

Vicinity Map
(Not to Scale)

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Old Republic National Title Insurance Company. Under Commitment No. 2487553FA dated September 4, 2024 @ 8:00 A.M.

EXCEPTION NO. 1-3, 6-12, 14, and 16-18 (NOT A SURVEY MATTER)

EXCEPTION NO. 4 (BLANKET IN NATURE)
Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records

EXCEPTION NO. 5 (SEE SIGNIFICANT OBSERVATIONS)
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.

EXCEPTION NO. 13 (BLANKETS SUBJECT PARCEL AND OTHER LANDS NOT SHOWN)
Agreement: Recorded May 17, 1996 Entry No. 1406842, Book 1806, Page 2917, of the Official Records
Easement To Use Distribution System recorded May 17, 1996 as Entry No. 1406843, in Book 1806 at Page 2925, of the Official Records.

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 28, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning of the Southwest corner of Northlands Subdivision - Amended, Plain City, Weber County, Utah, said point being 716.60 feet (717.75 feet -record) North 031°48' East along the Section line and 999.17 feet (990.00 feet -record) North 88°19'25" West from the Southeast corner of said Section 28; and running thence North 88°14'25" West 378.85 feet -measured (306.60 feet -record); thence North 1°45'30" East 940.80 feet to the South right-of-way line of North Plain City Road, a 66 foot wide road; thence two courses along said South right-of-way Northward along the arc of a 411.21 foot radius curve to the right 189.62 feet (Central Angle is 26°25'14" and Long Chord bears North 68°30'43" East 187.94 feet) and North 81°43'20" East 206.47 feet to a point 30.00 feet perpendicularly distant from the centerline of 3650 West Street, as monumented in said Northlands Subdivision Amended, which is also on the West side of a 1.0 foot protection strip recorded with said Northlands Subdivision Amended; thence South 1°36'39" West 1050.98 feet along said line and the West line of Lot 9 of said Northlands Subdivision - Amended to the point of beginning.

