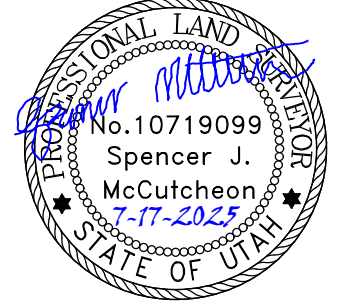


SURVEYOR'S CERTIFICATE
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CACHE TITLE COMPANY - A DIVISION OF PROSPECT TITLE INSURANCE AGENCY, LLC, VISIONARY HOMES 2024, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND RIVER BLACKSMITH PROPERTIES, LLC, PETERSON PROPERTIES, LLC A UTAH LIMITED LIABILITY COMPANY.
DATE OF PLAT OR MAP: 7-17-2025



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 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 09°22' 10" WEST 2684.28 FEET BETWEEN THE MONUMENTS FOUND AT THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. THE FIELD DATA WAS COLLECTED 11-15-2024. FOUND EVIDENCES AND MONUMENTS ARE REPRESENTED HEREON. FOUND EVIDENCE AND FACTS ARE PRESENTED BELOW TO HELP DETERMINE THIS SURVEYORS OPINION ON THE BOUNDARY LINES.
THE POINT OF BEGINNING WAS HELD AT THE SOUTHEAST CORNER OF THE 2300 WEST STREET CHURCH SUBDIVISION. WE SEARCHED FOR AND DID NOT LOCATE ANY MONUMENT IN SAID SUBDIVISION. WE LOCATED SOME FENCE LINES ALONG SAID SUBDIVISION AND HELD RECORD POSITION AND ROTATED TO THE NORTH-SOUTH QUARTER SECTION LINE. LINE 1 WAS HELD ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 2300 WEST STREET.

SURVEYOR'S NOTES

- 1. THESE SUBJECT PROPERTY'S HAVE DIRECT PHYSICAL ACCESS TO 1800 NORTH STREET AND 2300 WEST STREET, WHICH ARE DEDICATED PUBLIC ROADS OR HIGHWAYS, WITH NO GAPS, GORES OR OVERLAPS AND HAS ACCESS VIA AN INGRESS AND EGRESS EASEMENT TO STATE STREET.
2. THE NEAREST INTERSECTION TO THE SUBJECT PROPERTY IS AT 1800 NORTH AND 2300 WEST STREET LOCATED APPROXIMATELY 400 FEET NORTH 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). INTERIOR LINE HAVE NOT BEEN SET AND WERE NOT PART OF THE SCOPE OF WORK.
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 #4)
5. THE GROSS LAND AREA OF THE SURVEYED PARCEL IS 2,093,466 SQUARE FEET ± OR 48.059 ACRES. PARCEL 1: 1,123,387 SQ FT 25.789 ACRES, PARCEL 2: 588,292 SQ FT 13.505 ACRES, PARCEL 3: 381,787 SQ FT 8.765 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 #8)
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, GRAVESTITES, AND BURIAL GROUNDS AT THE TIME OF THIS SURVEY. NO CEMETERIES, GRAVESTITES, 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, SERVITUDES, 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.

TITLE COMMITMENT INFORMATION
THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY CACHE TITLE A DIVISION OF PROSPECT TITLE INSURANCE COMPANY, COMMITMENT NO. 112289-25, WITH AN EFFECTIVE DATE OF 5/7/2025 AT 7:00 A.M.

