

Narrative

This Survey was requested by The BlackPine Group prerequisite to the development of this property.

This Survey retraces and honors portions of a previous 2022 Survey by Gardner Engineering as reconciled onto the Weber County State Plane Basis.

A line between monuments found for the North Quarter Corner and the Northeast Corner of Section 21 was assigned the Published Weber County bearing of South 89°32'32" East as the Basis of Bearings to place the Survey on the NAD83 Utah North Zone State Plane Datum.

The field measurements were collected on the VRS basis which verified the New Weber County Published NAD83 data.

Cardinal directions called in the legal descriptions must be interpreted to parallel controlling Section lines and physical established boundaries as determined by the intent of the underlying legal descriptions and must take into account overages or shortages as measured on the ground.

The 2022 Gardner survey was retraced and the geometry checked well within itself – but the point of beginning ties were not well dimensioned and further digging into the underlying record title descriptions were necessary in order to determine placement of the property from the section corners shown. The basis of bearings is clearly marked on the survey – but it does not match any of the underlying published Weber County Survey Section Control on the NAD 27 or NAD 83 basis.

Separate Title Reports for the two Parcels we are to survey have been supplied and the Easterly Parcel appears as expected and is the exception Parcel described in the 2022 Gardner Survey and can fit the previously established 2022 survey boundaries as placed on the Weber County Base. It is apparent that there is no deed description for the land to the South of the existing deed for said Easterly Parcel to cover the area out to the Highway Right-of-Way.

The 1967 Weber County Construction Plans for Twelfth South extension were acquired but contain no ties into Section Control and no monuments were placed to help with the alignment. The plans claim 120 foot Right-of-Way but the 2020 Landmark survey to the West explains 100 foot width to match the old Railroad Right-of-Way Line. Some Weber County road widening deeds were acquired from the Title Company that show some additional land purchased for the Right-of-Way along our frontage one of which is clearly 20 feet but it is very difficult to determine what intent really is for some of the descriptions and it appears that even though several courses are given in one of the legal descriptions the secondary tie to the Railroad to the South places it as a straight line at 120 feet North and parallel with the old Railroad Right-of-Way which was reduced to 50 foot half-width which also aligns well with remnants of an old existing fence line along the North Right-of-Way line of the highway which was accepted as best evidence of the intended Right-of-Way line.

The Westerly Parcel Title Report legal description is very poorly written and must be interpreted to fit the existing conditions of the site. A vesting deed was also supplied but it contains different courses than supplied in the Title Report legal description and the discrepancy has not been explained.

Adjoining deeds were acquired and retraced along with surrounding previous surveys in the area in order to show the intent of the surrounding boundaries and to help determine how the properties are to exist on the ground since the existing boundary line fences do not match the record title. One of the adjoining deeds supplied was actually a 1945 Tax description which contains a 1940 Tax sale record to John Collins for a land locked parcel that is now in the name of Weber County. The property does not appear to exist on the ground as it is an area fenced to the surrounding adjoiners and a title investigation has begun to try to determine some sense of a best match of the deeds to the existing fences on the ground.

Some of the surrounding owner descriptions to the North within Section 16 are described as tied from Lots within Section 16 however no BLM Township map has been found to help with a breakdown of Lots within that Section and only assumptions can be made to try to place the legal description intentions.

Due to the poorly described deeds in the area As-surveyed descriptions have been prepared at owner request to best fit the existing fence line occupation and will be subject to future Boundary Line Agreements with adjoining owners.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using two Title Report File No. 341715 dated June 18, 2024 from Westcor Land Title Insurance Company and issued by Meridian Title Company (A) and Title Report Commitment No. NCS-1201253-SLC1 Revision 1 dated June 18, 2024 from First American Title Insurance Company National Commercial Services (B):

The following survey related items circled or squared (Solid) from Schedule B – Part II of the title report are plotted on the survey:

The following survey related items circled or squared (Dashed) from Schedule B – Part II of the title report covers or blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled or squared from Schedule B – Part II of the title report could not be plotted:

Title Report File No. 341715 (A)

11 Subject to a 1969 Farmland Assessment Act as Provided under Section 59-5-8-105 UCA 1953 as Amended, 1973 – 1975 wherein a five year roll-back Tax Provision which becomes effective upon a change in the use of all or part of said land.

14 Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property no document supplied for review, however several ditches and canals were observed onsite and shown hereon.

