

ALTA/NSPS LAND TITLE SURVEY

PARCEL NO. 16-012-0101, 16-009-0020,
16-009-0067 & 16-012-0027

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18
AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

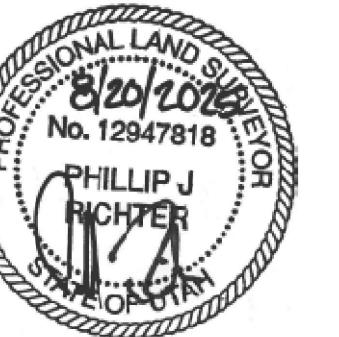


SURVEYOR'S NARRATIVE

THIS SURVEY WAS PREPARED BY DIRECTION OF THE OWNERS AS A PREREQUISITE TO PARCEL SUBDIVISION. THIS SURVEY WAS PREPARED CONCURRENTLY WITH A SEPARATE SURVEY OF LANDS ADJOINING TO THE WEST OF PARCEL 1 SHOWN HEREON TO BE INCLUDED ON THE FINAL SUBDIVISION PLAT. COLLECTED FIELD EVIDENCE HAS BEEN ANALYZED VERSUS PUBLIC RECORD INFORMATION INCLUDING PLANS, MAPS, DEEDS, AND OTHER RELEVANT DOCUMENTS WITH THOSE FINDINGS DETAILED HEREON. THIS SURVEY IS BASED ON FOUR (4) SEPARATE TITLE REPORT FILE NUMBERS AS SHOWN ON SHEET 2 OF 3, ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY (ISSUING AGENT: NORTHERN TITLE). UTAH LINE WORKS AND THE CERTIFYING SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF SAID TITLE REPORTS. INITIAL FIELDWORK WAS PERFORMED IN MARCH, 2024 AND VERIFIED IN MAY, 2025.

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: PAPA'S PLACE, LLC, AND OLD REPUBLIC 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 LAWS REGULATING SURVEYS IN THE STATE OF UTAH, AND 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 1, 2, 3, 4, 5, 8, 13, AND 16.



BASIS OF BEARING

SOUTH 89°50'22" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (S.L.B.M.) AS REFERENCED ON THE FOLLOWING RECORDED PLATS AND SURVEYS: -ENTRY NO. 2179508, SURVEY 71-59, MT. MAJESTIC SUBDIVISION -ENTRY NO. 2721263, SURVEY NO. 76-94, WADMAN NATURE PARK SUBDIVISION -SURVEY NO. 7159, ALTA SURVEY -SURVEY NO. 7626, ALTA SURVEY AMENDING NO. 7159

*THE CURRENT WEBER COUNTY BEARING SHEET (W.C.B.S.) FOR TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M. SHOWS THE SOUTH LINE OF THE SW QUARTER OF SEC. 17 AS BEING S89° 50' 20"E (A 00° 00' 02" ROTATION FROM PROJECT BASIS) AND THE SOUTH LINE OF THE SE QUARTER OF SEC. 18 AS BEING S89° 44' 23"E. THE CENTRAL ANGLE BEING 179° 54' 03" PER SAID BEARING SHEET, AND THE FOUND REFERENCE MONUMENT IN THE FIELD WAS USED TO CALCULATE THE POSITION OF THE SOUTH QUARTER OF SEC. 18.

REFERENCES

THE FOLLOWING SURVEY RELATED DOCUMENTS WERE REFERENCED IN ADDITION TO THOSE PER THE TITLE REPORT OR ALREADY MENTIONED ELSEWHERE HEREON:
-WASHINGTON JENKINS PLAT BOOK, INDEX PAGE 22
-C369-26 TERRITORIAL ROADS SURVEY, DATED MARCH 3, 1885
-ENTRY NO. 2721263, SURVEY NO. 76-94, WADMAN NATURE PARK SUBDIVISION
-ENTRY NO. 2179508 MT. MAJESTIC SUBDIVISION
-ENTRY NO. 2726137 MT. MAJESTIC - "AMENDED" AMENDING LOTS 8, 9, & 10
-SURVEY NO. 004388, OF 4300 NORTH STREET FROM 500 WEST TO 330 WEST
-WEBER COUNTY BEARING SHEET - T7N, R1W, S.L.B.M., STAMPED 10/05/2023
-ENTRY NO. 1216526, DIAMOND ESTATES SUBDIVISION
-SURVEY NO. 002103, FOR JANIE JAMES
-PRELIMINARY PLAN DRAWING NO. SS-77-37, DATED 3 MARCH, 1977, PREPARED BY GREAT BASIN ENGINEERING & SURVEYING, INC.

