

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND ALS DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND ANN PARKER JUDD.

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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(A), 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/19/2025.

DATE OF PLAT OR MAP: 3-5-2025

SURVEYOR: SPENCER MCCUTCHEON
NO.: 10719099
STATE OF REGISTRATION: UTAH

SURVEYORS NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES, PROPERTY CORNERS, AND CHECKED TABLE A ITEMS OF THE SURVEYED PARCEL AND TO SHOW EXISTING IMPROVEMENTS OF THE SUBJECT PARCEL AS REQUESTED BY CIVIL SOLUTIONS, THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89° 21' 51" EAST 2656.35 FEET BETWEEN THE MONUMENTS FOUND AT THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, THE FIELD DATA WAS COLLECTED 1-26-2025. FOUND EVIDENCES AND MONUMENTS ARE REPRESENTED HEREON. FOUND EVIDENCE AND FACTS ARE PRESENTED BELOW TO HELP DETERMINE THIS SURVEYORS OPINION ON THE BOUNDARY LINES.

I BEGAN MY RETRACEMENT OF THE SUBJECT PROPERTY BY PULLING THE CURRENT DEEDS FOR THE SUBJECTS PROPERTY AND THE ADJOINING LAND OWNERS. I ALSO RESEARCHED AND USED VARIOUS SURVEYS, SUBDIVISION PLATS, AND RIGHT-OF-WAY PLANS TO HELP DETERMINE THE BOUNDARY LINES OF THE SUBJECTS PROPERTY. VARIOUS AMBIGUITIES AND DISCREPANCIES WERE FOUND AND WILL BE NOTED BELOW.

LINE (A) WAS DETERMINED BY THE FOLLOWING FACTS AND OBSERVATIONS: IN THE RETRACEMENT OF THE 2700 NORTH STREET IF FOUND 9 UDOT RIGHT-OF-WAY MARKERS. I HELD THESE MARKERS AS THE INTENT OF THE RIGHT-OF-WAY (ROW) LINES. I PULLED THE UDOT ROW PLANS FOR PROJECT NUMBER 01542(1)11. I FOUND THAT THE RADIUS SHOWN ON SAID PLANS FOR THE CENTERLINE WAS NOTED AS 810.00 FEET. IN RESEARCHING THE DEEDS IN THE AREA THAT WERE DEEDED TO UDOT I FOUND THAT THE CENTERLINE RADIUS WAS NOTED AS BEING 808.82. BECAUSE OF THE CONSTANCY AND THE DEEDS BEING SENIOR TO THE ROW PLANS I HAVE DETERMINED SAID CENTERLINE TO HAVE A RADIUS OF 808.82 FEET. RECORD TIES TO THE FOUND MONUMENTS AS NOTED IN THE DEEDS AND ROW PLANS WERE NOT IN HARMONY WITH SAID FOUND MONUMENTS. I HAVE DETERMINED THE ROW BY HOLDING THE MONUMENTS AND DOING A BEST FIT WITH THE RECORD INFORMATION. LINE (A) WAS HELD ALONG THE SOUTHERLY ROW LINE OF SAID STREET.