17 Memorandum of Agreement recorded June 25, 2024 as Entry No. 3330433 of Public Records covers this site but contains nothing to plot.

* Exception No.'s 1-10, 12-14, 18 and 19 are general and/or standard exceptions that do not reveal matters of survey.

** Exception No.'s 15, 16 and 20-25 describe and affect this site but do not reveal matters of survey.

Title Report File No. NCS-1201253-SLC1 Revision 1 (B)

9 The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 09, 2015 as Entry No. 2721125 of Official Records covers this site but contains nothing to plot.

11 An easement for Communication and Other Facilities and incidental purposes granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929, in Book 3P at Page 507 of Official Records covers land within Sections 16-21, T6N, R2W but no alignment, location or size is disclosed.

12 Resolution No. 27-2012 recorded December 13, 2012 as Entry No. 2610456 of Official Records covers this site along with the unincorporated area of Weber County but contains nothing to plot.

13 Said land is located within the Northern Utah Environmental Resource Agency ("NUERA"), pursuant to that certain Certificate of Creation recorded January 20, 2015 as Entry No. 2718461 of Official Records, and is subject to assessments and levies thereunder blanketing Weber County along with other Counties but contains nothing to plot.

16 Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2015 no document supplied for review.

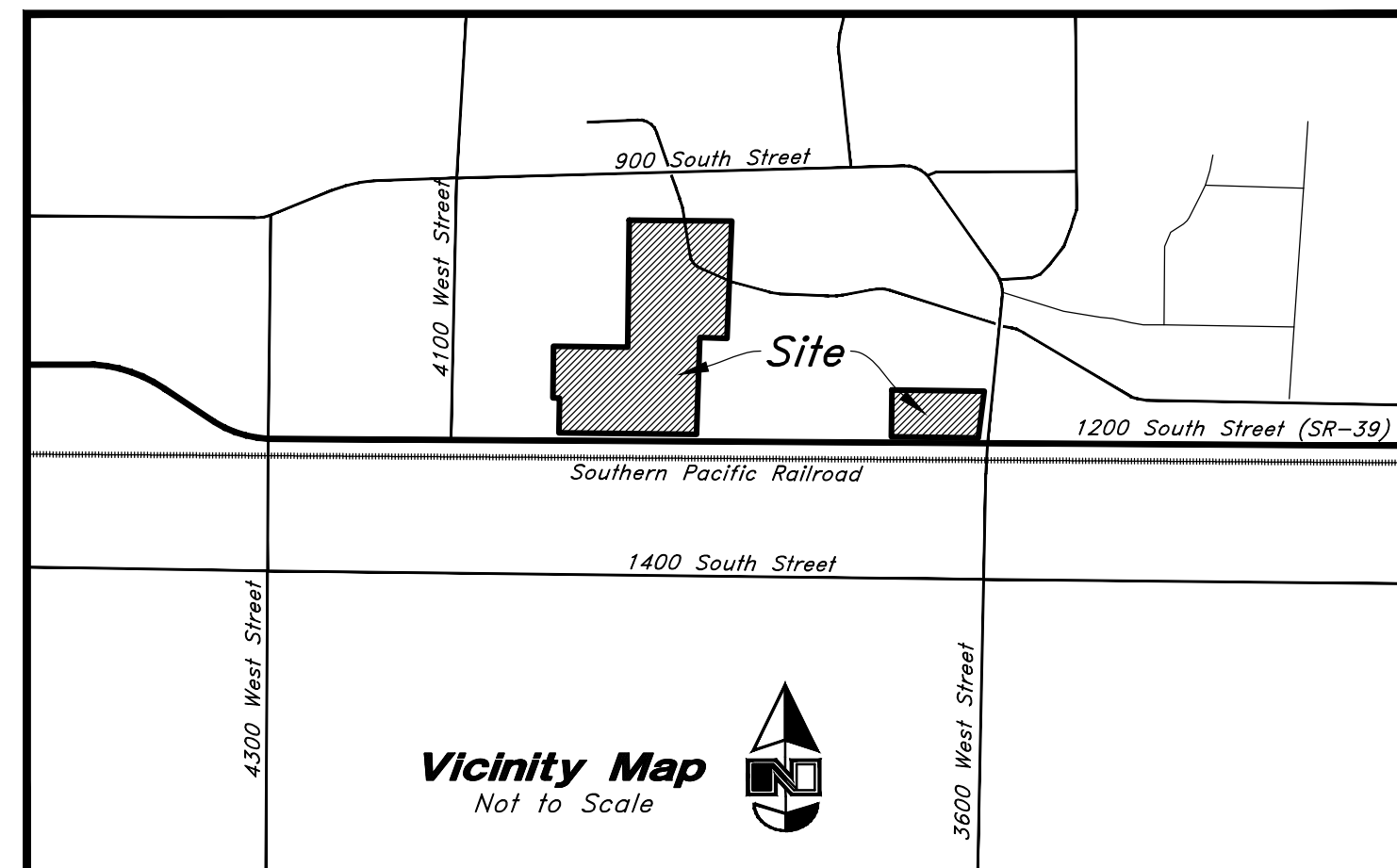
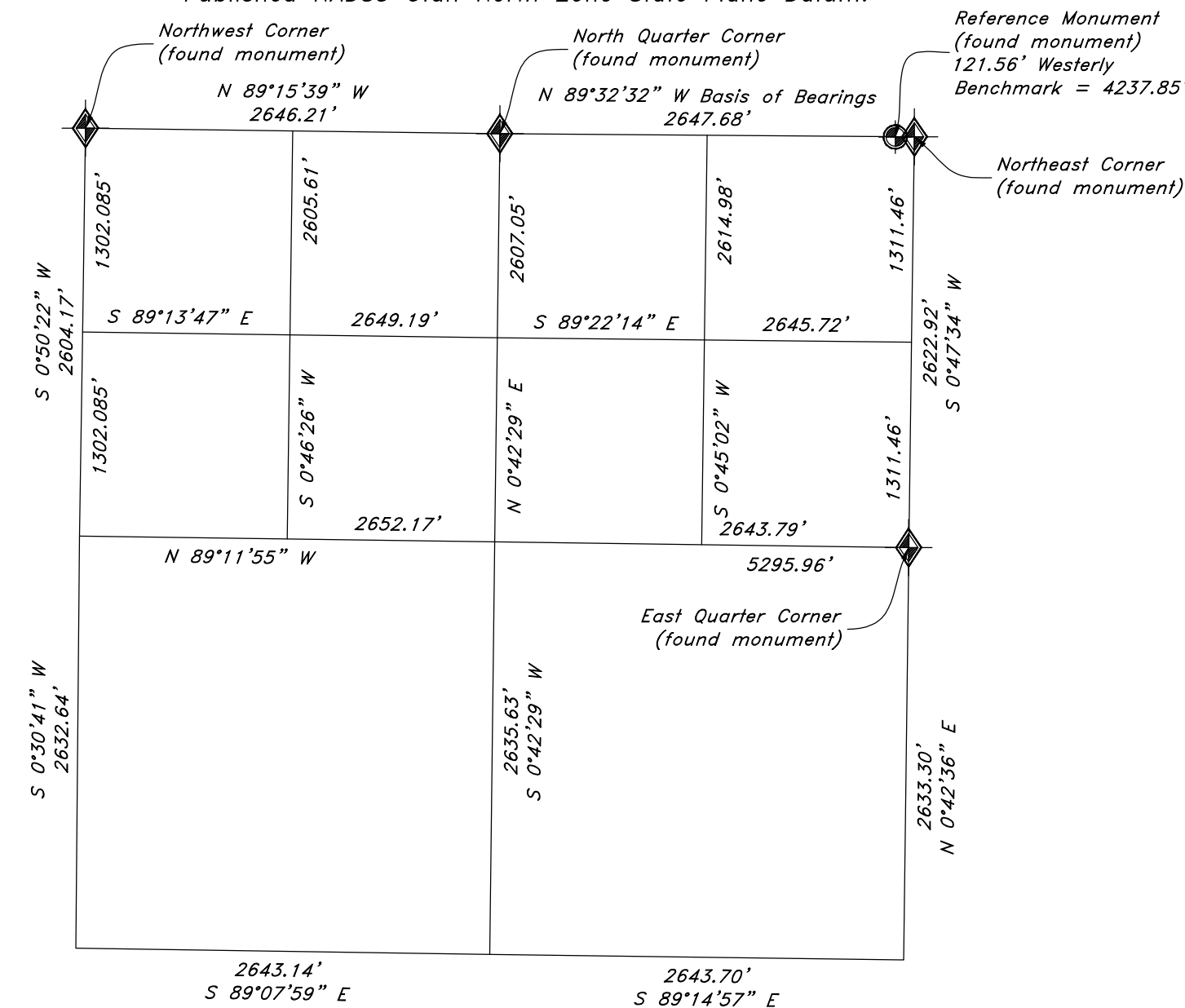
18 Easements and rights of way associated with a canal running over and across or adjacent to the subject property no document supplied for review, however several ditches and canals were observed onsite and shown hereon.