NOTES & FINDINGS

NOTES:
1) REBAR & CAP (R/C) MARKED WITH LICENSE NO. 4855329 ARE ASSOCIATED WITH THOSE ALTA SURVEYS FILED AS NO. 7159 AND 7626. ENTRY NO. 3222830 AND ENTRY NO. 3228711 ARE RECORDINGS OF THE SAME BOUNDARY LINE AGREEMENT DOCUMENT WHICH REFERENCES THE AGREED UPON LINE AS SURVEYED PER SURVEY NO. 7159. THE WEST QUARTER OF THE SECTION PER THESE SURVEYS IS SHOWN AS BEING "KEYED IN". I LOCATED AND OBSERVED THIS MONUMENT, AS IT WAS NECESSARY TO DETERMINE THOSE LINES TIED EITHER TO IT, OR TO THE SECTION LINES IT CONTROLS. GEOMETRY PER SAID BOUNDARY LINE AGREEMENT AND THOSE MARKERS PLACED IN THE FIELD WERE HELD AS BEING ORIGINAL MONUMENTS TO THAT SURVEYED LINE.

2) THE QUIT CLAIM DEED REFERENCED IN THE PARCEL 1 LEGAL DESCRIPTION BEING BOOK 928, PAGE 144, KNOWN AS ENTRY NUMBER 527193, RECORDED IN 1969, CONVEYED THE LAND WEST OF A CALLED TO FENCE LINE TO ROBERT E. AND RUTH R. CHRISTOFFERSON. THOUGH REPLACED IN SOME SECTIONS, THE MAJORITY OF THIS WIRE FENCE LINE IS INTACT IN THE FIELD AND WAS MAPPED IN ITS ENTIRETY, NOTING THE OLD RAILROAD TIE AND WOOD FENCE POSTS. THIS FENCE ALIGNMENT WAS FOUND TO MATCH VERY CLOSELY TO THE DEED DESCRIPTION. THE WEST LINES OF THE MT. MAJESTIC SUBDIVISION PLAT MATCHES THIS DEED DESCRIPTION. STREET MONUMENTS LOCATED, AS WELL AS PLUGS SET ON LOT LINE EXTENSIONS PER SAID SUBDIVISION WERE FOUND TO BE COINCIDENT WITH THAT EXISTING FENCE LINE, THOUGH RECORD TIES TO THE SECTION LINE AND BASIS OF BEARING PER SAID PLAT DO NOT MATCH THE LOCATION OF SECTION MONUMENTS FOUND IN THE FIELD. MEASURED AND RECORD DIMENSIONS ARE SHOWN.

3) THIS DETENTION IS HEAVILY OVERGROWN, OBSCURING AN APPARENT PIPE CONNECTING TO THE HEADWALL AND OUTLET TO THE SOUTHWEST. FLOWLINE DEPTH IS APPROXIMATED TO BE BELOW 5084.00'. FLOWING WATER CONTINUES SOUTHEASTERLY TO A PIPE INVERT JUST NORTH OF THE 100' DIAMETER TEMPORARY TURNAROUND.

4) TWO (2) R/C MARKERS STAMPED "4855329" FOUND IN THE FIELD WERE FOUND TO BE 2.25 FEET NORTHERLY OF BOTH THE MEASURED BOUNDARY PER THIS SURVEY AND THE BOUNDARY SHOWN ON SURVEY NO. 7626. THESE MARKERS WERE NOT ACCEPTED AS BEING AT THE PROPERTY CORNERS.

5) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. INVERTS ARE PROVIDED ONLY WHERE THEY ARE OPENLY EXPOSED, NO FIELD DEMARCATIONS FOR SUBTERRANEAN USE WERE PROVIDED TO THE SURVEYOR.

6) THIS 7.0' DEED OF EASEMENT, KNOWN AS ENTRY NO. 1482045 DOES NOT APPEAR ON ANY OF THE TITLE REPORTS REFERENCED. IT DOES NOT ENCUMBER THE SUBJECT PROPERTY, BUT IS SHOWN HEREON AS IT AFFECTS THE 60' FOOT RIGHT-OF-WAY PER THE PARCEL 2 AND 3 LEGAL DESCRIPTION.

7) LINWORK FOR THIS PROPOSED 20 FT WATERLINE RIGHT OF WAY IS SHOWN PER A DESCRIPTION AND DRAWINGS PROVIDED TO THE SURVEYOR, PREPARED BY CHRIS G. MOORE OF UTAH SURVEY AND G.I.S. SPECIALIST. NO INSTRUMENT HAS BEEN RECORDED TO SUPPORT THIS ALIGNMENT AND IS CONSIDERED PRELIMINARY.