TITLE COMMITMENT INFORMATION (RECORD)
(PARCEL 1)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH AND IS DESCRIBED AS FOLLOWS:
A PORTION OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN FARR WEST, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S0°22'10"W ALONG THE NORTH-SOUTH 1/4 SECTION LINE 1,285.26 FEET AND S89°08'50"E 15.56 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, T6N, R2W, SL88M; THENCE SOUTHEASTERLY ALONG THE ARC OF A 617.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S89°12'27"E) TO THE LEFT 243.93 FEET THROUGH A CENTRAL ANGLE OF 2°08'50" (CHORD: S10°32'01"E 242.35 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1,033.00 FOOT CURVE TO THE RIGHT 38.71 FEET THROUGH A CENTRAL ANGLE OF 2°08'50" (CHORD: S20°47'11"E 38.71 FEET); THENCE S88°33'52"W 219.85 FEET; THENCE S1°26'08"W 106.75 FEET; THENCE S17°32'26"W 113.35 FEET; THENCE S88°33'52"W 34.00 FEET; THENCE S1°26'08"W 109.00 FEET; THENCE S7°31'02"W 60.34 FEET; THENCE S1°26'08"W 109.00 FEET; THENCE N3°28'08"E 333.87 FEET; THENCE N88°49'02"E 68.76 FEET; THENCE N89°24'41"E 137.71 FEET; THENCE S0°30'30"E 720.46 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED ENSIGN; THENCE S73°54'13"W 126.90 FEET; THENCE S0°05'02"W 706.61 FEET; THENCE N89°54'58"W 425.00 FEET TO SAID NORTH-SOUTH 1/4 SECTION LINE TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N0°05'02"E 694.46 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N89°28'09"W 59.91 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED REEV; THENCE N1°19'17"E 57.53 FEET TO AN EXISTING FENCE LINE AND TO THE SOUTH LINE OF A RECORD OF SURVEY FILE NO. 2274, AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N1°38'48"W 1034.15 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N88°20'58"E 119.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N2°29'07"W 361.43 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF 2300 WEST STREET CHURCH SUBDIVISION AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION S89°08'50"E 66.03 FEET TO THE POINT OF BEGINNING.
PART OF TAX PARCEL NOS. 15-005-0108, 15-004-0125, 15-005-0109

TITLE COMMITMENT INFORMATION
THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY CACHE TITLE A DIVISION OF PROSPECT TITLE INSURANCE COMPANY, COMMITMENT NO. 112415-25, WITH AN EFFECTIVE DATE OF 5/23/2025 AT 7:00 A.M.

TITLE COMMITMENT INFORMATION (RECORD)
(PARCEL 2)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH AND IS DESCRIBED AS FOLLOWS:
A PORTION OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN FARR WEST, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S0°22'10" ALONG THE NORTH-SOUTH 1/4 SECTION LINE 1,271.95 FEET AND EAST 425.35 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, T6N, R2W, SL88M; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE EXCEPTING PARCEL IN PARCEL 1 OF THE WARRANTY DEED ENTRY NO. 2898893 AS FOUND IN WEBER COUNTY RECORDER'S OFFICE AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099 S88°33'52"E 141.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N1°19'17"E 57.53 FEET TO AN EXISTING FENCE LINE AND TO THE SOUTH LINE OF A RECORD OF SURVEY FILE NO. 2274, AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE S88°33'52"E 131.81 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N0°33'52"E 290.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET, BEING 66 FEET IN WIDTH, TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE S88°25'29"E 25.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A FOUND 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE S88°33'52"E 250.00 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE S88°33'52"E 250.00 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N0°33'52"E 348.48 FEET TO SAID SOUTH RIGHT-OF-WAY LINE AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE S88°33'52"E 381.48 FEET TO THE WEST LINE OF THE WILLARD CANAL (USA PROPERTY) AS SURVEYED BY ENSIGN ENGINEERING WITH A PLAT DATED NOVEMBER 15, 2024, TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE S5°34'36"W 969.11 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED ENSIGN; THENCE N89°49'32"E 5.12 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED ENSIGN; THENCE S0°30'30"E 89.77 FEET; THENCE S89°29'30"W 137.71 FEET; THENCE S64°10'28"W 68.76 FEET; THENCE S3°24'41"W 98.20 FEET; THENCE S88°33'52"E 333.87 FEET; THENCE N1°26'08"E 109.00 FEET; THENCE N7°31'02"E 60.34 FEET; THENCE N1°26'08"E 109.00 FEET; THENCE S88°33'52"E 34.00 FEET; THENCE N1°26'08"E 113.35 FEET; THENCE N1°26'08"E 109.00 FEET; THENCE N1°26'08"E 106.75 FEET; THENCE N88°33'52"W 219.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1,033.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S70°17'35"W) TO THE LEFT 38.71 FEET THROUGH A CENTRAL ANGLE OF 2°08'50" (CHORD: N20°47'11"W 38.71 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 617.00 FOOT RADIUS CURVE TO THE RIGHT 243.93 FEET THROUGH A CENTRAL ANGLE OF 2°08'50" (CHORD: N10°32'01"W 242.35 FEET) TO THE SOUTH LINE OF THE 2300 WEST STREET CHURCH SUBDIVISION ENTRY NO. 2274/464 AS FOUND IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE N89°08'50"E 66.03 FEET TO THE CORNER OF SAID SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID 2300 WEST STREET CHURCH SUBDIVISION N1°19'17"E 13.31 FEET TO THE SOUTH BOUNDARY LINE OF THE EXCEPTING PARCEL IN PARCEL 1 OF THE WARRANTY DEED ENTRY NO. 2898893 AS FOUND IN SAID RECORDER'S OFFICE AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099 AND THE POINT OF BEGINNING.