LINE (B) WAS DETERMINED BY THE FOLLOWING FACTS AND OBSERVATIONS: ON THE EAST LINE IF LOCATED 2 FENCE LINES, RECORD OF SURVEY (ROS) FILE NO. 2630 COMPLETED BY CONSTRUCTION AND LAND SURVEYORS COMPANY ON OCTOBER 11, 2000 SHOWS THE DEED LINE AND FENCE LINE BEING SLIGHTLY DIFFERENT. IN THE NARRATIVE IT STATES "IT WAS FOUND DURING THE COURSE OF THE SURVEY THAT THE OCCUPATION ALONG THE WEST SIDE OF THE PROPERTY FIT FAIRLY WELL WITH A LONG STANDING FENCE LINE AND WE HAVE HELD TO ITS LOCATION FROM THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF THIS SECTION.... THESE BOUNDS HAVE BEEN MARKED ON THE GROUND AND A BOUNDARY LINE AGREEMENT HAS BEEN PREPARED FOR THE PROPERTY OWNERS...." FOLLOWING THIS SURVEY THE BOUNDARY LINE AGREEMENT ENTRY NO. 1734293 WAS CREATED AND SIGNED BY THE LAND OWNERS AT THE TIME. IN THE DESCRIPTION CALLS TO AND ALONG AN OLD NORTH-SOUTH FENCE LINE TO A FENCE INTERSECTION. THIS INTERSECTION BEING CLOSE TO THE MIDDLE OF THE SUBJECT PROPERTY. THERE EXISTS 2 FENCE LINES ALONG LINE (B) AND BOTH FENCES MEANDER. I HELD THE RECORD POSITION OF THE BOUNDARY LINE AGREEMENT AS IT WAS MORE OR LESS ALONG THE FENCE LINE AND THE RECORD CALL IS ONE BEARING. THE SOUTHWEST ADJOINERS DEED DOES NOT CLOSE BY 16.9 FEET MORE OR LESS. ITS THE CALLS ALONG THE BOUNDARY LINE AGREEMENT LOCATION AND THENCE PROCEEDS EAST ALONG THE SAID BOUNDARY LINE AGREEMENT. IT CLOSING BEARING AND DISTANCE IS NOT AN EXTENSION OF THE BOUNDARY LINE AGREEMENTS LINE. IF I HOLD THE RECORD INTERIOR ANGLE THE SOUTHWEST CORNER OF SAID ADJOINERS LINE LIES EAST OF THE FENCE LINE. I FOUND THAT THE EXTENDED BLA BEARING WAS MORE OR LESS ALONG THE EASTERLY FENCE LINE. I HELD THE PROJECTION OF SAID BEARING OF SAID BOUNDARY LINE AGREEMENT. FENCE LINE LIES SLIGHTLY WEST OF THE HELD BEARING.

LINE (C) WAS DETERMINED BY THE FOLLOWING FACTS AND OBSERVATIONS: THE DEED CALLS TO THE "CENTER OF A ROAD AND THENCE WEST ALONG THE CENTER OF ROAD". I FOUND THE FOLLOWING SURVEYS TO SHOW THE ROAD CENTERLINE ROS FILE NOS, 2630, 2631, 4337, 5741, 7415, AND 7918. IN DRAFTING AND RETRACING SAID ROS I FOUND THAT THE BEARINGS AND OFFSETS OF THE CENTERLINE TO BE 33 FEET BOTH NORTH AND SOUTH. HOWEVER I FOUND THAT EVERY SURVEY DIFFERED IN LOCATION FROM THE OTHER AND THAT THEIR WAS NO CONSISTENCIES BETWEEN THEM. I THEREFORE HAVE DETERMINED THAT THE PROJECTED CENTERLINE OF THE ROS 7415 WAS THE BEST FIT LOCATION OF THE STREET IMPROVEMENTS AND THE EXISTING FENCE LINES ON THE NORTH SIDE OF THE ROAD. I HAVE THEREFOR HELD THE PROJECTED CENTERLINE OF SAID SURVEY AS THE MINE RETRACED LINE (C).