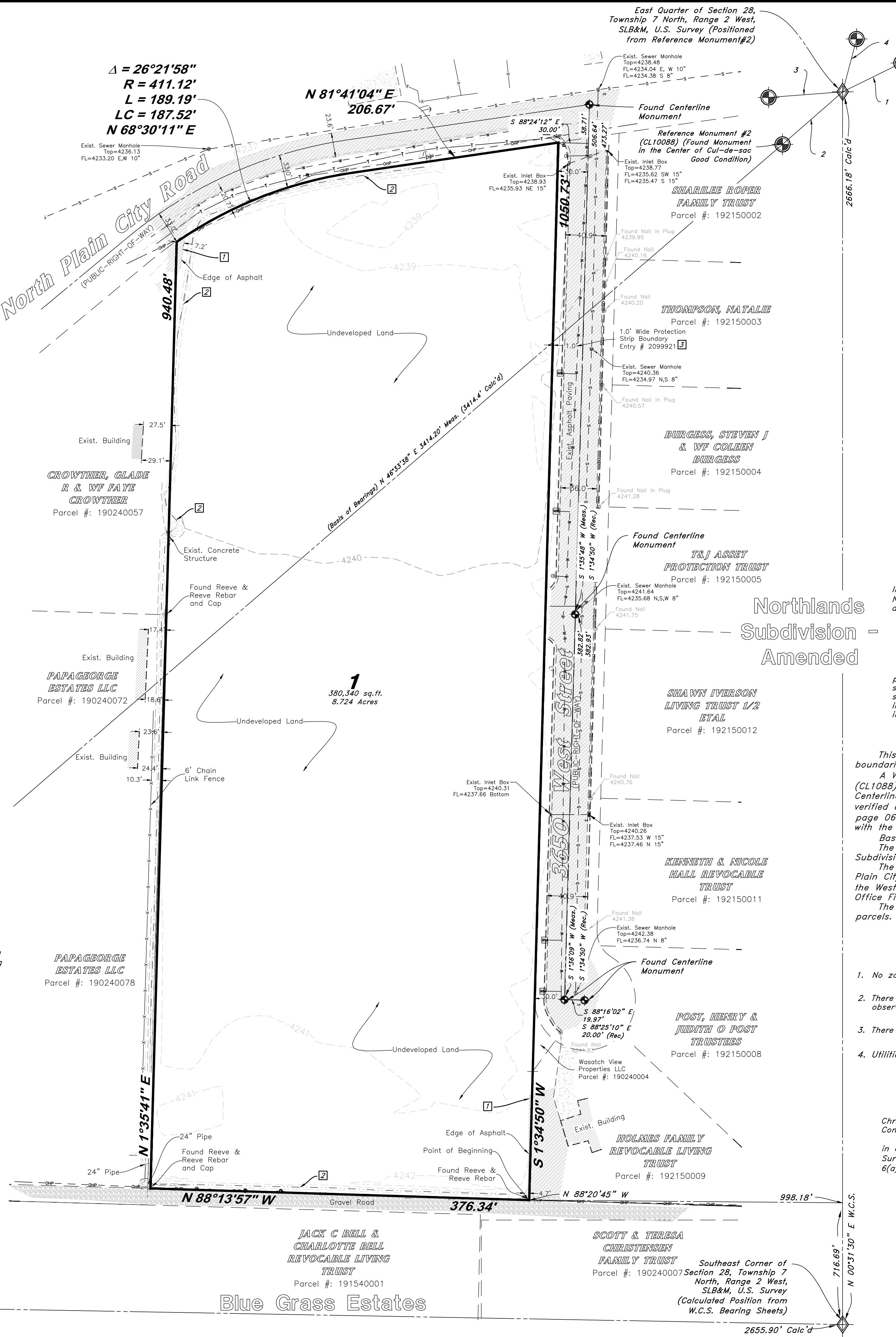
AS SURVEYED DESCRIPTION

A part of the Southeast Quarter of Section 28, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning of the Southwest corner of Northlands Subdivision - Amended, Plain City, Weber County, Utah, said point being 716.69 feet North 031°30' East along the Section line and 998.18 feet North 88°20'45" West from the Southeast corner of said Section 28 as recovered in 2016; and running thence North 88°13'57" West 376.34 feet to a found rebar with a Reeve & Associates Cap; thence North 1°35'41" East 940.48 feet to the South right-of-way line of North Plain City Road, a 66 foot wide road; thence two (2) courses along said South right-of-way as follows: (1) Northward, along the arc of a 411.12 foot radius non-tangent curve to the right a distance of 189.19 feet (Central Angle is 26°21'58" and Long Chord bears North 68°30'11" East 187.52 feet) and (2) North 81°41'04" East 206.67 feet to the West line of a 1.0' Wide Protection Strip Boundary (Weber County Recorder Entry #2099921) being 30.00 feet perpendicularly distant from the centerline of 3650 West Street, as monumented in said Northlands Subdivision Amended; thence South 1°34'50" West 1050.73 feet along said West line and the West line of Lot 9 of said Northlands Subdivision - Amended to the point of beginning.

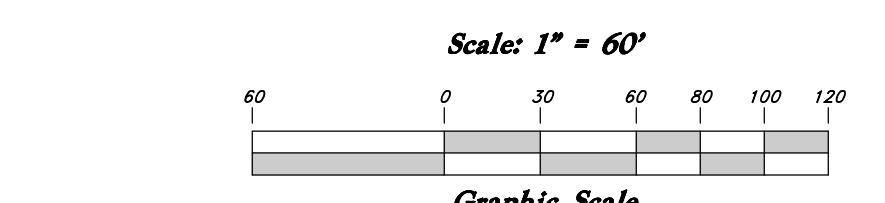
Contains 8.724 Acres more or less

SIGNIFICANT OBSERVATIONS

- 1 Edge of asphalt extends inside of subject property
- 2 Ditch Enters and Crosses Property with No Apparent Easement or Record
- 3 1.0' Wide protection strip Boundary Entry No. 2099921



Record	Measured
1 S 34°09'46" W 146.26'	S 34°10'28" W 146.36'
2 N 42°55'38" E 293.46'	N 42°55'38" E 293.46'
3 N 78°09'38" E 239.18'	N 78°09'38" E 239.05'
4 S 4°41'43" W 352.20'	S 4°42'32" W 352.23'



ALTA/NSPS Land Title Survey
Deep Roots LLC
Approx. 3700 West Old Plain City Road
Plain City, Weber County, Utah, U.S. Survey
A part of Section 28, T2N, R2W, SLB&M, U.S. Survey

G E B E A C E R I N G
SOUTH 147.5 EAST 44.0 FEET, UTAH 84403
MAIN (801)391-4515 S.L.C. (801)52-0222 FAX (801)391-4544
WWW.GREATBASINENGINEERING.COM

RECEIVED
FILE # 8220
Date
Andy Hubbard
Utah PLS No. 6242920

January 2025

SHEET NO.

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