* Exception No.'s 1-8, 10, 14-17 and 19-20 are general and/or standard exceptions that do not reveal matters of survey.

** Exception No.'s 15, and 21 describe and affect this site but do not reveal matters of survey.

Control Map

Section 21, T6N, R2W Salt Lake Base & Meridian, U.S. Survey
Monuments recovered in the field verifies Weber County
Published NAD83 Utah North Zone State Plane Datum.



Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Lumen, Central Weber Sewer Improvement District, Hooper Irrigation Company, Enbridge Gas Utah, Rocky Mountain Power, Taylor West Weber Water Improvement District and Weber County. The Surveyor has requested maps and received no response from Weber County.

Benchmark

Brass Cap Monument for the Reference Corner for the Northeast Corner of Section 21, T6N, R2W, SLB&M Elevation = 4237.85 feet (Tie Sheet Ortho Height 4237.8)
Weber County Surveyor Tie Sheet, Published 2017
Observed August 8, 2024

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0402F dated November 30, 2023. Flood Zone X is defined as "Area of Minimal Flood Hazard"

Record Descriptions

Title Report File No. 341715

Parcel 1: [15-058-0032]

Part of the Northeast Quarter of Section 21, Township 6 North Range 2 West, Salt Lake Base & Meridian:

Beginning at a point 1,570.6 feet South from the Northeast corner of said Section, and running thence West 650 feet; thence North 350 feet; thence East 650 feet; thence South 350 feet more or less to the point of beginning.

Parcel 2: [15-060-0165]

Part of the Northwest Quarter of Section 22, Township 6 North, Range 2 West, Salt Lake Base & Meridian:

Beginning at a point which is 1,570.6 feet South from the Northwest corner of said Section, and running thence North 350 feet; thence East 52 feet more or less to the West line of the County Road; thence southerly 350 feet more or less to the point of beginning.

Title Report File No. NCS-1201253-SLC1 Revision No. 1

Part of the Northeast Quarter of Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at the Northwest Corner of said Northeast Quarter Section; running thence East 768.2 feet; thence South 1°30' West 882.3 feet; thence North 89°14' West 203.5 feet; thence South 1°21' West 725.8 feet, thence West 62.5 Rods, thence North 260.5 feet, thence West 3 Rods, thence North 5.88 Chains, thence East 8.38 Chains, thence North to beginning.

As-Surveyed Description

East Parcel

A part of the Northeast Quarter of Section 21 and the Northwest Quarter of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at a point 1220.60 feet South 0°47'34" West along the Section Line from a Brass Cap Monument found marking the Northeast Corner of said Section 21; and running thence South 89°12'26" East 41.29 feet to the Westerly Line of 3500 West Street as it exists on the ground; thence South 7°16'22" West 383.23 feet along said Westerly Line of Street to the North Line of Twelfth South Street as it exists at 120 foot Right-of-way width; thence North 89°14'06" West 648.04 feet along said North Line of Twelfth Street; thence North 0°47'34" East 381.09 feet; thence South 89°12'26" East 650.00 feet to the Section Line and the point of beginning.

Contains 255,095 sq ft or 5.856 acres

West Parcel

A part of the North Half of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at a Brass Cap Monument found marking the North Quarter Corner of said Section 21; and running thence South 89°32'32" East 783.77 feet along the Section Line; thence South 2°01'17" West 471.17 feet along an old boundary line fence to an existing fence corner; thence continuing along existing fence lines the following four courses: South 2°15'36" West 387.66 feet to a fence corner; North 88°15'01" West 204.05 feet to a fence corner; South 2°01'19" West 467.93 feet; and South 2°06'55" West 268.56 feet to the North Line of Twelfth South Street as it exists at 120 foot Right-of-way width; thence North 89°14'06" West 1049.17 feet along said North Line of Twelfth South Street; thence North 0°42'29" East 264.97 feet to the Historic Sixteenth Section Line; thence North 89°24'16" West 49.50 feet along said Sixteenth Section Line; thence North 0°42'29" East 369.74 feet to an existing boundary line fence; thence South 89°59'36" East 557.59 feet along said existing fence and said fence extended to the Quarter Section Line; thence North 0°42'29" East 945.25 feet along said Quarter Section Line to the point of beginning.

