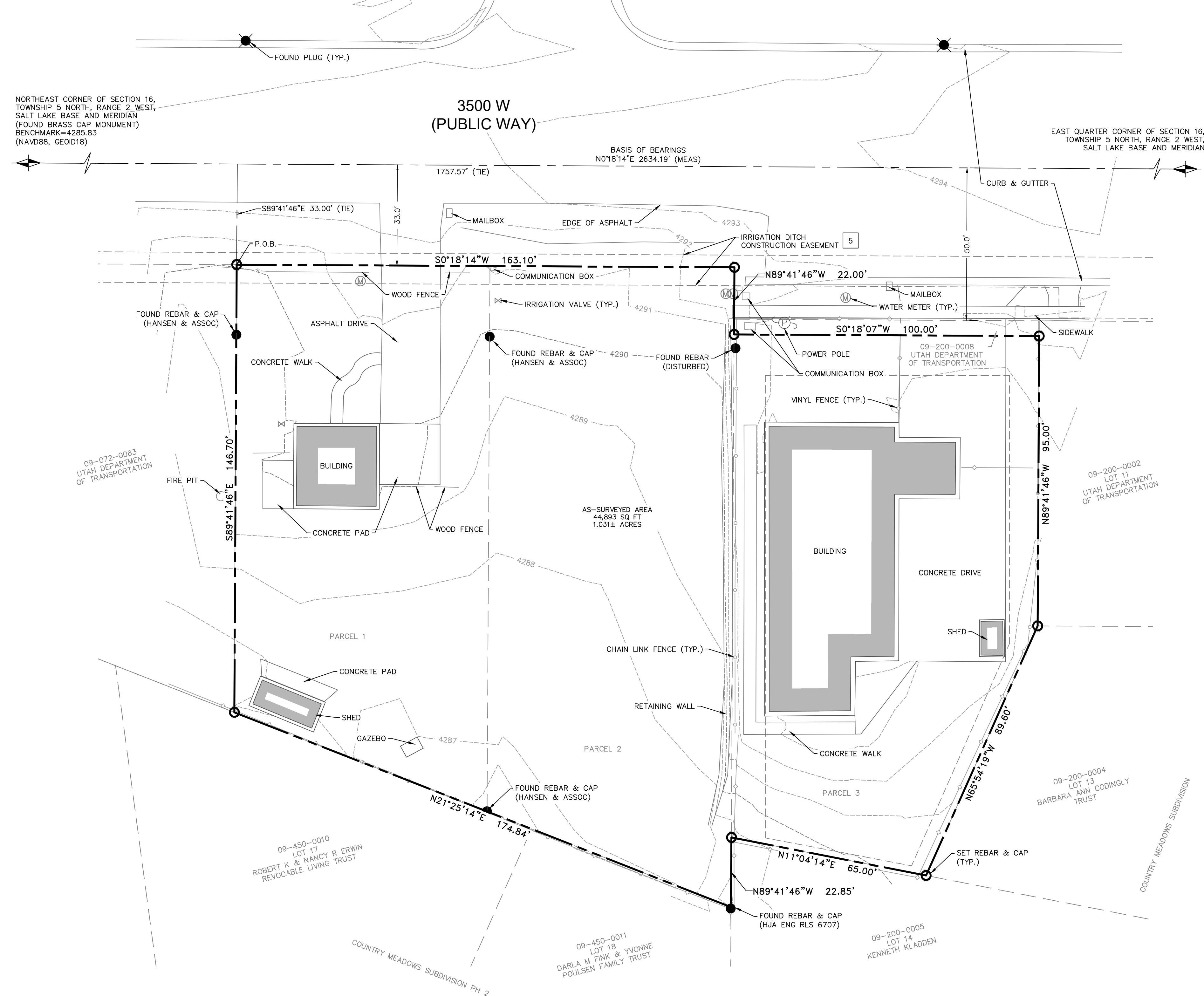


DIAMOND REAL ESTATE PROPERTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

C:\DATA\25406 Diamond Detox Roy\dwg\25406 Diamond Detox ROS.dwg
PLOT DATE: Sep 30, 2025

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
LOCATION	4935/4953/4965 S 3500 W
ROY, UTAH	