(PARCEL 3)
ALSO A PORTION OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN FARR WEST, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S0°22'10" ALONG THE NORTH-SOUTH 1/4 SECTION LINE 2754.42 FEET AND EAST 425.35 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, T6N, R2W, SL88M; THENCE EAST 229.92 FEET; THENCE N73°54'13"E 126.90 FEET TO THE WEST LINE OF THE WILLARD CANAL (USA PROPERTY) AS SURVEYED BY ENSIGN ENGINEERING WITH A PLAT DATED NOVEMBER 15, 2024, TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE ALONG SAID LINE THE FOLLOWING BEARING AND DISTANCES: THENCE S0°30'30"E 14.58 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED ENSIGN; THENCE N89°15'37"E 28.66 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED ENSIGN; THENCE S16°05'47"E 416.89 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED ENSIGN; THENCE SOUTHEASTERLY ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT 211.79 FEET THROUGH A CENTRAL ANGLE OF 43°20'21" (CHORD: S37°46'22"E 206.78 FEET); THENCE S59°25'21"E 214.96 FEET; THENCE S0°03'38"W 55.01 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE N89°54'58"W 808.93 FEET; THENCE N0°05'02"E 706.61 FEET TO THE POINT OF BEGINNING.
PART OF TAX NOS. 15-005-0108, 15-004-0125, 15-005-0109, 15-005-0111

ALTA/NSPS LAND TITLE SURVEY
CIVIL SOLUTIONS
LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY UTAH

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

- (17) (18) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: JUNE 19, 1917
ENTRY NO. (UNDISCLOSED)
BOOK: M OF L&L
PAGE: 233, OF THE OFFICIAL RECORDS M-233 (AFFECTS PARCEL 1)
50 FT TRANSMISSION LINE, PLOTTED HEREON

(18) (19) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: MAY 19, 1919
ENTRY NO. (UNDISCLOSED)
BOOK: N OF L&L
PAGE: 459, OF THE OFFICIAL RECORDS N-459 (AFFECTS PARCEL 1)
50 FT TRANSMISSION LINE, PLOTTED HEREON

(19) (20) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: APRIL 24, 1920
ENTRY NO. (UNDISCLOSED)
BOOK: O OF L&L
PAGE: 102, OF THE OFFICIAL RECORDS O-102 (AFFECTS PARCEL 1)
50 FT TRANSMISSION LINE, PLOTTED HEREON

(20) (21) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: MOUNTAIN FUEL SUPPLY COMPANY
RECORDED: JUNE 5, 1981
ENTRY NO.:358121
BOOK: 680
PAGE: 46, OF THE OFFICIAL RECORDS 358121 (AFFECTS PARCEL 1)
NOT LOCATED ON SUBJECT PROPERTY, NOT PLOTTED HEREON

(21) (22) THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN AGREEMENT:
RECORDED: MAY 17, 1996
ENTRY NO.:1406842
BOOK: 1806
PAGE: 2917, OF THE OFFICIAL RECORDS 1406842 (EXACT LOCATION UNDISCLOSED)
NO LEGAL DESCRIPTION PROVIDED IN DOCUMENT, NOT PLOTTED HEREON

(22) (23) THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM:
RECORDED: MAY 17, 1996
ENTRY NO.:1406843
BOOK: 1806
PAGE: 2925, OF THE OFFICIAL RECORDS 1406843 (EXACT LOCATION UNDISCLOSED)
BLANKET IN NATURE, NOT PLOTTED HEREON

(23) (24) THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN BOUNDARY AND FENCE LINE AGREEMENT:
RECORDED: JANUARY 19, 2000
ENTRY NO.:1684985
BOOK: 2083
PAGE: 2681, OF THE OFFICIAL RECORDS 1684985 (AFFECTS ALL PARCELS)
AFFECTS THE NORTHERLY BOUNDARY LINE OF SUBJECT PROPERTY, PLOTTED HEREON

(24) (25) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: FARR WEST CITY CORPORATION
RECORDED: DECEMBER 27, 2000
ENTRY NO.:1743907
BOOK: 2107
PAGE: 2537, OF THE OFFICIAL RECORDS 1743907 (AFFECTS PARCEL 2)
10 FT SANITARY SEWER LINE, PLOTTED HEREON