Contains 14,078,589 sq ft or 32.320 acres

Certification

To BlackPine Group, G-Bar, LLC, a Utah limited liability company, Triad Land Development, LLC, a Utah limited liability company, Lynette M. Langlois, Diane M. Griego, Larry Ingles, sole Trustee, or his successors in Trust, under The Larry Ingles Living Trust, dated June 30, 2014, and any amendments thereto, Meridian Title Company, Westcor Land Title Insurance Company and First American Title Insurance Company National Commercial Services:

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b), 8 and 11(a) of Table A thereof. The fieldwork was completed on August 26, 2004.

Date: 25 Oct, 2024

RECEIVED
MAY 13 2026
FILE # 8357

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

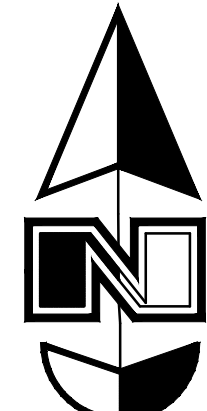
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Designed by: BDP
Drafted by: TC
Client Name: The BlackPine Group
24-127AS

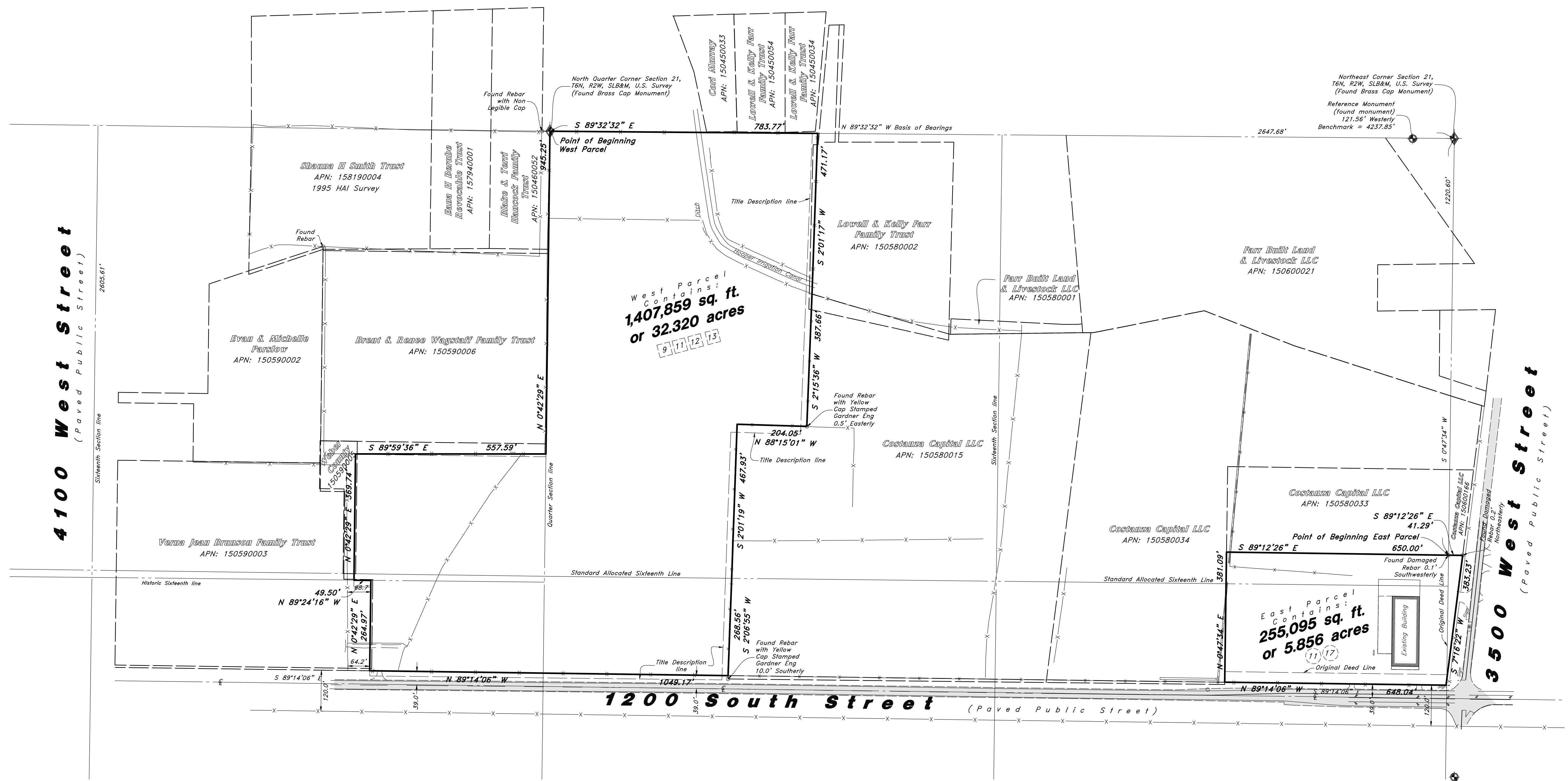


ALTA / NSPS Land Title Survey
Surrage Development
1200 South 3500-3900 West
Odgen City, Weber County, Utah
A Part of the North Half of Section 21, and the Northwest Quarter of Section 22,
T6N, R2W, SLB&M, U.S.

17 Oct, 2024
SHEET NO. 1



Scale: 1" = 150'



West Parcel
Contains:
1,407,859 sq. ft.
or 32.320 acres

East Parcel
Contains:
255,095 sq. ft.
or 5.856 acres

- Legend**
- Property Line
 - - - Easement Line
 - - - Adjoiner Line
 - - - Section Line
 - Center Line
 - x Fence Line
 - ⊕ Monument
 - ⊕ Section Corner
 - Asphalt
 - Concrete

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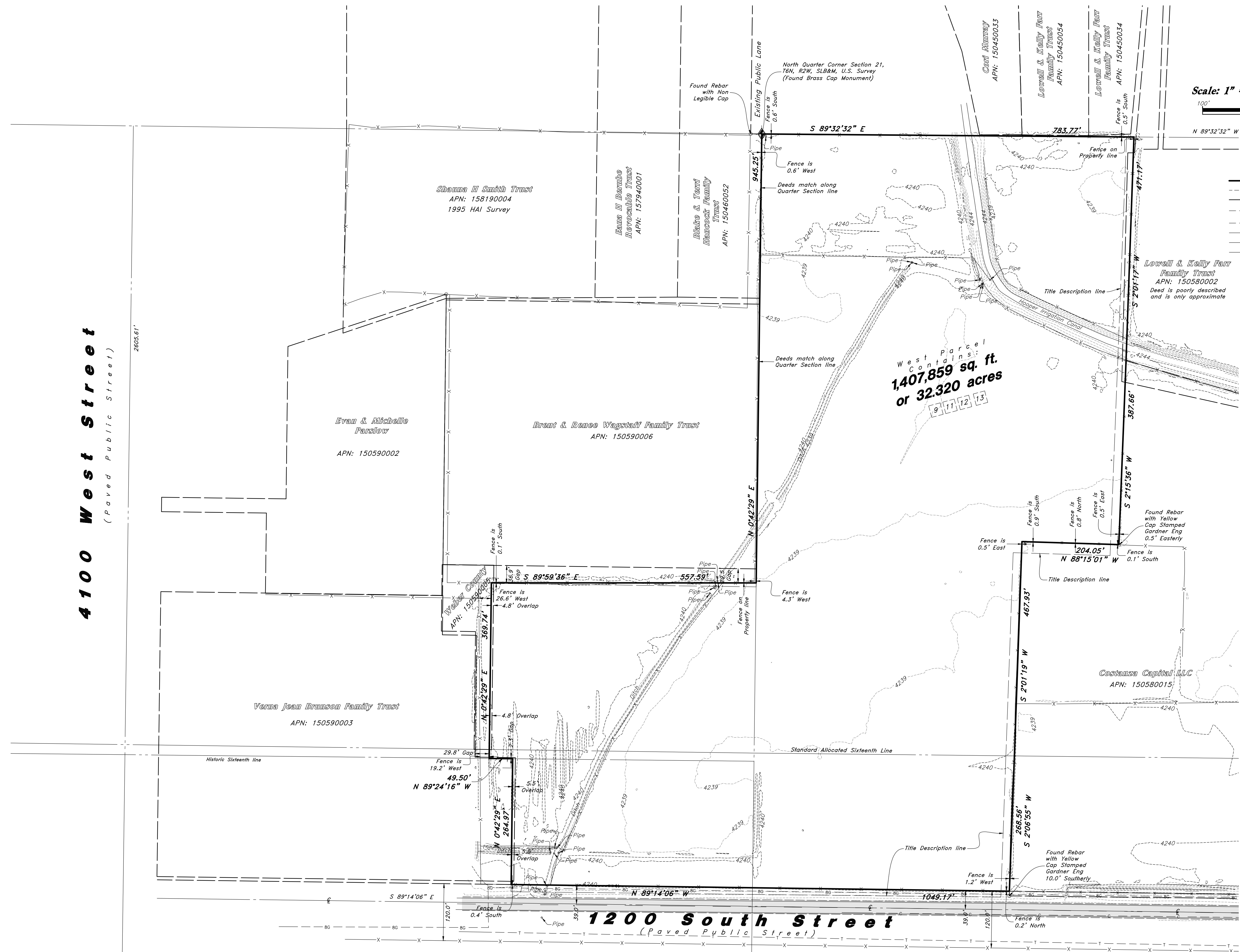