PROJECT NAME	D'VELEPT
DRAWN	MRD
CHECKED	KMD
PROJECT ID:	25406
COUNTY	WEBER

DATE	09/26/2025
SCALE	1" = 20'
SHEET	1 OF 1

GENERAL NOTES

- (1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 5, 2025, FILE NO. KW-2025-1772.
 2. COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, DATED MAY 26, 2025, FILE NO. 2599091.
 3. COUNTRY MEADOWS SUBDIVISION RECORDED NOVEMBER 11, 1977 AS ENTRY # 719848 IN BOOK 21 OF PLATS AT PAGE 2 ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE.
 3. WARRANTY DEED RECORDED FEBRUARY 26, 2018 AS ENTRY # 2906717 ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE.
 4. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

GENERAL NOTES (FILE NO. KW-2025-1772) PARCEL 1

(1) EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:

- 1-3 NOT ADDRESSED BY THIS SURVEY.
- 4 TERMS AND CONDITIONS OF THAT EASEMENT RECORDED: OCTOBER 29, 1951 ENTRY NO.: 183954 BOOK/PAGE: 377/252
SURVEY NOTES: DOES NOT TOUCH OR AFFECT SURVEYED PROPERTY.
- 5 TERMS AND CONDITIONS OF THAT EASEMENT RECORDED: 3/25/1953 ENTRY NO.: 202543 BOOK/PAGE: 413/380
SURVEY NOTES: AS SHOWN HEREON.
- 6 TERMS AND CONDITIONS OF THAT EASEMENT RECORDED: JUNE 23, 1972 ENTRY NO.: 573423 BOOK/PAGE: 997/253
SURVEY NOTES: DOES NOT TOUCH OR AFFECT SURVEYED PROPERTY.
- 7 TERMS AND CONDITIONS OF THAT EASEMENT RECORDED: JUNE 23, 1972 ENTRY NO.: 573424 BOOK/PAGE: 997/255
SURVEY NOTES: DOES NOT TOUCH OR AFFECT SURVEYED PROPERTY.
- 8 TERMS AND CONDITIONS OF THAT EASEMENT RECORDED: JUNE 23, 1972 ENTRY NO.: 573425 BOOK/PAGE: 997/257
SURVEY NOTES: DOES NOT TOUCH OR AFFECT SURVEYED PROPERTY.
- 9 TERMS AND CONDITIONS OF THAT EASEMENT RECORDED: JUNE 23, 1972 ENTRY NO.: 573426 BOOK/PAGE: 997/259
SURVEY NOTES: DOES NOT TOUCH OR AFFECT SURVEYED PROPERTY.
- 10 TERMS AND CONDITIONS OF THAT AGREEMENT RECORDED: APRIL 30, 1996 ENTRY NO.: 1402936 BOOK/PAGE: 1804/33
SURVEY NOTES: SEWER AND WATER SERVICES COVENANT, AGREEMENT, AND LIEN, BLANKET IN NATURE REGARDING PARCELS 1 & 2.
- 11 TERMS AND CONDITIONS OF THAT AGREEMENT RECORDED: APRIL 30, 1996 ENTRY NO.: 1402937 BOOK/PAGE: 1804/35
SURVEY NOTES: CURB, GUTTER, & SIDEWALK IMPROVEMENTS, COVENANT, AGREEMENT, AND LIEN, BLANKET IN NATURE REGARDING PARCELS 1 & 2.
- 12 NOT ADDRESSED BY THIS SURVEY.

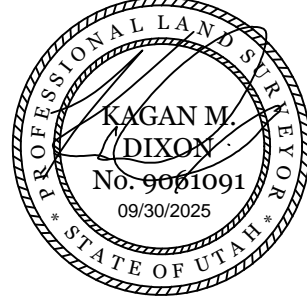
GENERAL NOTES (FILE NO. 2599091) PARCEL 2

(1) EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:

- 1-14 NOT ADDRESSED BY THIS SURVEY.
- 15 COVENANT, AGREEMENT & LIEN, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF ROY CITY, A MUNICIPAL CORPORATION, RECORDED APRIL 30, 1996, AS ENTRY NO. 1402936, BOOK 1804, PAGE 33 OF PUBLIC RECORDS.
SURVEY NOTES: SEWER AND WATER SERVICES COVENANT, AGREEMENT, AND LIEN, BLANKET IN NATURE REGARDING PARCELS 1 & 2.
- 16 COVENANT, AGREEMENT & LIEN, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF ROY CITY, A MUNICIPAL CORPORATION, RECORDED APRIL 30, 1996, AS ENTRY NO. 1402937, BOOK 1804, PAGE 35 OF PUBLIC RECORDS.
SURVEY NOTES: CURB, GUTTER, & SIDEWALK IMPROVEMENTS, COVENANT, AGREEMENT, AND LIEN, BLANKET IN NATURE REGARDING PARCELS 1 & 2.

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



BOUNDARY DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT ON THE WEST LINE OF 3500 WEST STREET, SAID POINT BEING NORTH ALONG THE SECTION LINE 1674.47 FEET AND WEST 33 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE NORTH ALONG SAID WEST LINE 83.00 FEET; THENCE WEST 146.74 FEET; THENCE SOUTH 21°07' WEST 88.98 FEET; THENCE EAST 178.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT 1594.27 FEET NORTH AND 33 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND RUNNING THENCE NORTH 80.20 FEET; THENCE WEST 178.79 FEET; THENCE SOUTH 21°07'00" WEST 85.87 FEET; THENCE EAST 209.05 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
ALL OF LOT 12, COUNTRY MEADOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF WEBER COUNTY, STATE OF UTAH. LESS AND EXCEPTING THE EAST 5 FEET AS CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION, BY THAT CERTAIN QUIT CLAIM DEED RECORDED AUGUST 18, 1998 ENTRY NO. 1567195 IN BOOK 1949 AT PAGE 626.

AS-SURVEYED AGGREGATE DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°18'14" EAST ALONG THE SECTION LINE A DISTANCE OF 1,757.57 FEET AND NORTH 89°41'46" WEST 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°18'14" WEST 163.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF COUNTRY MEADOWS SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE NORTH 89°41'46" WEST ALONG SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 22.00 FEET; THENCE SOUTH 00°18'07" WEST 100.00 FEET TO THE SOUTHERLY LINE OF LOT 12 OF SAID SUBDIVISION; THENCE ALONG SAID LOT 12 THE FOLLOWING THREE (3) COURSES; 1) NORTH 89°41'46" WEST 95.00 FEET; 2) NORTH 65°54'19" WEST 89.60 FEET; 3) NORTH 11°04'14" EAST 65.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12 LINE; THENCE ALONG SAID NORTH LINE NORTHERLY 89°41'46" WEST 22.85 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF COUNTRY MEADOWS ESTATES SUBDIVISION PHASE 2 ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE NORTH 21°25'14" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 174.84 FEET; THENCE SOUTH 89°41'46" EAST 146.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,893 SQUARE FEET OR 1.031 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°18'14" EAST BETWEEN THE FOUND EAST QUARTER CORNER AND FOUND NORTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PARCEL AS SHOWN HEREON.

THE WEST LINE WAS ESTABLISHED BY HOLDING RECORD SUBDIVISION PLATS. THE EAST LINE WAS HELD PER DEED. LASTLY, THE NORTH LINE CLOSELY MATCHED THE NORTH ADJOINING DEED. NO SIGNIFICANT GAPS OR OVERLAPS WERE DISCOVERED.

ONE NOTEWORTHY ITEM IS THAT PROPERTY CORNERS WERE SET BY HANSEN & ASSOCIATES (WEBER COUNTY SURVEY FILE NO. 5761). THE SURVEY NOTES PARCELS TO BE DEEDED TO UDOT, AND PROPERTY CORNERS ARE CONSISTENT WITH THOSE PARCELS. HOWEVER, IT DOES NOT APPEAR THAT ANY SUCH DEEDS WERE EVER RECORDED. UPON ANY FUTURE REDEVELOPMENT OF THE PROPERTY, FURTHER DEDICATION MAY BE REQUIRED BY UDOT.

LEGEND

- SECTION LINE
FOUND SECTION CORNER
- FOUND REBAR AND CAP
SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- ADJACENT PROPERTY / ROW LINE
- FOUND PLUG