LINE (D) WAS DETERMINED BY THE FOLLOWING FACTS AND OBSERVATIONS: THIS LINE HAS AN EXISTING FENCE LINE THAT DOES NOT MATCH ANY RECORDED DOCUMENT. THE SEWER EASEMENT DOCUMENT ENTRY NO. 2187415 SHOWS A THICK BOUNDARY LINE ALONG AN EXISTING FENCE LINE AND CALLS OUT THE BEARING AS BEING S89° 09' 57" W. SAID DOCUMENT WAS PRODUCED IN MARCH OF 2006. THE RECORD DEED ON THE NORTH END WAS FOUND TO BE 28.9 FEET EAST OF THE BOUNDARY LINE AND ON THE SOUTH END BEING 2.8 FEET WEST OF THE FENCE LINE. FENCE APPEARS TO BE OLD, WELL OVER 20 YEARS. HOWEVER IT APPEARS THAT NO IMPROVEMENTS (LIVING UP TO THE LINE) HAS BEEN PERFORMED FOR SOME TIME. OTHER THAN THE SEWER LINE PUT IN AND AROUND 2006. NEITHER PARCEL HAS HAD A SURVEYED PERFORMED ON THE PROPERTY SO THIS APPEARS TO BE THE FIRST SURVEY OF THE PARCELS AND IN FINDING THE DEFICIENCIES OF THE OCCUPATION LINE AND THE DEED LINES. THERE ALSO EXISTS A GAP BETWEEN EXISTING TITLE LINES. IT IS MY OPINION THAT THE LAND OWNERS OF THESE TWO PARCELS COME TOGETHER AND COME UP WITH A SOLUTION TO CLEAR UP THIS DISCREPANCY. IT IS MY OPINION THAT THE FENCE LINE SHOULD HOLD A SIGNIFICANT AMOUNT OF WEIGHT AS THE COURTS HAVE HELD OLD FENCE LINES AS THE BOUNDARY LINE BASED ON THE CASE LAWS SURROUNDING BOUNDARY BY ACQUISESCENCE. IT IS NOT THE PURPOSE OF THIS SURVEY TO DETERMINE IF THE BOUNDARY IS THE FENCE LINE OR THE LINE AS SHOWN ON THE SAID EASEMENT. I HAVE INSTRUCTED THE CLIENT TO HAVE THE LAND OWNER GET TOGETHER WITH THE NEIGHBOR, WITH MY ASSISTANCE TO COME TO AN AGREEMENT ON LOCATION OF THE BOUNDARY LINE AND THEN RECORD A DOCUMENT THAT SHOWS THE BOUNDARY LINE TO CLEAR UP THE AMBIGUITIES OF THIS LINE.

MY PROFESSIONAL OPINION IS RENDERED UPON THIS RECORD OF SURVEY DRAWING. THERE MAY EXIST OTHER EVIDENCE, MONUMENTS, OR DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTS, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

SURVEYOR'S NOTES

- 1. THESE SUBJECT PROPERTY'S HAVE DIRECT PHYSICAL ACCESS TO 2700 NORTH STREET AND 2550 WEST STREET, WHICH ARE DEDICATED PUBLIC ROADS OR HIGHWAYS, WITH NO GAPS, GORES OR OVERLAPS.
2. THE NEAREST INTERSECTION TO THE SUBJECT PROPERTY IS AT 2550 NORTH AND 600 WEST STREET LOCATED APPROXIMATELY 675 FEET EAST OF THE PROPERTY. (TABLE A ITEM #14)
3. MONUMENTS HAVE BEEN RECOVERED OR PLACED AT ALL EXTERIOR CORNERS OF THE PROPERTY AS SHOWN HEREON. (TABLE A ITEM #1)
4. NO BUILDINGS WERE LOCATED ON THIS PROPERTY AT THE TIME OF THE SURVEY. THE ADDRESS OF THIS PROPERTY WAS NOT PHYSICALLY OBSERVED OR PROVIDED BY CLIENT. (TABLE A ITEM #2)
5. THE GROSS LAND AREA OF THE SURVEYED PARCEL IS 573,026 SQUARE FEET ± OR 13.155 ACRES. (TABLE A ITEM #4)
6. ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS LOCATED AND OBSERVED ON SITE AND WITHIN FIVE FEET OF THE PROPERTY BOUNDARIES ARE SHOWN. THERE WERE NO OBSERVED AREAS OF SUBSTANTIAL REFUSE AT THE TIME OF THE SURVEY. (TABLE A ITEM #6)
7. OWNER INFORMATION WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS LAND TITLE SURVEY WAS PREPARED. (TABLE A ITEM #13)
8. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY. (TABLE A ITEM #16)
9. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY. (TABLE A ITEM #17)
10. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT THE TIME OF THIS SURVEY. NO CEMETERIES, GRAVESITES, AND BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
11. THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS.
12. THE BOUNDARY OF THE SURVEY PROPERTY AS DESCRIBED DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD. TITLE WORK IS SUGGESTED TO CLEAN UP THE PATENT AMBIGUITIES AND THE LATENT AMBIGUITIES THAT EXISTS ON THE SURVEYED PARCELS.
13. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVIDITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
14. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
15. VERTICAL DATUM USED FOR THIS PROJECT WAS NAVD83. 1 FOOT CONTOUR INTERVALS ARE SHOWN HEREON. BENCHMARK IS NOTED ON SHEET 2.

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NO. 2481205KJQ, WITH AN EFFECTIVE DATE OF 12/17/2024 AT 11:22 A.M.