SURVEY FINDINGS:
1. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
2. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 4905700203E, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005, IN WEBER COUNTY, STATE OF UTAH. THIS IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
3. PARCEL 3 HAS DIRECT ACCESS TO 4575 NORTH STREET, A PUBLIC RIGHT-OF-WAY. PARCEL 1 AND 4 HAS DIRECT ACCESS TO 4300 NORTH STREET, A PUBLIC RIGHT-OF-WAY. PARCEL 1 IS LANDLOCKED. THE NORTHWEST CORNER OF PARCEL 1 IS COINCIDENT WITH THE SOUTHEAST CORNER OF THE 4575 NORTH STREET RIGHT-OF-WAY AS SHOWN HEREON.
4. NO PROPOSED CHANGES TO SAID RIGHT-OF-WAY HAS BEEN PROVIDED TO THE SURVEYOR.
5. EXCEPT AS SHOWN, ALL UTILITIES OBSERVED ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
6. NO FIELD DELINEATION OF WETLANDS ON THE PROPERTY WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE ADJOINING WADMAN NATURE PARK HAS POSTED SIGNAGE DELINEATING IT AS A PROTECTED WETLAND AREA.

PARCEL 1 - RECORD LEGAL DESCRIPTION (PARCEL NO. 16-012-0101)

PER TITLE REPORT FILE NUMBER NTWE-202910, COMMITMENT DATE JUNE 13, 2025 AT 8:00 AM.

COMMENCING AT A 3.5" BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING NORTH 89°50'22" WEST 2683.52 FEET ALONG THE SECTION LINE AND BASIS OF BEARING FROM A 3.0" BRASS CAP MONUMENT SET IN 1975 AT THE SOUTH QUARTER OF SAID SECTION 17; THENCE NORTH 89°44'25" WEST 710.83 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST; THENCE DEPARTING SAID SECTION LINE NORTH 19°01'04" EAST 46.91 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 19°01'04" EAST 1436.89 FEET TO A REBAR AND CAP SET PER THAT BOUNDARY LINE AGREEMENT KNOWN AS ENTRY NUMBERS 3222830 AND 3228711 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG THE LINE ESTABLISHED PER SAID BOUNDARY LINE AGREEMENT NORTH 27°59'13" EAST 497.21 (RECORD = NORTH 27°59'13" EAST 496.97) FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG SAID SECTION LINE SOUTH 00°11'12" WEST (RECORD = SOUTH 110.84 FEET TO AN EXISTING FENCE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 527193 IN BOOK 928 AT PAGE 144 ON FILE AT SAID RECORDER'S OFFICE; THENCE DEPARTING SAID SECTION LINE AND ALONG SAID FENCE SOUTH 28°28'27" WEST 632.61 FEET (RECORD = SOUTH 28°12'23" WEST 638.74 FEET, MORE OR LESS); THENCE DEPARTING SAID FENCE NORTH 89°43'56" WEST (RECORD = WEST) 81.50 FEET; THENCE SOUTH 28°01'04" WEST (RECORD = SOUTH 27°45'00" WEST) 132.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 4300 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°44'25" WEST 40.39 FEET; THENCE SOUTH 00°56'48" WEST 18.21 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AS DESCRIBED PER THAT CERTAIN WARRANTY DEED KNOWN AS ENTRY NUMBER 3361429 RECORDED MARCH 17, 2025, ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89°37'04" WEST 65.53 FEET (RECORD = SOUTH 89°36'54" EAST 65.67) TO THE BEGINNING OF A 496.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 146.63' FEET (RECORD = 146.67') THROUGH A CENTRAL ANGLE OF 01°41'38" (RECORD = 01°41'39"), CHORD BEARING NORTH 88°46'15" WEST 146.63 FEET (RECORD = SOUTH 88°46'04" EAST 146.66 FEET) TO THE POINT OF BEGINNING

SEE SHEET 2 OF 3 FOR PARCEL 2, 3, AND 4 RECORD LEGAL DESCRIPTIONS AND SCHEDULE B, PART II EXCEPTIONS.

SCHEDULE B, PART II EXCEPTIONS (PARCEL 1)

PER TITLE REPORT FILE NUMBER NTWE-202910, COMMITMENT DATE JUNE 13, 2025 AT 8:00 AM.

(RELEVANT EXCEPTIONS HAVE BEEN DRAFTED WHERE APPLICABLE AND/OR NOTED WITH THE FINDINGS OF THIS SURVEY).

1-12. THESE EXCEPTIONS HAVE BEEN OMITTED.

13. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND. FINDINGS: EXCEPTION IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY.

14. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCE, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, 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. UNDERWRITER 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. FINDINGS: NO EVIDENCE OF MINING ACTIVITY.

15. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, FENCES, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER, TELEPHONE, CABLE, FIBER OPTIC, SEWER, GAS, OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF. FINDINGS: SEE SHEET 3 OF 3 FOR OBSERVED EVIDENCE.

16. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE LAND SURVEY OF LAND AND NOT SHOWN BY THE PUBLIC RECORDS. FINDINGS: SEE DIMENSIONS PROVIDED ON SHEET 3 OF 3. LARGE DIFFERENCES BETWEEN MEASURED AND RECORD DIMENSIONS ARE PRESENT. THE WESTERLY PROPERTY LINE LOCATION CREATES A SHORTAGE IN AREA VS. THE LEGAL DESCRIPTION OF THE ADJOINING JONES' PROPERTY.

17. THE RIGHTS OF PARTIES IN POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER. FINDINGS: NO UNRECORDED DOCUMENTS HAVE BEEN BROUGHT TO THE ATTENTION OF THE SURVEYOR.

18. RIGHT OF WAY AGREEMENT FOR PLEASANT VIEW CULINARY WATER ASSOCIATION PIPE LINE GRANTEE: PLEASANT VIEW CULINARY ASSOCIATION, DATED: APRIL 10, 1958, RECORDED: MARCH 5, 1959, ENTRY NO.: 309596, BOOK/PAGE: 606/5 FINDINGS: THE DESCRIBED RIGHT-OF-WAY DOES NOT AFFECT THE SUBJECT PROPERTY AS IT IS WITHIN THE EXISTING RIGHT-OF-WAY OF 4300 NORTH STREET.

19. BOUNDARY LINE AGREEMENT RECORDED: MARCH 10, 2022 ENTRY NO.: 3222830
FINDINGS: SEE NOTE NUMBER 1.

20. BOUNDARY LINE AGREEMENT RECORDED: APRIL 06, 2022 ENTRY NO.: 3228711
FINDINGS: SEE NOTE NUMBER 1.

21. EXCEPTION INTENTIONALLY REMOVED BY [TITLE] COMPANY

22. EASEMENT, GRANTOR: MATTHEW M. MONTANO AND CHRISTA L. MONTANO, TRUSTEES OF THE MATTHEW AND CHRISTA MONTANO FAMILY TRUST, DATED JANUARY 18, 2024 GRANTEE: PLEASANT VIEW CITY, DATED: MARCH 14, 2025, RECORDED: MARCH 17, 2025, ENTRY NO.: 3361428 FINDINGS: DESCRIPTION HAS BEEN PLOTTED. DESCRIPTION MATCHES THE DESCRIPTION PER EXCEPTION 25.

23. EASEMENT, GRANTOR: MATTHEW M. MONTANO AND CHRISTA L. MONTANO, TRUSTEES OF THE MATTHEW AND CHRISTA MONTANO FAMILY TRUST, DATED JANUARY 18, 2024 GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION, DATED: MARCH 14, 2025, RECORDED: MARCH 17, 2025, ENTRY NO.: 3361432 FINDINGS: DESCRIPTION HAS BEEN PLOTTED. DESCRIPTION MATCHES THE DESCRIPTION PER EXCEPTION 24.

24. GREENBELT APPLICATION DATED: JULY 19, 2024 RECORDED: OCTOBER 11, 2024 ENTRY NO.: 3343093 FINDINGS: PROPERTY IS SUBJECT TO THE DOCUMENT AS WRITTEN.

25. SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN ALTA/ACSM LAND SURVEY PREPARED BY UTAH SURVEY AND G.I.S. SPECIALIST DATED JANUARY 12, 2022, KNOWN AS-SURVEY FOR DON MENDENHALL, BY CHRIS G. MOORE, LICENSE NO. 4855329. FINDINGS: THIS SURVEY IS KNOWN AS WEBER COUNTY FILE NUMBER 7159. SEE NOTE NUMBER 1, 2, & 4.

SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN AMENDED SURVEY PREPARED BY UTAH SURVEY AND G.I.S. SPECIALIST DATED AUGUST 3, 2023, KNOWN AS-SURVEY FOR VAL & HEATHER POLL, BY CHRIS G. MOORE, LICENSE NO. 4855329. FINDINGS: THIS SURVEY IS KNOWN AS WEBER COUNTY FILE NUMBER 7626. SEE NOTE NUMBER 1, 2, & 4.