ALTA / NSPS Land Title Survey
Surrage Development
1200 South 3500-3900 West
Ogden City, Weber County, Utah
A Part of the North Half of Section 21, and the Northwest Quarter of Section 22,
T6N, R2W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
3626
BOB D. SIMPSON
STATE OF UTAH
25 Oct, 2024

17 Oct, 2024
SHEET NO.
2

4100 West Street
(Paved Public Street)



West Parcel
contains:
1,407,859 sq. ft.
or **32.320 acres**
9 11 12 13

Scale: 1" = 100'



Legend

- Property Line
- - - Easement Line
- - - Adjoiner Line
- - - Gas Line
- - - Telephone Line
- - - Fence Line
- - - Section Line
- - - Center Line
- ▒ Asphalt
- ▒ Concrete
- ~ Contour

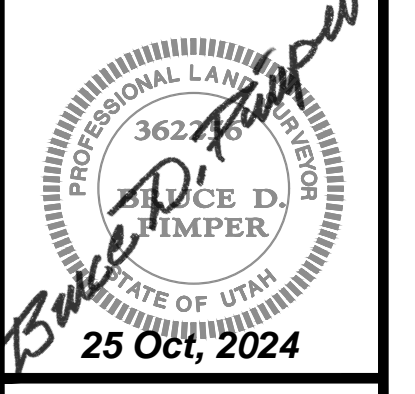
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Drafted by: TC
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ALTA / NSPS Land Title Survey
Surrage Development