TITLE COMMITMENT INFORMATION (RECORD)

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY; BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 31, RUNNING THENCE SOUTH 89D17' EAST 457.3 FEET; THENCE SOUTH 89D17' EAST 824.77 FEET TO CENTER OF ROAD; THENCE WEST ALONG THE CENTER OF ROAD TO A POINT 919.3 FEET SOUTH AND 237.2 FEET NORTH 89D17' WEST FROM THE PLACE OF BEGINNING; THENCE NORTH 919.3 FEET TO THE NORTH LINE OF SAID SECTION 31; THENCE SOUTH 89D17' EAST 237.3 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 5, THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED OCTOBER 27, 2000 AS ENTRY NO. 1734293 IN BOOK 2098 AT PAGE 1667 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING FROM PARCEL 5 THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT THE NORTH QUARTER CORNER OF SAID SECTION 31, WHICH POINT IS 29.17 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 88+35.33, AND RUNNING THENCE SOUTH 89D17'00" EAST 238.95 FEET ALONG SAID NORTHERLY BOUNDARY LINE AND NORTHERLY SECTION LINE TO THE BEGINNING OF A NON TANGENT CURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTHEASTERLY 221.01 FEET ALONG THE ARC OF A R143.82-FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS SOUTH 81D2747" EAST FOR A DISTANCE OF 220.98 FEET); TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 0D1230' EAST (BUT CALCULATES SOUTH 0D08'38" WEST ALONG THE APPARENT POSSESSION LINE) 111.44 FEET ALONG THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT TO THE BEGINNING OF A NON-TANGENT CURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE; THENCE NORTHWESTERLY 669.31 FEET ALONG THE ARC OF A 8033.82-FOOT RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS NORTH 82D5644" WEST FOR A DISTANCE OF 669.12 FEET); TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH IS POINT IS 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE; THENCE NORTH (BUT CALCULATES NORTH 02D38'19" EAST ALONG THE APPARENT POSSESSION LINE) 68.11 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS IN THE NORTHERLY SECTION LINE OF SAID SECTION 31 AND IS 13.07 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89D17'00" EAST 237.30 FEET (BUT CALCULATES SOUTH 89D09'51" EAST 233.79 FEET ALONG THE APPARENT POSSESSION LINE) ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID NORTHERLY SECTION LINE TO THE POINT OF BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0D1127' COUNTERCLOCKWISE TO MATCH HIGHWAY BEARINGS)

TOGETHER WITH ANY AND ALL ABUTTERS RIGHTS OF UNDERLYING FEE TO THE CENTER OF THE EXISTING RIGHT OF WAY APPURTENANT TO THIS CONVEYANCE.

ALTA/NSPS LAND TITLE SURVEY CIVIL SOLUTIONS

LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. PLEASANT VIEW, WEBER COUNTY UTAH

NOTES CORRESPONDING TO SCHEDULE B SECTION TWO EXCEPTIONS IN THE TITLE COMMITMENT

ITEMS NOT LISTED HEREON ARE NOT SURVEY RELATED.

15 THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT BY AND BETWEEN ROYCE H. ALLEN & WF. MARDETTE R. ALLEN, AS PARTY/PARTIES OF THE FIRST PART, AND LARCO INVESTMENT COMPANY, A UTAH LIMITED LIABILITY PARTNERSHIP, AS PARTY/PARTIES OF THE SECOND PART. RECORDED: OCTOBER 27, 2000. ENTRY NO: 1734293. BOOK: 2098. PAGE: 1667. OF THE OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY. EAST BOUNDARY LINE OF SUBJECT PROPERTY WAS HELD ALONG THE BOUNDARY LINE AGREEMENT, PLOTTED HEREON.

16 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: UTAH DEPARTMENT OF TRANSPORTATION. RECORDED: JUNE 23, 2003. ENTRY NO: 1949932. BOOK: 2389. PAGE: 2129. OF THE OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY AND IS LOCATED ON SUBJECT PROPERTY. A TEMPORARY EASEMENT CREATED ON JUNE 23, 2003 AND TO BE TERMINATED UPON COMPLETION OF CONSTRUCTION OR WITHIN 3 YEARS AFTER THE DATE OF THE EXECUTION OF THE INSTRUMENT, SHOWN HEREON.

