

Narrative

This Survey was requested by Goldenwest Federal Credit Union prerequisite to the re-development of this property.

A line between monuments found for the Northeast Corner and the North Quarter Corner of Section 23 was assigned the Weber County bearing of North 89°43'34" West as the Basis of Bearings to place the Survey on the NAD 1983 Utah North Zone State Plane Datum.

This Survey retraces and honors the original 1993 Great Basin Engineering Survey and the 2003 expansion area with the 5600 South Street Road Widening by Great Basin Engineering - South.

All cardinal directions within the adjoining record deeds were held parallel with the historic survey bearings for control and will all fit exactly together along the previous Survey boundary as placed on the Weber County Survey published Section Control.

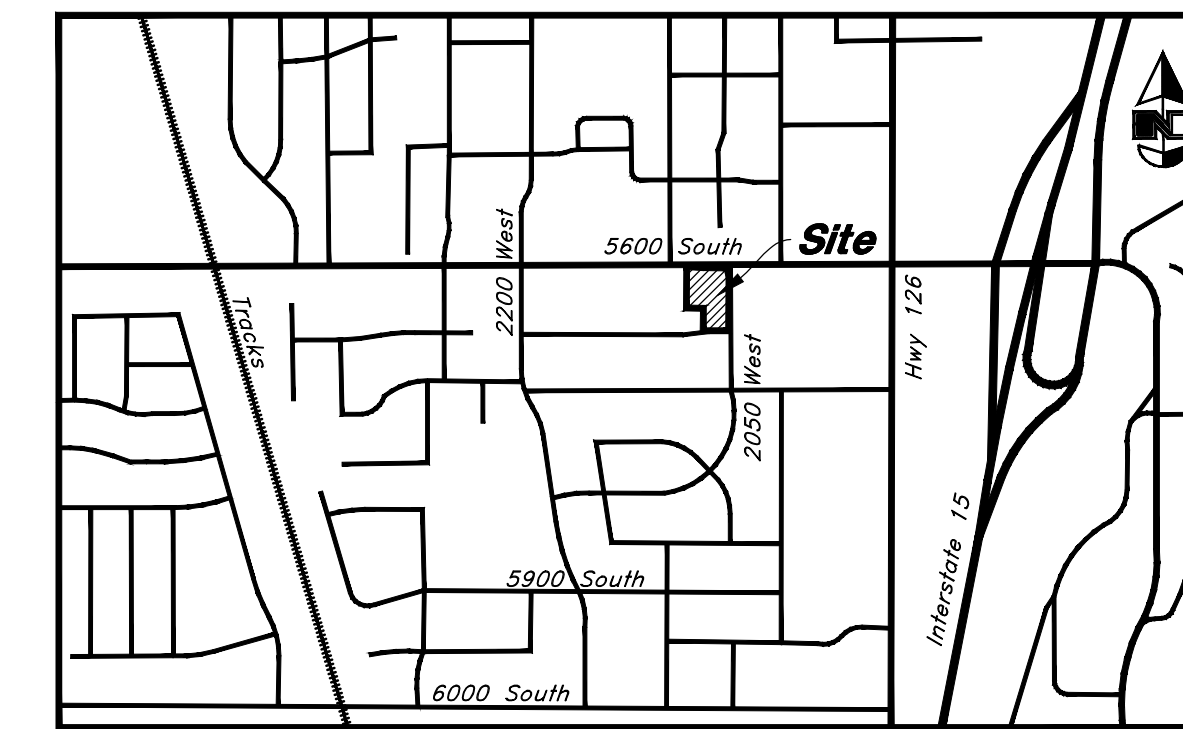
No Property Corners were placed with this Survey.