(25) (26) THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN STORM DRAINAGE AGREEMENT:
RECORDED: OCTOBER 14, 2005
ENTRY NO.: 2135717, OF THE OFFICIAL RECORDS 2135717 (AFFECTS PARCEL 2)
NOT LOCATED ON SUBJECT PROPERTY, NOT PLOTTED HEREON

(26) (27) ORDINANCE NO. CREATING THE FARR WEST CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY TO BE KNOWN AS THE "FARR WEST CITY REDEVELOPMENT AGENCY", AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
PURPOSE: 2014-08
RECORDED: JANUARY 22, 2015
ENTRY NO.:2718930, OF THE OFFICIAL RECORDS 2718930 (AFFECTS ALL PARCELS)
SUBJECT TO TERMS, CONDITIONS AND LIMITATIONS, NOT PLOTTED HEREON

(27) (28) THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN DECLARATION OF IRRIGATION AND ACCESS EASEMENT:
RECORDED: NOVEMBER 16, 2018
ENTRY NO.:2952601, OF THE OFFICIAL RECORDS 2952601 (AFFECTS PARCEL 2)
SUBJECT TO TERMS, CONDITIONS AND LIMITATIONS TO A IRRIGATION EASEMENT, PLOTTED HEREON

SIGNIFICANT OBSERVATIONS
S1 APPEARS SEWER LINE CROSSES SUBJECT PROPERTY WITHOUT BENEFIT OF AN EASEMENT
S2 FENCE LINE APPEARS TO CROSS SUBJECT PROPERTY BY 10.1 FEET
S3 FENCE LINE APPEARS TO EXTEND PAST BOUNDARY LINE BY 12.1 FEET
S4 FENCE LINE APPEARS TO NOT BE LOCATING THE BOUNDARY LINE LIES 135.1 FEET FROM BOUNDARY LINE
S5 FENCE LINE APPEARS TO CROSS SUBJECT PROPERTY BY 6.4 FEET
S6 FENCE LINE APPEARS TO CROSS SUBJECT PROPERTY BY 55.4 FEET

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. 490235, MAP NUMBERS 49057C0191F AND 49057C0200F WHICH BEARS AN EFFECTIVE DATE OF 11/30/2023AND 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 #3)