17 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: UTAH DEPARTMENT OF TRANSPORTATION. RECORDED: JUNE 23, 2003. ENTRY NO: 1949933. BOOK: 2389. PAGE: 2132. OF THE OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT LOCATED ON SUBJECT PROPERTY. A TEMPORARY EASEMENT CREATED ON JUNE 23, 2003 AND TO BE TERMINATED UPON COMPLETION OF CONSTRUCTION OR WITHIN 3 YEARS AFTER THE DATE OF THE EXECUTION OF THE INSTRUMENT, PLOTTED HEREON.

18 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: PLEASANT VIEW CITY CORPORATION. RECORDED: JUNE 16, 2008. ENTRY NO: 2187415. OF THE OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY. 20 FOOT SEWER EASEMENT. LOCATION DOES NOT MATCH THE EXISTING SEWER LOCATION. PLOTTED HEREON.

19 ORDINANCE NO. 2016-2, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: PURPOSE: ABANDONING A RIGHT OF WAY EASEMENT. RECORDED: JUNE 15, 2016. ENTRY NO: 2798715. OF THE OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. VACATION OF A 50 FOOT RIGHT-OF-WAY EASEMENT ALONG GHTE SECTION LINES BETWEEN SECTION 30 AND 31. NOT PLOTTED HEREON.

SIGNIFICANT OBSERVATIONS

- S1 EXISTING FENCE LINE APPEARS TO LIE 28.9 FEET EAST OF THE WEST BOUNDARY LINE
S2 EXISTING SEWER LINE APPEARS TO LIE 18.5 FEET OUTSIDE EXISTING SEWER EASEMENT
S3 APPEARS TO BE AN EXISTING GAP BETWEEN CURRENT TITLE LINES
S4 EXISTING FENCE LINE APPEARS TO LIE 2.8 FEET WEST OF THE WEST BOUNDARY LINE
S5 EXISTING FENCE LINE APPEARS LIES 36.9 FEET FROM THE SOUTH BOUNDARY LINE
S6 EXISTING FENCE LINE APPEARS LIES 4 FEET WEST OF THE EAST BOUNDARY LINE
S7 EXISTING FENCE LINE APPEARS LIES 2.6 FEET WEST OF THE EAST BOUNDARY LINE
S8 EXISTING OVERHEAD POWER LINE DOES NOT APPEAR TO LIE WITHIN A RECORDED EASEMENT
S9 EXISTING OVERHEAD TELEPHONE PEDICATAL DOES NOT APPEAR TO LIE WITHIN A RECORDED EASEMENT

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 490218, MAP NUMBERS 49057C021F WHICH BEARS AN EFFECTIVE DATE OF 11/30/2023 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTPS://WWW.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. (TABLE A ITEM #5)

PARKING

(TABLE A ITEM #9)

THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN THE PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN THE BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. A NUMBER OF PARKING SPACES ON SITE WERE UNMARKED OR THE STRIPES WERE TOO FADED TO COUNT.

Table with 8 columns: REGULAR, COVERED, COVERED HANDICAPPED, HANDICAPPED, COMPACT, MOTORCYCLE, PARTIAL, TOTAL, BUS/TRUCK. Values are mostly 0.

LAND AREA

(TABLE A ITEM #4)

PARCEL 1: 573,026± SQUARE FEET 13.155± ACRES

BASIS OF BEARINGS

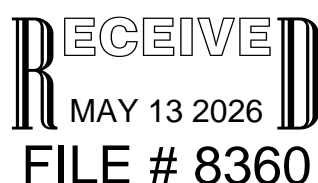
THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MEASURED AS S 89°21'51" E, 2656.35 FEET.

