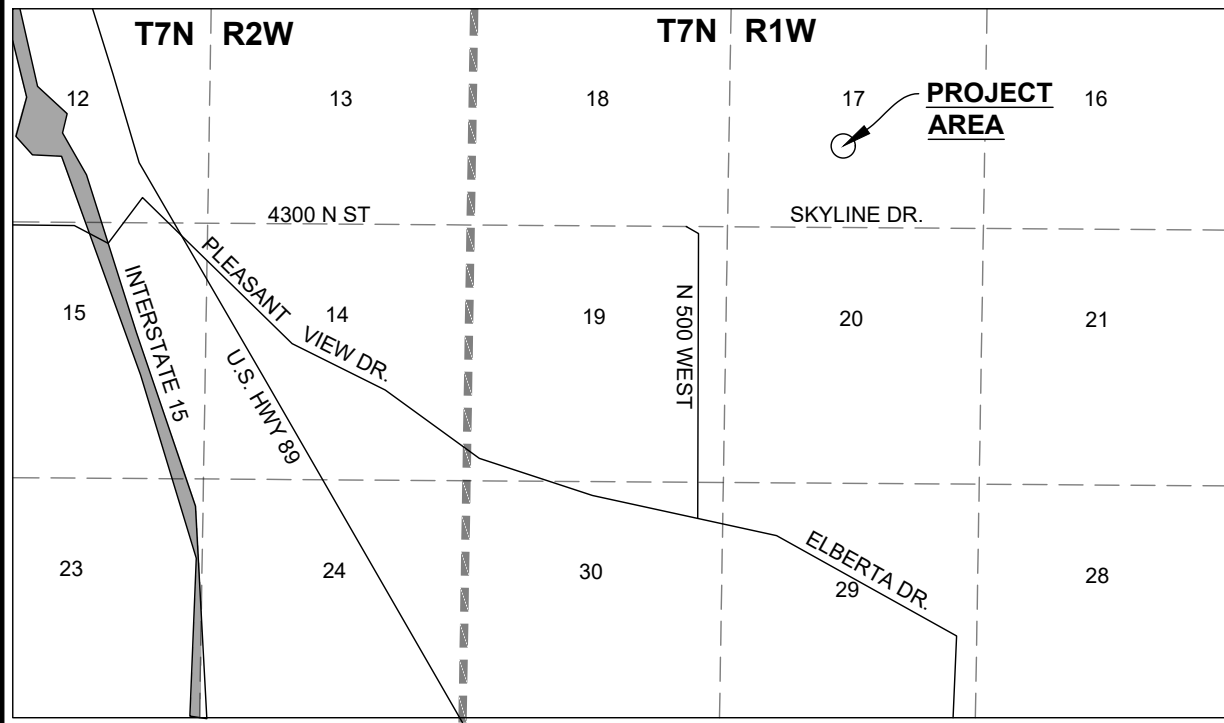
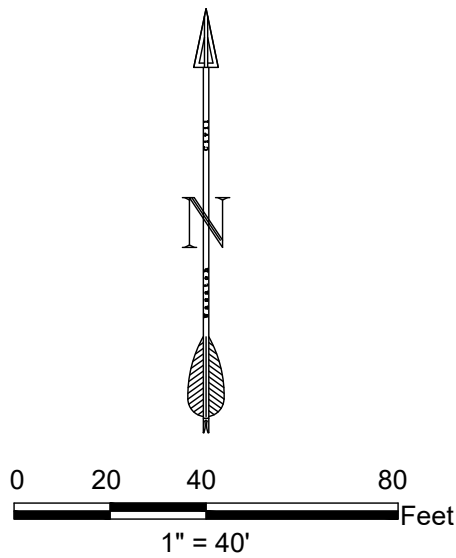


ALTA / NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



DAVID E WEISKOPF & LINDA
WEISKOPF TRUSTEES
16-009-0076

DUTTON FAMILY TRUST
16-105-0003
LOT 170

PLEASANT VIEW CITY
16-009-0063

PLEASANT VIEW CITY
16-009-0006

SURVEYORS ALTA CERTIFICATION

I, THOMAS R. FREED III, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 14289949 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 17-73-504; THAT THIS SURVEY CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

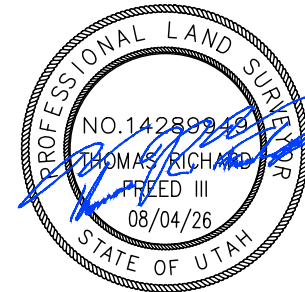
TO WESTSIDE INVESTMENTS LC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11, 13, 16, 17, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 18TH 2026.