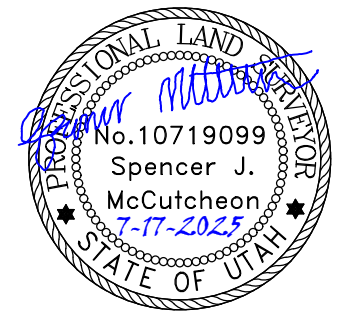
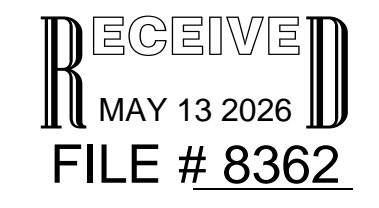
PARKING
(TABLE A ITEM #9)
THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN THE PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN THE BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. A NUMBER OF PARKING SPACES ON SITE WERE UNMARKED OR THE STRIPES WERE TOO FADED TO COUNT.
REGULAR COVERED COVERED HANDICAPPED COMPACT MOTORCYCLE PARTIAL TOTAL BUS/TRUCK
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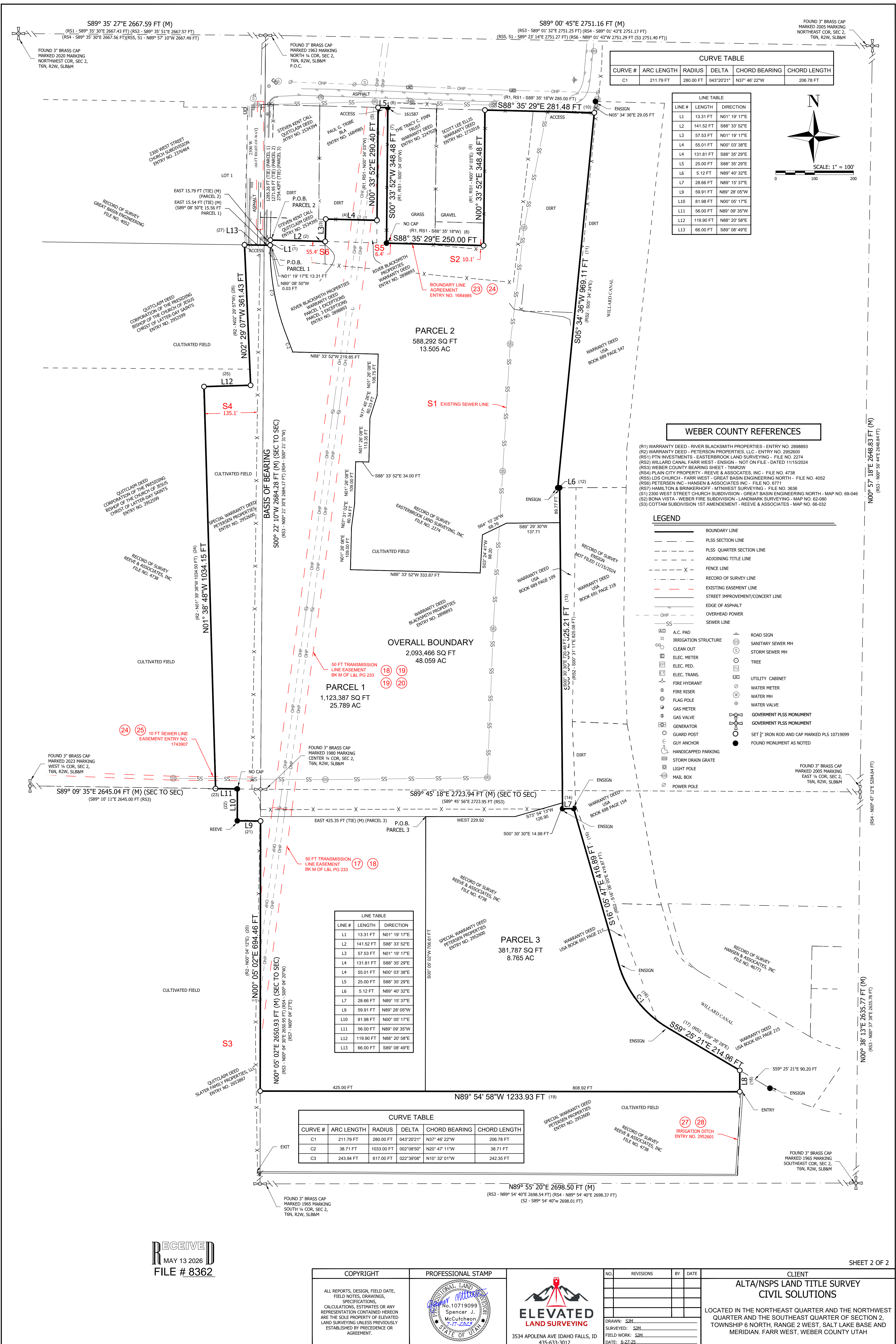
LAND AREA
(TABLE A ITEM #4)
TOTAL: 2,093,466± SQUARE FEET 48.059± ACRES
PARCEL 1: 1,123,387± SQUARE FEET 25.789± ACRES
PARCEL 2: 588,292± SQUARE FEET 13.505± ACRES
PARCEL 3: 381,787± SQUARE FEET 8.765± ACRES

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MEASURED AS S 0°02'21" E, 2684.28 FEET.
HORIZONTAL DATUM: NAD 83
LINER UNITS: US SURVEY FEET.

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

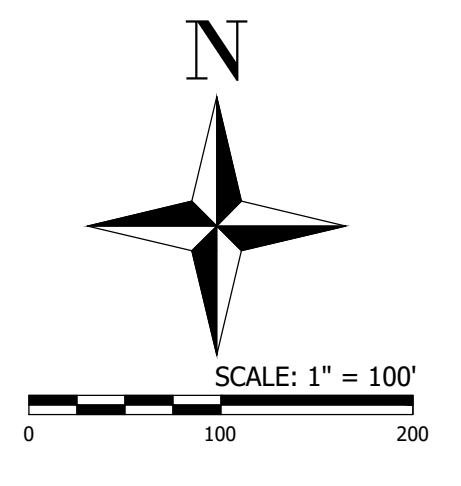
CLIENT
ALTA/NSPS LAND TITLE SURVEY
CIVIL SOLUTIONS
LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY UTAH
DRAWN: SIM
SURVEYED: SIM
FIELD WORK: SIM
DATE: 7-17-25
COPYRIGHT
PROFESSIONAL STAMP
ALL REPORTS, DESIGN, FIELD DATE, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF ELEVATED LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR AGREEMENT.
ELEVATED LAND SURVEYING
3534 APOLENA AVE IDAHO FALLS, ID 435-633-3012





CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	211.79 FT	280.00 FT	043°20'21"	N37°46'22"W	206.78 FT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.31 FT	N01°19'17"E
L2	141.52 FT	S88°33'52"E
L3	57.53 FT	N01°19'17"E
L4	55.01 FT	N00°03'38"E
L5	25.00 FT	S88°35'29"E
L6	5.12 FT	N89°40'32"E
L7	28.66 FT	N89°15'37"E
L8	59.91 FT	N89°28'05"W
L9	81.98 FT	N00°05'17"E
L10	56.00 FT	N89°09'35"W
L11	119.90 FT	N88°20'58"E
L12	66.00 FT	S89°08'49"E



WEBER COUNTY REFERENCES

- (R1) WARRANTY DEED - RIVER BLACKSMITH PROPERTIES - ENTRY NO. 2898893
- (R2) WARRANTY DEED - PETERSON PROPERTIES, LLC - ENTRY NO. 2952600
- (R3) PTM INVESTMENTS - EASTERBROOK LAND SURVEYING - FILE NO. 2274
- (R4) WILLARD CANAL FARR WEST - ENSIGN - NOT ON FILE - DATED 11/15/2024
- (R5) WEBER COUNTY BEARING SHEET - T8NR2W
- (R6) HAMILTON & BRINKERHOFF - MTN WEST SURVEYING - FILE NO. 3638
- (R7) LDS CHURCH - FARR WEST - GREAT BASIN ENGINEERING NORTH - FILE NO. 4052
- (R8) PETERSEN INC - HANSEN & ASSOCIATES INC - FILE NO. 6771
- (R9) HAMILTON & BRINKERHOFF - MTN WEST SURVEYING - FILE NO. 3638
- (S1) 2300 WEST STREET CHURCH SUBDIVISION - GREAT BASIN ENGINEERING NORTH - MAP NO. 69-046
- (S2) BONA VISTA - WEBER FIRE SUBDIVISION - LANDMARK SURVEYING - MAP NO. 62-080
- (S3) COTTAM SUBDIVISION 1ST AMENDMENT - REEVE & ASSOCIATES - MAP NO. 66-032

LEGEND

- BOUNDARY LINE
- PLSS SECTION LINE
- PLSS QUARTER SECTION LINE
- ADJOINING TITLE LINE
- FENCE LINE
- RECORD OF SURVEY LINE
- EXISTING EASEMENT LINE
- STREET IMPROVEMENT/CONCRETE LINE
- EDGE OF ASPHALT
- OVERHEAD POWER
- SEWER LINE
- A.C. PAD
- IRRIGATION STRUCTURE
- CLEAN OUT
- ELEC. METER
- ELEC. PED.
- ELEC. TRANS.
- FIRE HYDRANT
- FIRE RISER
- FLAG POLE
- GAS METER
- GAS VALVE
- GENERATOR
- GUARD POST
- GYL ANCHOR
- HANDICAPPED PARKING
- STORM DRAIN GRATE
- LIGHT POLE
- MAIL BOX
- POWER POLE
- ROAD SIGN
- SANITARY SEWER MH
- STORM SEWER MH
- TREE
- UTILITY CABINET
- WATER METER
- WATER MH
- WATER VALVE
- GOVERNMENT PLSS MONUMENT
- GOVERNMENT PLSS MONUMENT
- SET IRON ROD AND CAP MARKED PLS 10719099
- FOUND MONUMENT AS NOTED

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.31 FT	N01°19'17"E
L2	141.52 FT	S88°33'52"E
L3	57.53 FT	N01°19'17"E
L4	55.01 FT	N00°03'38"E
L5	25.00 FT	S88°35'29"E
L6	5.12 FT	N89°40'32"E
L7	28.66 FT	N89°15'37"E
L8	59.91 FT	N89°28'05"W
L9	81.98 FT	N00°05'17"E
L10	56.00 FT	N89°09'35"W
L11	119.90 FT	N88°20'58"E
L12	66.00 FT	S89°08'49"E

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	211.79 FT	280.00 FT	043°20'21"	N37°46'22"W	206.78 FT
C2	38.71 FT	1033.00 FT	002°08'50"	N20°47'11"W	38.71 FT
C3	243.94 FT	617.00 FT	022°39'08"	N10°32'01"W	242.35 FT

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<p>3534 APOLENA AVE IDAHO FALLS, ID 435-633-3012</p>		DRAWN: SIM SURVEYED: SIM FIELD WORK: SIM DATE: 6-27-25	