26. EXCEPTION HAS BEEN OMITTED.

RECEIVED
NOV 14 2025
FILE # 8210

UTAH LINE WORKS, LLC
LAND SURVEYING
1400 N 600 W
WEST BOUNTIFUL, UT 84087
(801) 845-6168
UTAHLINEWORKS.COM

ALTA/NSPS LAND TITLE SURVEY
PAPAS PLACE, LLC
SE QTR SEC 18, + SW QTR SEC 17
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M.
WEBER COUNTY
PLEASANT VIEW

24020
08/20/2025
1 OF 3
SHEET:

DRAWN BY
APPROVAL
DATE

NO. DESCRIPTION
SCALE (H): NTS
DRAWN BY: P. RICHTER
CHECKED BY: P. RICHTER
TAX ID NO.: AS NOTED

ALTA/NSPS LAND TITLE SURVEY

PARCEL NO. 16-012-0101, 16-009-0020,
16-009-0067 & 16-012-0027

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18
AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PARCEL 2 - RECORD LEGAL DESCRIPTION (PARCEL NO. 16-009-0020)

PER TITLE REPORT FILE NUMBER NTWE-202911, COMMITMENT DATE JUNE 13, 2025 AT 8:00 AM.

COMMENCING AT A 3.5" BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING NORTH 89°50'22" WEST 2683.52 FEET ALONG THE SECTION LINE AND BASIS OF BEARING FROM A 3.0" BRASS CAP MONUMENT SET IN 1975 AT THE SOUTH QUARTER OF SAID SECTION 17; THENCE NORTH 00°11'12" EAST 734.25 FEET (RECORD = NORTH 738.08 FEET) ALONG THE SECTION LINE TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 527193 IN BOOK 928 AT PAGE 144 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE AND THE POINT OF BEGINNING.

THENCE ALONG SAID SECTION LINE NORTH 00°11'12" EAST 1125.99 FEET TO A POINT ON A FENCE LINE BEING SOUTH 00°11'12" EAST 790.66 FEET FROM A 3.0 INCH BRASS CAP MONUMENT SET IN 1982 AT THE WEST QUARTER OF SAID SECTION 17; THENCE DEPARTING SAID SECTION LINE ALONG SAID FENCE NORTH 89°53'50" EAST 603.82 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 527193 IN BOOK 928 AT PAGE 144 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG SAID FENCE LINE, COINCIDENT WITH THE AMENDED MT. MAJESTIC SUBDIVISION WHERE IT ADJACENTS THE FOLLOWING EIGHT (1) COURSES: (1) SOUTH 22°35'04" WEST (RECORD = SOUTH 22°19'00" WEST) 86.11 FEET; (2) SOUTH 24°45'04" WEST (RECORD = SOUTH 24°49'00" WEST) 125.92 FEET; (3) SOUTH 24°51'04" WEST (RECORD = SOUTH 24°35'00" WEST) 44.51 FEET; (4) SOUTH 18°57'04" WEST (RECORD = SOUTH 18°41'00" WEST) 125.49 FEET; (5) SOUTH 46°06'43" WEST (RECORD = SOUTH 45°50'39" WEST) 69.38 FEET; (6) SOUTH 33°34'48" WEST (RECORD = SOUTH 33°18'44" WEST) 102.06 FEET; (7) SOUTH 29°39'11" WEST (RECORD = SOUTH 29°23'07" EAST) 347.00 FEET; (8) SOUTH 28°28'27" WEST (RECORD = SOUTH 28°12'23" WEST) 386.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF WAY AND EASEMENT WITH OTHERS GRANTED HEREIN IS 60 FEET WIDE, WHICH IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT 716 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 60 FEET; THENCE EAST 604.61 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE ROBERT E. KRAIGE PROPERTY; THENCE NORTH 22°19' EAST 63 FEET, MORE OR LESS, THENCE WEST 627.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TAX SERIAL NO. 16-009-0020

SCHEDULE B, PART II EXCEPTIONS(PARCEL 2)

PER TITLE REPORT FILE NUMBER NTWE-202911, COMMITMENT DATE JUNE 13, 2025 AT 8:00 AM.

(RELEVANT EXCEPTIONS HAVE BEEN DRAFTED WHERE APPLICABLE AND/OR NOTED WITH THE FINDINGS OF THIS SURVEY).

1-12. THESE EXCEPTIONS HAVE BEEN OMITTED

13. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND. FINDINGS: EXCEPTION IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY.

14. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCE, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, 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. UNDERWRITER 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. FINDINGS: NO EVIDENCE OF MINING ACTIVITY.

15. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, FENCES, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER, TELEPHONE, CABLE, FIBER OPTIC, SEWER, GAS, OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF. FINDINGS: SEE SHEET 3 OF 3 FOR OBSERVED EVIDENCE.

16. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. FINDINGS: SEE DIMENSIONS PROVIDED ON SHEET 3 OF 3. LARGE DIFFERENCES BETWEEN MEASURED AND RECORD DIMENSIONS ARE PRESENT.