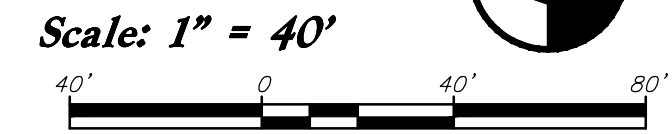
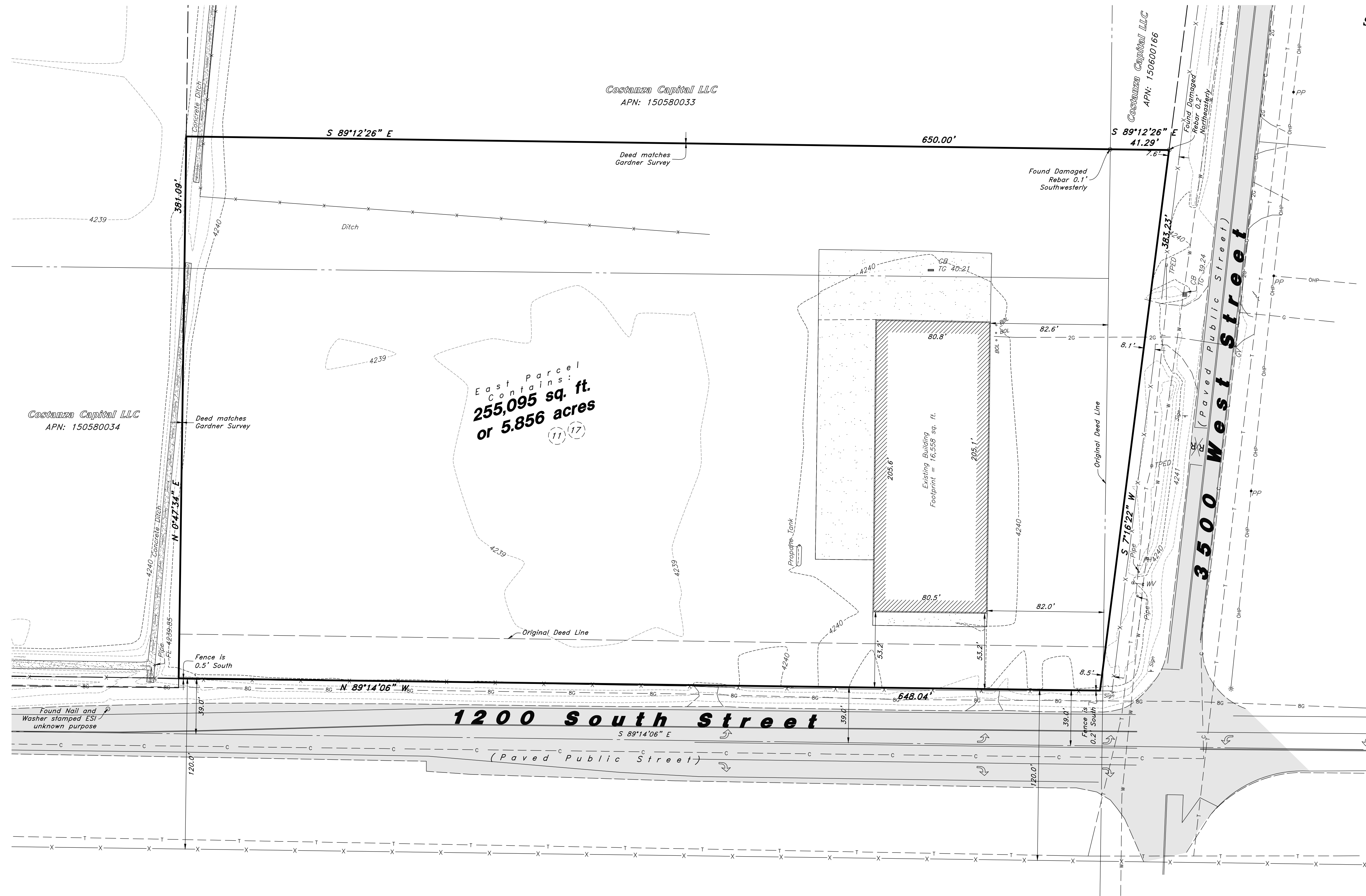
1200 South 3500-3900 West
Ogden City, Weber County, Utah
A Part of the North Half of Section 21, and the Northwest Quarter of Section 22,
T6N, R2W, SLB&M, U.S. Survey



17 Oct, 2024

SHEET NO. **3**

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MAY 13 2026
FILE # 8357



Legend

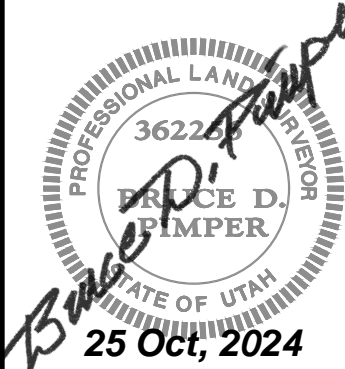
- Property Line
- - - Easement Line
- - - Adjoiner Line
- - - Culinary Water Line
- - - Gas Line
- - - Overhead Power
- - - Telephone Line
- - - Fence Line
- - - Section Line
- - - Center Line
- CB Catch Basin
- △ Fire Hydrant
- ∇ Water Valve
- ⊙ Power Pole
- ⊙ Sign
- ⊙ Light Pole
- ⊙ Telephone Pedestal
- Asphalt
- Concrete
- Contour

Designed by: BDP
 Drafted by: TC
 Client Name:
 The BlackPine Group
 24-127AS



ALTA / NSPS Land Title Survey
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25 Oct, 2024

17 Oct, 2024

SHEET NO.
4