Scale: 1" = 30'



Benchmark

Brass Cap Monument for the Northeast Corner of Section 23, T5N, R2W, SL&M, U.S. Survey
Elevation = 4542.3 feet
Weber County Surveyor Tie Sheet, Published 2006
Observed August 4, 2023



Vicinity Map
Not to Scale

Title Information

This survey was completed using Title Report File No. 039846 dated June 26, 2023 from Lincoln Title Insurance Company and issued by Old Republic National Title Insurance Company:

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

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

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

- (15) 6 foot wide Communication Easement, and the terms, conditions, and limitations contained therein recorded February 2, 1994 as Entry No. 1272334 in Book 1701 at Page 878 in the Official Records of Weber County.
 - (16) Right-of-Way Interests by and between Chevron Pipe Line Company and Tesoro Logistics Northeast Pipeline LLC recorded June 25, 2013 as Entry No. 2642639 in the Official Records of Weber County plots to the West and does not affect this site.
 - (17) Protective Covenants and Easements recorded October 5, 1939 as Entry No. 47678 in Book Y at Page 460 in the Official Records of Weber County reveals restrictions for single family residential dwellings covering this site along with more land.
- * Exception No.'s 1-13 are general and/or standard exceptions that do not reveal matters of survey.

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.

Pertaining to ALTA Table A Item No. 6: No zoning report was supplied for review, information provided was found on the Roy City Zoning Website.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site. 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. 9: There are 52 parking stalls on Parcel 1, of which 2 are designated for disabled parking and access. There are no parking stalls on Parcel 2.

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 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: Rocky Mountain Power, Dominion Energy, Lumen/CenturyLink, Comcast, AT&T, Connect, North Davis Sewer District, Roy City Corporation, Roy Water Conservancy District, and Syringa. The Surveyor has requested maps and received no response from Connect.

Record Description

Parcel 1:

Part of the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 1155 feet West and 40 feet South of the Northeast Corner of said Northeast Quarter said point being on the South line of 5600 South Street, running thence South 86°11'02" East (South 85°54'35" East as per Highway Bearing) 64.53 feet, thence East (South 89°43'33" East Highway bearing) 77.29 feet, thence to the right along a 23.33 foot radius curve for a distance of 36.64 feet, thence South along the West line of 2050 West Street 222.38 feet, more or less, to a point that is 81 feet North of the North line of 5650 South Street, thence West 99 feet, thence North 88 feet, thence West 132 feet, thence North 166.41 feet, thence South 86°11'02" East 66.15 feet to the place of beginning.

Parcel 2:

Part of the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey:

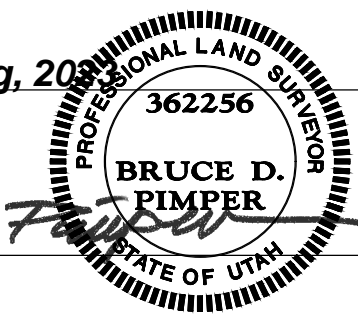
Beginning at a point West 990 feet and South 290 feet from the Northeast Corner of said Section 23, and running thence South 81 feet, thence West 99 Feet, thence North 81 feet, thence East 99 feet to the point of beginning.

Certification

To Goldenwest Credit Union, Goldenwest Federal Credit Union, Lincoln Title Insurance Company and Old Republic National 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 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, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on August 4, 2023.