17. THE RIGHTS OF PARTIES IN POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER. FINDINGS: NO UNRECORDED DOCUMENTS HAVE BEEN BROUGHT TO THE ATTENTION OF THE SURVEYOR.

18. THE EFFECT OF THE 1969 FARMLAND ASSESSMENT ACT, WHEREIN THERE IS A FIVE (5) YEAR ROLL-BACK PROVISION WITH REGARD TO ASSESSMENT AND TAXATION, WHICH BECOMES EFFECTIVE UPON A CHANGE IN THE USE OF ALL OR PART OF ELIGIBLE LAND, BY REASON OF THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND, RECORDED: MARCH 25, 2025, ENTRY NO.: 3362410. FINDINGS: BLANKET IN NATURE, SUBJECT TO THE DOCUMENT AS WRITTEN.

19. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: PLEASANT VIEW CULINARY ASSOCIATION, RECORDED: MARCH 05, 1959, ENTRY NO.: 309595, BOOK/PAGE: 606/04 OF THE OFFICIAL RECORDS. FINDINGS: THE DESCRIBED RIGHT-OF-WAY DOES NOT AFFECT THE SUBJECT PROPERTY AS IT IS WITHIN THE EXISTING RIGHT-OF-WAY OF 4300 NORTH STREET.

20. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: CHARLES R. CHRISTOFFERSON, RICHARD G. CHRISTOFFERSON, ROBERT E. CHRISTOFFERSON AND RUTH R. CHRISTOFFERSON, RECORDED: OCTOBER 21, 1986 ENTRY NO.: 986178, BOOK/PAGE: 1501/1616 FINDINGS: DESCRIPTION HAS BEEN PLOTTED AND SHOWN HEREON.

21. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN AGREEMENT: RECORDED: MAY 17, 1996, ENTRY NO.: 1406842, BOOK/PAGE: 1806/2917 FINDINGS: DOCUMENT GRANTS AN EASEMENT OVER EXISTING WATER DISTRIBUTION APPURTENANCES, NO DESCRIPTION, NOT PLOTTABLE.

22. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: STATE OF UTAH, RECORDED: MAY 17, 1996, ENTRY NO.: 1406843, BOOK/PAGE: 1806/2925 FINDINGS: DESCRIPTION HAS BEEN PLOTTED AND SHOWN HEREON.

23. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: WEBER-BOX ELDER CONSERVATION DISTRICT, RECORDED: JULY 11, 1997, ENTRY NO.: 1482050, BOOK/PAGE: 1871/852 FINDINGS: DESCRIPTION HAS BEEN PLOTTED AND SHOWN HEREON.

24. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: PLEASANT VIEW CITY, RECORDED: MAY 12, 2006, ENTRY NO.: 2179510. FINDINGS: DESCRIPTION HAS BEEN PLOTTED AND SHOWN HEREON. 100' DIAMETER TEMPORARY TURNAROUND EASEMENT.

25. THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT BY AND BETWEEN: DESIMON FAMILY TRUST AND ROBERT E. AND RUTH R. CHRISTOFFERSON FAMILY TRUST RECORDED: MARCH 10, 2022, ENTRY NO.: 3222830 FINDINGS: SEE NOTE NUMBER 1, SHEET 1 OF 3.

26. THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT BY AND BETWEEN: DESIMON FAMILY TRUST AND ROBERT E. AND RUTH R. CHRISTOFFERSON FAMILY TRUST RECORDED: APRIL 06, 2022, ENTRY NO.: 3228711 FINDINGS: SEE NOTE NUMBER 1, SHEET 1 OF 3.

27. EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN QUIT CLAIM DEED: RECORDED: DECEMBER 09, 2024, ENTRY NO.: 3350262 FINDINGS: ONLY THAT 60 FOOT WIDE RIGHT OF WAY AND EASEMENT KNOWN BY THIS TITLE REPORT AS PARCEL 1A IS DISCLOSED PER THE DOCUMENT.

28. SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN ALTA/ACSM LAND SURVEY PREPARED BY UTAH SURVEY AND G.I.S. SPECIALIST DATED JANUARY 12, 2022, KNOWN AS-SURVEY FOR DON MENDENHALL, BY CHRIS G. MOORE, LICENSE NO. 4855329. FINDINGS: THIS SURVEY IS KNOWN AS WEBER COUNTY FILE NUMBER 7159. SEE NOTE NUMBER 1, 2, & 4.

SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN AMENDED SURVEY PREPARED BY UTAH SURVEY AND G.I.S. SPECIALIST DATED AUGUST 3, 2023, KNOWN AS-SURVEY FOR VAL & HEATHER POLL, BY CHRIS G. MOORE, LICENSE NO. 4855329. FINDINGS: THIS SURVEY IS KNOWN AS WEBER COUNTY FILE NUMBER 7626. SEE NOTE NUMBER 1, 2, & 4.