DATE OF PLAT OR MAP: 08/04/2026

THOMAS R. FREED III



RECORDED LEGAL DESCRIPTION ENTRY NO. 2745358

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 2323.15 FEET SOUTH 89°24'30" EAST AND SOUTH 677.66 FEET AND EAST 317.50 FEET, AND SOUTH 60 FEET, AND WEST 459.87 FEET, AND SOUTH 173.96 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 459.87 FEET, THENCE SOUTH ALONG TO EAST LINE OF SAID QUARTER SECTION TO THE NORTH LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 5, THENCE WEST 145.16 FEET, THENCE NORTH 0°14' EAST 137.78 FEET, THENCE WEST 145.16 FEET, THENCE SOUTH 0°14' WEST 137.78 FEET, THENCE WEST 145.16 FEET, THENCE NORTH 0°14' EAST 137.78 FEET, FEET, THENCE NORTH 21°56'15" WEST 64.64 FEET, THENCE NORTH 0°14' EAST 174.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BASIS OF BEARINGS IS NORTH 0° 40' 11" EAST, 2601.31 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER CORNER; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WHICH IS MONUMENTED WITH A 3" BRASS CAP; THENCE NORTH 0° 40' 11" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 1320.47 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89° 33' 49" WEST ALONG THE NORTH LINE OF LOT 118 AND LOT 119 OF MAJESTIC HEIGHTS SUBDIVISION NO. 5, A DISTANCE OF 145.16 FEET; THENCE NORTH 0° 40' 11" EAST, A DISTANCE OF 137.78 FEET; THENCE NORTH 89° 33' 49" WEST, A DISTANCE OF 145.16 FEET; THENCE SOUTH 0° 40' 11" WEST, TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 137.78 FEET; THENCE NORTH 89° 33' 49" WEST, TO A POINT ON THE EAST LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 9 A DISTANCE OF 145.16 FEET; THENCE NORTH 0° 40' 11" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 137.78 FEET; THENCE NORTH 21° 30' 04" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 64.63 FEET; THENCE NORTH 0° 40' 11" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 174.09 FEET; THENCE SOUTH 89° 33' 49" EAST, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 A DISTANCE OF 459.87 FEET; THENCE SOUTH 0° 40' 11" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 371.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 146,896 SQ. FT. OR 3.372 ACRES MORE OR LESS.

NARRATIVE

THIS SURVEY WAS REQUESTED BY WEST SIDE INVESTMENTS LC

THE BASIS OF BEARINGS IS NORTH 0° 40' 11" EAST, 2601.31 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER CORNER OF SECTION 17. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM. THE ORIGINAL COORDINATE SYSTEM, DATUM, AND APPLICABLE SCALE FACTOR ARE UNKNOWN AND HAVE NOT BEEN VERIFIED.

THERE IS AN ERROR IN THE DEED FOR THE SUBJECT PARCEL. THE ERROR HAS BEEN PERPETUATED THROUGH SEVERAL DIFFERENT DEEDS TRACING FROM THE CURRENT DEED ENTRY 2745358, THROUGH ENTRY 2193450, TO WHERE I FOUND THE ORIGINAL CALL IN DEED 1650947, I COULD NOT FIND A WARRANTY DEED WITH THIS CALL. PRIOR TO SAID DEED, THE ERROR IS IN THE VERY FIRST DISTANCE CALL, THE CALL BEING "BEGINNING 2323.15" SOUTH 89° 24' 30" EAST". I BELIEVE THE CORRECTED DISTANCE SHOULD BE "2383.15 FEET". THIS CORRECTION FINDS AGREEMENT WITH ADJACENT DEEDS.

THE SOUTH LINE OF THE PROPERTY INCLUDING THE PORTION TRAVERSING AROUND PARCEL: 16-009-0069, IS AGREED UPON BY WARRANT DEED 1650947 WHICH WAS COPIED FROM DEED ENTRY 2193450, THE DEED OF TRUST FOR PARCEL 16-009-0069, SURVEY 2700 AND MAJESTIC HEIGHTS SUBDIVISION #9 AND #5.

THE WEST LINE OF THE PROPERTY WHICH IS ADJACENT TO (PARCELS 16-105-0002, 16-105-1003) IS ESTABLISHED BY MAJESTIC HEIGHTS SUBDIVISION #9.

THE NORTH LINE WAS RE-TRACED BY FOLLOWING WARRANTY DEED 1077536 PARCEL G.

THE EAST LINE IS CONTROLLED BY THE QUARTER SECTION LINE.

REFERENCES

AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE OR FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE UNLESS OTHERWISE SPECIFIED.