Date: 28 Aug, 2023



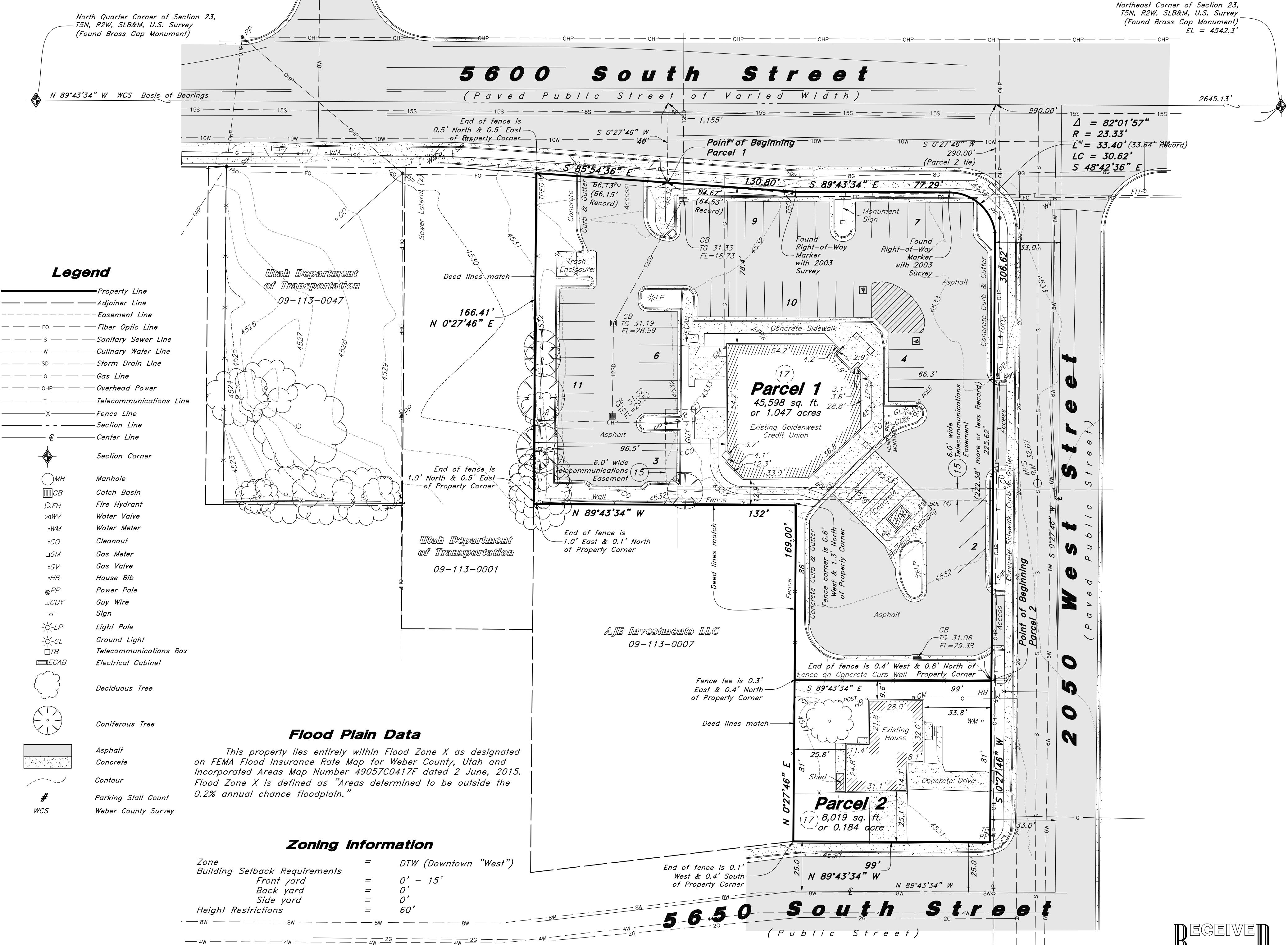
Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

ALTA / NSPS Land Title Survey
Goldenwest Credit Union - Roy
2075 West 5600 South & 5651 South 2050 West
Roy City, Weber County, Utah
A Part of the Northeast Quarter of Section 23, T5N, R2W, SL&M, U.S. Survey

23 Aug, 2023

SHEET NO. 1

of 1



Legend

- Property Line
- Adjoiner Line
- Easement Line
- Fiber Optic Line
- S Sanitary Sewer Line
- W Culinary Water Line
- SD Storm Drain Line
- G Gas Line
- OHP Overhead Power
- T Telecommunications Line
- X Fence Line
- Section Line
- Center Line
- Section Corner
- MH Manhole
- CB Catch Basin
- FH Fire Hydrant
- WV Water Valve
- WM Water Meter
- CO Cleanout
- GM Gas Meter
- GV Gas Valve
- HB House Bib
- PP Power Pole
- GUY Guy Wire
- Sign
- LP Light Pole
- GL Ground Light
- TB Telecommunications Box
- ECAB Electrical Cabinet
- Deciduous Tree
- Coniferous Tree
- Asphalt
- Concrete
- Contour
- # Parking Stall Count
- WCS Weber County Survey

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 49057C0417F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Zoning Information

Zone	=	DTW (Downtown "West")
Building Setback Requirements	=	0' - 15'
Front yard	=	0'
Back yard	=	0'
Side yard	=	0'
Height Restrictions	=	60'

RECEIVED
MAY 13 2026
FILE # 8359