HORIZONTAL DATUM: NAD 83
LINEAR UNITS: US SURVEY FEET.
VERTICAL DATUM: NAVD 88

SHEET INDEX

SHEET 1: ALTA/NSPS TITLE COMMITMENT AND TABLE A ITEMS
SHEET 2: OVERALL BOUNDARY

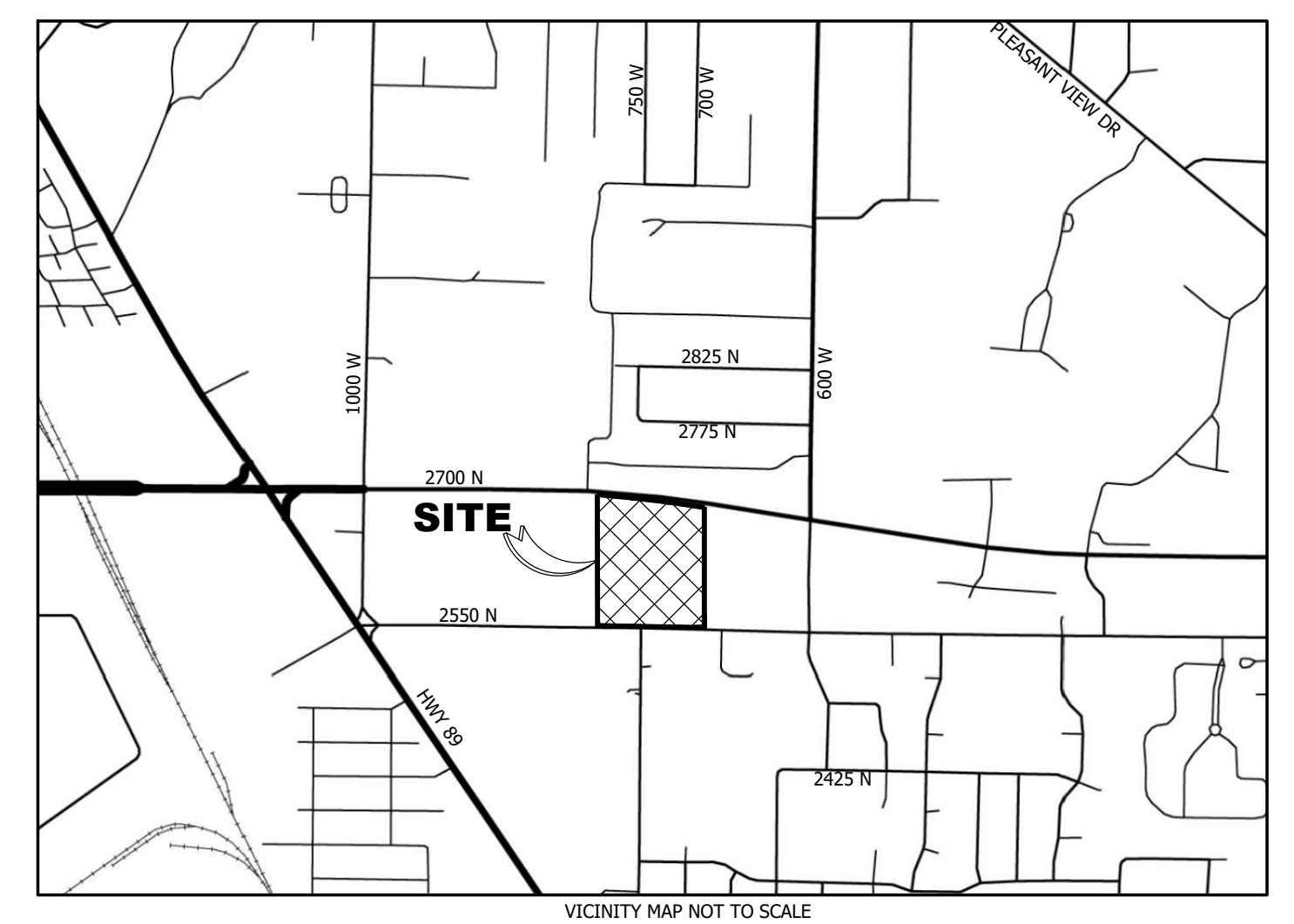
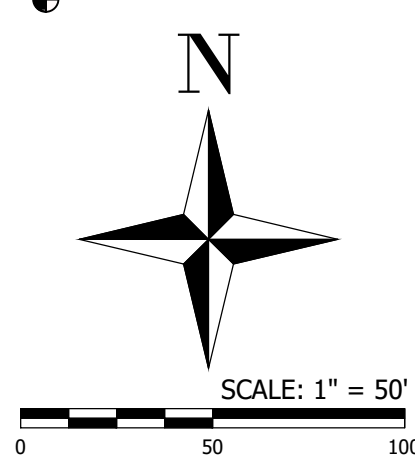
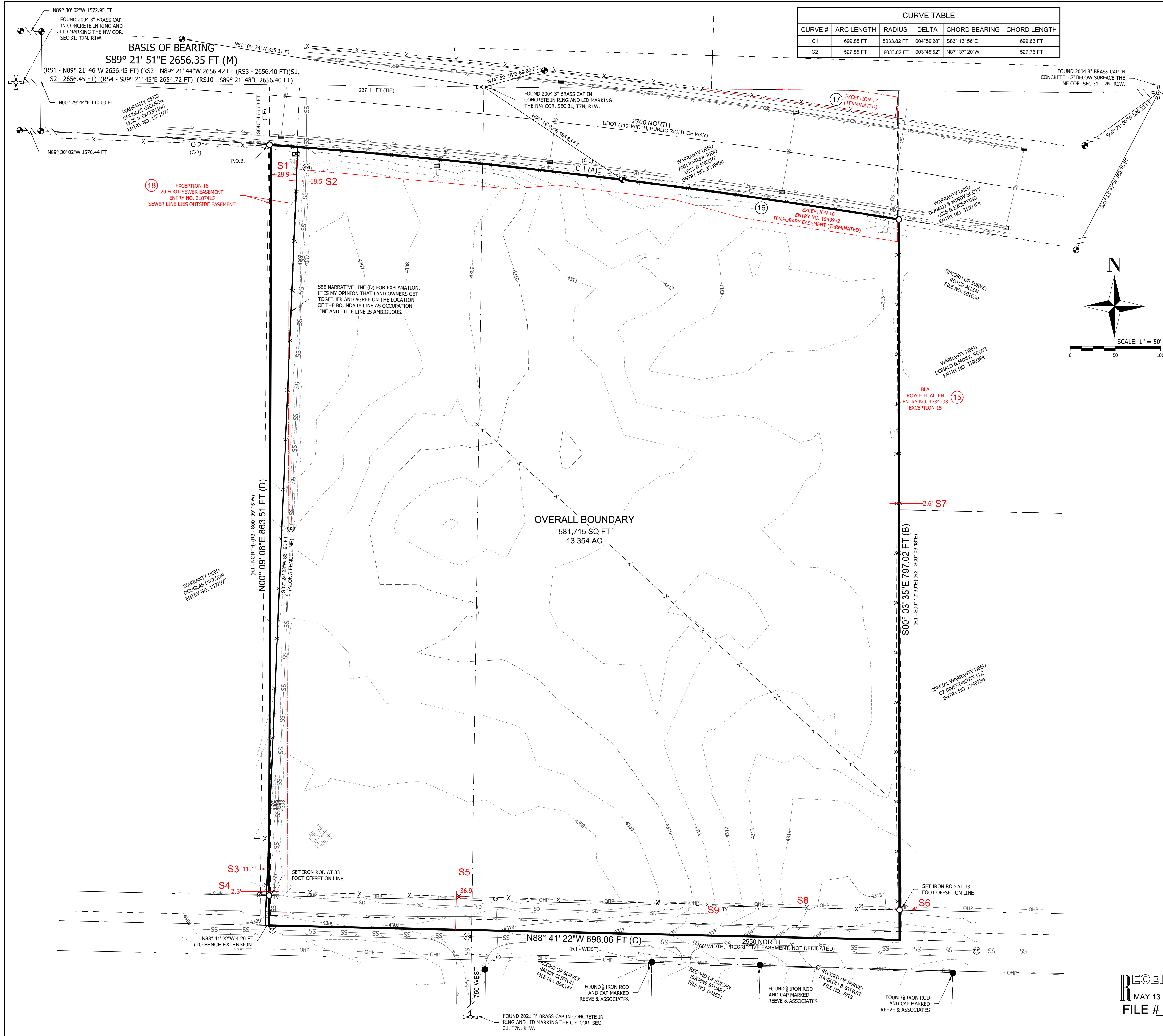
Client information: ALTA/NSPS LAND TITLE SURVEY CIVIL SOLUTIONS. THE NORTH HALF OF SECTION 31 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TEMONTON, BOX ELDER COUNTY UTAH. Includes drawing, field work, date, copyright, professional stamp, and logo for ELEVATED LAND SURVEYING.



