of said quarter section and being on the east line of freeway; thence South 8°30' East along freeway east line 175 feet; thence East to the point of beginning.

NOTES:

- Table A Items:
 - Item 1: Monuments have or will be places at each property corners.
 - Item 2: Address for the land described is: 2812 N 1900 W, Farr West, UT 84404.
 - Item 3: Flood Zone is designated as "X" per FEMA Map number 49057C page 200 dated November 20, 2025.
 - Item 4: Gross land area is: 1,119,797 square feet or 25,707 acres.
 - Item 5: Topographic data derived from UAS flight of the site and supplemental GPS survey.
 - Item 8: Substantial features: none observed
 - Item 9: Parking Spaces: No parking spaces, areas, lots, or structures were observed on the site at the time of survey.
 - Item 11: Existing Utilities: Any utilities noted have been plotted hereon and are taken from a utility locates request and site observations.
 - Item 13: Adjoining owners: Noted hereon.
 - Item 14: The subject area is located at the end of 1900 West street. The closest intersection being 1850 West street and 2700 North street. This intersection is in Weber County.
 - Item 16: Based on a site visit dated 02/20/2025 there was no visible evidence of earthwork onsite.
 - Item 18: Easements from title report: Noted hereon.
 - Item 20: If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face or the plat or map. If no markers were observed, the surveyor shall so state: There were no wetlands delineation markers observed over the course of this survey.
- Schedule B Exceptions from Coverage in Commitment: For conditions of record not shown hereon as well as specific references to items in the title reports, please refer to a title report supplied by Meridian Title Company, File Number 338538, dated effective February 29, 2024.
 - Items No. 1-8 are general exceptions and cannot be plotted on the drawing.
 - Item No. 9 refers to taxes and cannot be plotted.
 - Item No. 10 refers to special service districts and cannot be plotted.
 - Item No. 11 refers to Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection
 - Item No. 12 refers to an Irrigation Easement in favor of Union Ditch Company, a branch of the Western Irrigation Company dated June 24, 1946 as Entry No. 116379 and is noted hereon. 1-11 PARCELS- BLANKET AND JOGGY
 - Item no. 13 refers to an Ingress and Egress easement dated May 23, 1969 as Entry no. 520910. (ALL OF PARCEL 4)
 - Item no. 14 refers to a Deed of Trust dated December 20, 2006 as Entry No. 2234058 and cannot be plotted on the drawing.
 - Item no. 15 refers to Liens and cannot be plotted on the drawing.
- Schedule B Exceptions from Coverage in Commitment: For conditions of record not shown hereon as well as specific references to items in the title reports, please refer to a title report supplied by Meridian Title Company, File Number 339108, dated effective March 21, 2024.
 - Items No. 1-8 are general exceptions and cannot be plotted on the drawing.
 - Item No. 9 refers to taxes and cannot be plotted.
 - Item No. 10 refers to special service districts and cannot be plotted.
 - Item No. 11 refers to an easement(s) for the purposes and rights incidental thereto as shown or as offered for dedication on the recorded map of RB McFarland Subdivision, recorded June 30, 2000 as Entry No. 1713838 and is not plotted hereon.
 - Item No. 12 refers to a Special Warranty Deed, recorded August 9, 2000 as Entry No. 1720208 and is not plotted heron.
 - Item No. 13 refers to A "Line of Credit" Deed of Trust Dated: September 24, 2013, Recorded: November 21, 2013 as Entry No. 2665360.
 - Item No. 14 The terms, covenants and conditions of that certain 2700 North Community Development Project Area (CDA); Recorded: November 25, 2015 as Entry No. 2767232 of Public Records.
 - Item No. 15 states that There is no recorded means of ingress and egress to a public road from said property and it is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the company does not insure against any rights base on a contrary state of facts.
 - Item No. 16. refers to Liens and cannot be plotted on the drawing.
- Schedule B Exceptions from Coverage in Commitment: For conditions of record not shown hereon as well as specific references to items in the title reports, please refer to a title report supplied by Meridian Title Company, File Number 339106, dated effective March 21, 2024.
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 - Item No. 9 refers to taxes and cannot be plotted.
 - Item No. 10 refers to special service districts and cannot be plotted.
 - Item No. 11 refers to an easement(s) for the purposes and rights incidental thereto as shown or as offered for dedication on the recorded map of Maverik Family Travel Plaza Commercial Subdivision - Phase 2, recorded July 22, 1996 as Entry No. 1419390 and is not plotted hereon.
 - Item No. 12 refers to water rights and is not plotted heron.
 - Item No. 13 refers to outstanding Mortgages not affecting the Land
- Schedule B Exceptions from Coverage in Commitment: For conditions of record not shown hereon as well as specific references to items in the title reports, please refer to a title report supplied by Meridian Title Company, File Number 339107, dated effective March 21, 2024.
 - Items No. 1-8 are general exceptions and cannot be plotted on the drawing.
 - Item No. 9 refers to taxes and cannot be plotted.
 - Item No. 10 refers to special service districts and cannot be plotted.
 - Item No. 11 refers to an easement(s) for the purposes and rights incidental thereto as shown or as offered for dedication on the recorded map of Maverik Family Travel Plaza Commercial Subdivision, Phase 2, recorded July 22, 1996 as Entry No. 1419390 and is not plotted hereon.
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