29. EXCEPTION HAS BEEN OMITTED.

PARCEL 3 - RECORD LEGAL DESCRIPTION (PARCEL NO. 16-009-0067)

NOTE - PARCEL 3 IS NOT TO BE INCLUDED ON THE PROPOSED SUBDIVISION PLAT.

PER TITLE REPORT FILE NUMBER NTWE-202913, COMMITMENT DATE JUNE 20, 2025 AT 8:00 AM.

COMMENCING AT A 3.0" BRASS CAP MONUMENT AT THE WEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING NORTH 89°50'22" WEST 2683.52 FEET ALONG THE SECTION LINE AND BASIS OF BEARING FROM A 3.0" BRASS CAP MONUMENT SET IN 1975 AT THE SOUTH QUARTER OF SAID SECTION 17; THENCE NORTH 00°11'12" EAST 734.25 FEET (RECORD = NORTH 738.08 FEET) ALONG THE SECTION LINE TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 527193 IN BOOK 928 AT PAGE 144 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE AND THE POINT OF BEGINNING.

THENCE ALONG SAID SECTION LINE NORTH 00°11'12" EAST 1125.99 FEET TO A POINT ON A FENCE LINE BEING SOUTH 00°11'12" EAST 790.66 FEET FROM A 3.0 INCH BRASS CAP MONUMENT SET IN 1982 AT THE WEST QUARTER OF SAID SECTION 17; THENCE DEPARTING SAID SECTION LINE ALONG SAID FENCE NORTH 89°53'50" EAST 603.82 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 527193 IN BOOK 928 AT PAGE 144 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG SAID FENCE LINE, COINCIDENT WITH THE AMENDED MT. MAJESTIC SUBDIVISION WHERE IT ADJACENTS THE FOLLOWING EIGHT (1) COURSES: (1) SOUTH 22°35'04" WEST (RECORD = SOUTH 22°19'00" WEST) 86.11 FEET; (2) SOUTH 24°45'04" WEST (RECORD = SOUTH 24°49'00" WEST) 125.92 FEET; (3) SOUTH 24°51'04" WEST (RECORD = SOUTH 24°35'00" WEST) 44.51 FEET; (4) SOUTH 18°57'04" WEST (RECORD = SOUTH 18°41'00" WEST) 125.49 FEET; (5) SOUTH 46°06'43" WEST (RECORD = SOUTH 45°50'39" WEST) 69.38 FEET; (6) SOUTH 33°34'48" WEST (RECORD = SOUTH 33°18'44" WEST) 102.06 FEET; (7) SOUTH 29°39'11" WEST (RECORD = SOUTH 29°23'07" EAST) 347.00 FEET; (8) SOUTH 28°28'27" WEST (RECORD = SOUTH 28°12'23" WEST) 386.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF WAY AND EASEMENT WITH OTHERS GRANTED HEREIN IS 60 FEET WIDE, WHICH IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT 716 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 60 FEET; THENCE EAST 604.61 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE ROBERT E. KRAIGE PROPERTY; THENCE NORTH 22°19' EAST 63 FEET, MORE OR LESS, THENCE WEST 627.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF WAY AND EASEMENT GRANTED HEREIN IS 60 FEET WIDE, WHICH IS DESCRIBED AS FOLLOWS:

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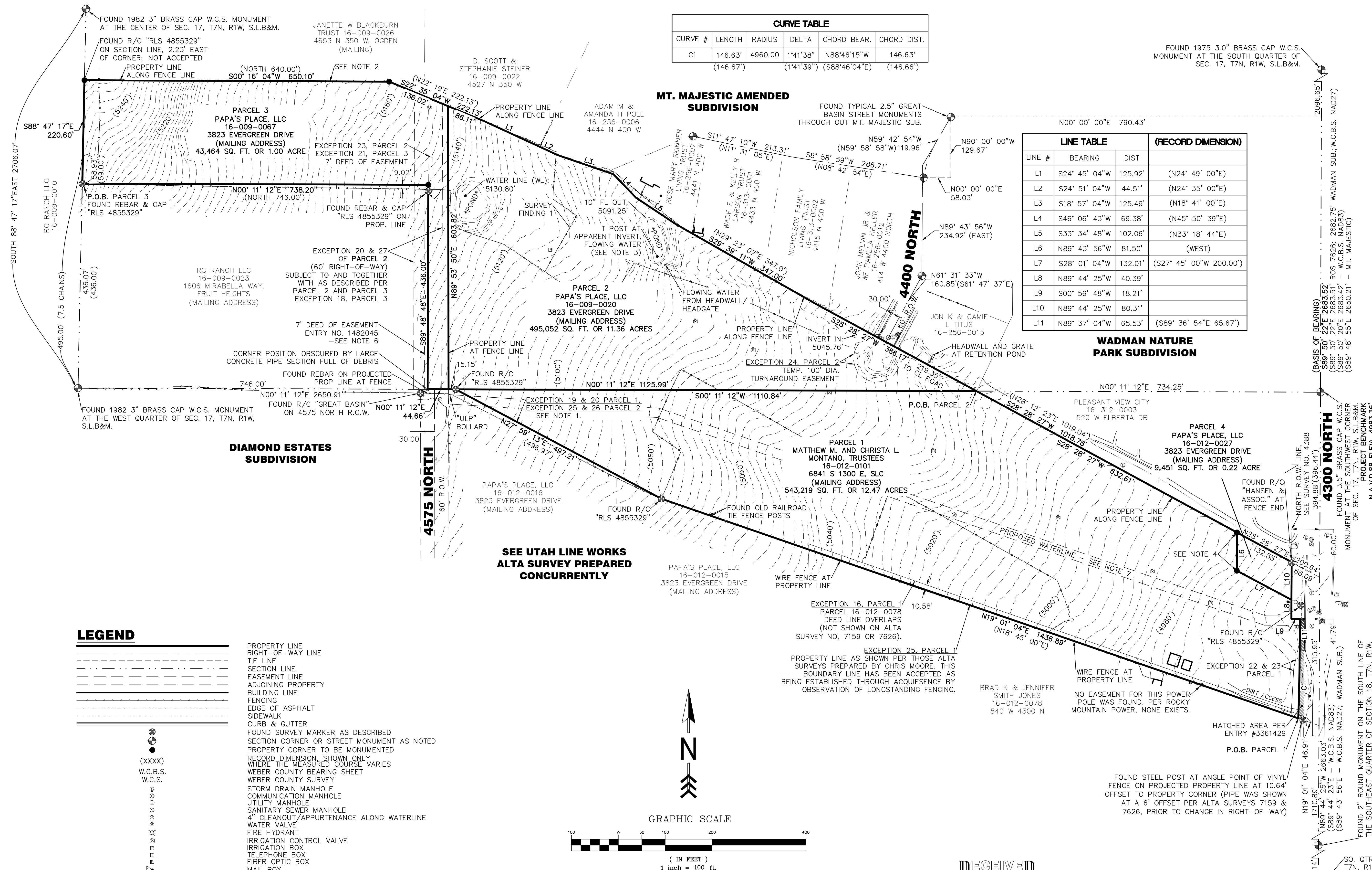
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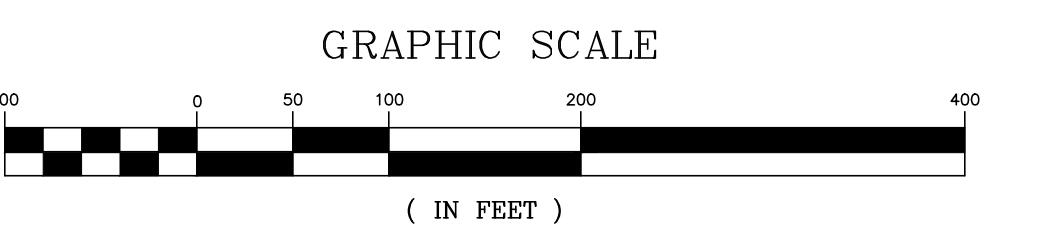
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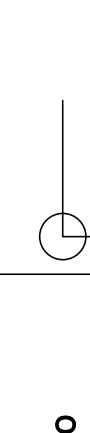
PARCEL NO. 16-012-0101, 16-009-0020,
16-009-0067 & 16-012-0027

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18
AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



R E C E I V E D
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F I L E # 8210



24002		UTAH LINE WORKS, LLC LAND SURVEYING 1400 N 600 W WEST BOUNTIFUL, UT 84087 (601) 845-6118 UTAHLINEWORKS.COM		ALTA/NSPS LAND TITLE SURVEY PAPA'S PLACE, LLC SE QTR SEC 18, + SW QTR SEC 17 TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M. PLEASANT VIEW WEBER COUNTY		SCALE (H): 1" = 100' DRAWN BY: P. RICHTER CHECKED BY: P. RICHTER TAX ID NO. AS NOTED NO. DESCRIPTION DRAWN BY APPROVAL DATE UTAH	
		<p>3 OF 3</p>		<p>8/20/2025</p>		<p>3 OF 3</p>	