1. WARRANTY DEED - ENTRY NO. 2745358
2. WARRANTY DEED - ENTRY NO. 2193450
3. WARRANTY DEED - ENTRY NO. 1650947
4. WARRANTY DEED - ENTRY NO. 1077536
5. WARRANTY DEED - ENTRY NO. 2937397
6. WARRANTY DEED - ENTRY NO. 1822614
7. WARRANTY DEED - ENTRY NO. 2163831
8. MAJESTIC HEIGHTS SUBD. #9 - 22-062
9. SURVEY 2700 BY GREAT BASIN ENGINEERING NORTH (2001)
10. SURVEY 8207 BY LEI CIVIL (2025)

NOTES

1. NO BUILDINGS OBSERVED ON THE PROPERTY.
2. NO ADDRESS FOR THE PROPERTY IS ON FILE AT THE TIME OF SURVEY.
3. THIS SURVEY IS PART OF THE SUBMITTAL PACKAGE FOR A SUBDIVISION. THE PROPOSED RIGHT OF WAY (AS IT IS IN CONCEPTION AT THE TIME OF THIS SURVEY) IS SHOWN ON THIS MAP.
4. A ONE FOOT STRIP IS SHOWN BETWEEN THE PROPOSED RIGHT OF WAY AND PARCEL 16-009-0069 (OWNER: LARRY SCOTT PEARCE ET AL).

TITLE INFORMATION

Issuing Agent: Old Republic National Title Insurance Company
Issuing Office: 5732 South 1475 East #100 South Ogden, Utah 84403
Issuing Office's ALTA Registry ID: 1163247
File Number: 26102525MLH

SCHEDULE B EXCEPTIONS

ITEM 1 IS A GENERAL EXCEPTION AND NOT APPLICABLE TO THIS MAP.

ITEMS 2-7 ARE STANDARD EXCEPTIONS NOT APPLICABLE TO THIS MAP.

SPECIAL EXCEPTIONS 8-19 ARE LISTED BELOW.

8. 2026 General Property Taxes are accruing as a lien and are not yet due and payable. 2025 General Property Taxes have been PAID in the amount of \$1,257.86. Tax ID No.: 16-009-0027. CANNOT BE PLOTTED.

9. Said property is located within the boundaries of, Weber County, and is subject to all assessments and service charges levied thereof. Tax District: 63. CANNOT BE PLOTTED.

10. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof. ALL SUCH EXISTING IS SHOWN HEREON.

11. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. CANNOT BE PLOTTED.

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights (including access), privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, easements, exceptions or reservations of interests that are not listed. CANNOT BE PLOTTED.

13. 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. ALL SUCH IF EXISTING IS SHOWN HEREON.

14. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Mountain States Telephone and Telegraph
Recorded: August 23, 1940
Entry No.: 54762
Book: Z
Page: 92, of the Official Records
EASEMENT IS BLANKET IN NATURE.

15. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: State of Utah
Recorded: May 17, 1996
Entry No.: 1406842
Book: 1806
Page: 2917, of the Official Records
DOCUMENT DESCRIBES A WATER CONSERVATION AGREEMENT AND CANNOT BE PLOTTED.

SCHEDULE B EXCEPTIONS CONTINUED

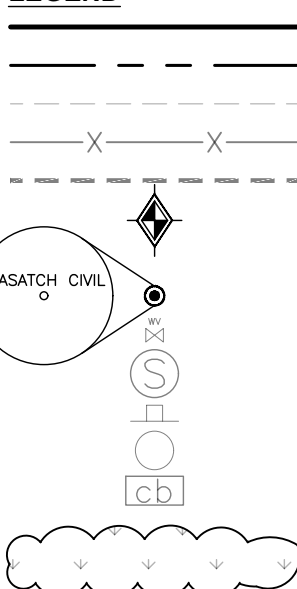
16. The exceptions, reservations and covenants of that certain Notice of Satisfaction and Reconveyance of Property and Easement:
Recorded: February 28, 2012
Entry No.: 2564284, of the Official Records
DOCUMENT DESCRIBES A RECONVEYANCE OF PROPERTY AND EASEMENT AND CANNOT BE PLOTTED.

17. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Pleasant View City
Recorded: August 23, 2000
Entry No.: 1722675
Book: 2087
Page: 2477, of the Official Records.
SHOWN HEREON.

18. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Pleasant View City
Recorded: September 18, 2000
Entry No.: 1727089
Book: 2091
Page: 2616, of the Official Records
SHOWN HEREON.

19. No existing Deed of Trust appears of record under the CURRENT OWNER(S). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan. CANNOT BE PLOTTED.

LEGEND



BOUNDARY LINE
QUARTER SECTION LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
PROPOSED RIGHT OF WAY IMPROVEMENT
MONUMENT FOUND

REBAR SET
WATER VALVE
SANITARY SEWER MANHOLE
SIGN
T-POST
CATCH BASIN

TREES AND BRUSH

RECEIVED
AUG 06 2026
FILE # 8431

PREPARED BY: Thomas R. Freed 3rd



WASATCH CIVIL
CONSULTING ENGINEERING
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

ALTA / NSPS LAND TITLE SURVEY FOR
WESTSIDE INVESTMENTS LC

PART OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

SHEET
1

OF 1 SHEETS