ALTA/NSPS LAND TITLE SURVEY CIVIL SOLUTIONS

LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 7
NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
PLEASANT VIEW, WEBER COUNTY UTAH

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	699.85 FT	8033.82 FT	004°59'28"	S83°13'56"E	699.63 FT
C2	527.85 FT	8033.82 FT	003°45'52"	N87°37'20"W	527.76 FT



LEGEND			
	BOUNDARY LINE		A.C. PAD
	PLSS SECTION LINE		IRRIGATION STRUCTURE
	PLSS QUARTER SECTION LINE		CLEAN OUT
	ADJOINING TITLE LINE		ELEC. METER
	FENCE LINE		ELEC. PED.
	RECORD OF SURVEY LINE		ELEC. TRANS.
	EXISTING EASEMENT LINE		FIRE HYDRANT
	STREET IMPROVEMENT/CONCRETE LINE		FIRE RISER
	EDGE OF ASPHALT		FLAG POLE
	SEWER LINE		GAS METER
	OVERHEAD POWER		GAS VALVE
	STORM DRAIN LINE		GENERATOR
	COMMUNICATION LINE		GUARD POST
	MAJOR CONTOUR LINE		GUY ANCHOR
	MINOR CONTOUR LINE		SET IRON ROD AND CAP MARKED PLS 10719099
	ROAD SIGN		FOUND MONUMENT AS NOTED
	SANITARY SEWER MH		FOUND UDOT RIGHT-OF-WAY, HELD FOR ESTABLISHMENT OF 2700 NORTH STREET
	STORM SEWER MH		
	TREE		
	T.V. PED.		
	UTILITY CABINET		
	WATER METER		
	WATER MH		
	WATER VALVE		
	HANDICAPPED PARKING		
	STORM DRAIN GRATE		
	LIGHT POLE		
	MAIL BOX		
	POWER POLE		

WEBER COUNTY REFERENCES

- (R1) WARRANTY DEED - ANN PARKER JUDD - ENTRY NO. 3239489
- (R2) BOUNDARY LINE AGREEMENT - ROYCE H. ALLEN - ENTRY NO. 1734293
- (R3) EASEMENT - WASATCH CIVIL CONSULTING ENGINEERING - ENTRY NO. 2187415
- (S1) FOX MEADOW PHASE 5A - A.P.R.U.D. SUBDIVISION - MAP NO. 85-090
- (S2) FOX MEADOW PHASE 5B - A.P.R.U.D. SUBDIVISION - MAP NO. 90-083
- (RS1) RECORD OF SURVEY - GARDNER ENGINEERING - KLINT WHITNEY PLS 8227228 - FILE NO. 7415
- (RS2) RECORD OF SURVEY - HAI - K. GREG HANSEN PLS 167819 - FILE NO. 5741
- (RS3) RECORD OF SURVEY - KNIGHTON & GROW, INC. - LAYNE J. SMITH PLS 334561 - FILE NO. 3766
- (RS4) RIGHT-OF-WAY PLANS - UDOT - PROJECT NO. F-01542111
- (RS5) RECORD OF SURVEY - CONSTRUCTION & LAND SURVEYORS - CYNTHIA SEGRUFF PLS 7511 - FILE NO. 2630
- (RS6) RECORD OF SURVEY - HAI - K. GREG HANSEN PLS 167819 - FILE NO. 5462
- (RS7) RECORD OF SURVEY - REVE & ASSOCIATES, INC. - ROBERT D. KUNZ PLS 150228 - FILE NO. 4337
- (RS8) RECORD OF SURVEY - REVE & ASSOCIATES, INC. - JASON T. FELT PLS 8238263 - FILE NO. 7918
- (RS9) RECORD OF SURVEY - CONSTRUCTION & LAND SURVEYORS - CYNTHIA SEGRUFF PLS 7511 - FILE NO. 2631
- (RS10) WEBER COUNTY BEARING SHEET - TOWNSHIP 7 NORTH, RANGE 1 WEST

SHEET 2 OF 2

NO.	REVISIONS	BY	DATE	CLIENT ALTA/NSPS LAND TITLE SURVEY CIVIL SOLUTIONS
DRAWN: SIM				PROFESSIONAL STAMP
SURVEYED: SIM				
FIELD WORK: SIM				
DATE: 3-21-25				
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