

Scale ~ 1" = 100'  
0 100' 200'

**Legend**

- x---x--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ⊙ ELEVATION BENCHMARK
- LARGE EXIST. TREES (about 20' at Breast Height)

**SCHEDULE B- Section 2  
Exceptions  
Amendment No. 1**

TITLE REPORT:  
First American Title Insurance Company, File No. 395-5886081  
Effective Date: April 16, 2018 at 11:59 PM (Weber County) 12:01 PM (Davis County)

9. Any charge upon the land by reason of its inclusion in Central Weber Sewer Improvement and South Weber City. (affects Parcel 1)
10. Any charge upon the land by reason of its inclusion in Central Weber Sewer and Uintah Town. (affects Parcel 2)
12. An easement over, across or through the Land for constructing thereon a drainage facility and appurtenant parts thereof incident to the construction of a freeway known as project no. 80N-6 and incidental purposes, as granted to State of Utah, by and through its road commission by Instrument recorded April 30, 1974 as Entry No. 394617 in Book 1538 at Page 656 of Official Records. (affects a portion of Parcel 1 and Parcel 2)
13. Department of The Army Permit recorded September 16, 1982 as Entry No. 622974 in Book 914 at Page 969 of Official Records. (Permit has possibly expired)
14. Department of The Army Permit recorded April 03, 1984 as Entry No. 668232 in Book 984 at Page 384 of Official Records. (Permit has possibly expired)
15. Declaration of County Line Common to Weber County and Davis County, Utah plat recorded September 31, 2002 as Entry No. 1885948 in Book 56 of Plats of Page 88.
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 2005.
17. The interest, if any, of the State of Utah, or others claiming by, through or under it, to any portion of the Land lying within the current and/or historic high water mark of the Weber River.
18. Boundary line conflicts, if any, resulting from variances in the legal description(s) of the actual physical location of the Weber River from record description(s) referring to said river or center thereof as the Easterly boundary of the Land.
19. The rights of the public to use or pass through the Land for recreational purposes and/or access to the waterway known as the Weber River provided that such public rights have been or may be established by documented or otherwise proven use for a period of time. Also, a public easement for navigation and the incidents of navigation such as boating, fishing, hunting, and other recreational uses in and under the River.
20. Any claim that the Title is subject to a trust of lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
21. Any prior reservations and/or any minerals in or under said Land including, but not limited to metals, oil, gas, coal, stone, and mineral rights, mining rights, lease rights and easement rights or other matters relating thereto, whether expressed or implied.
22. An easement over, across or through the Land for communication and other facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded November 16, 1973 as Entry No. 604899 in Book 1039 at Page 875 of Official Records. (Affects a part of Parcel 1)
23. An easement over, across or through the Land for other gas transmission and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded September 22, 1977 as Entry No. 712272 in Book 1199 at Page 736 of Official Records. (Affects a part of Parcel 1)
24. A Resolution No. 27-2012 of the Board of County Commissioners of Weber County, Utah confirming the Tax to be levied for Municipal Services provided to the Unincorporated Area of Weber County and describing the Services to be provided therein recorded December 13, 2012 as Entry No. 2610456 of Official Records. (Affects Parcel 2)
25. An Ordinance No. 214-12 Annexing real property into Uintah City and Extending the Corporate Limits of the City recorded March 12, 2013 as Entry No. 2624890 of Official Records.
26. Certificate of Creation recorded January 20, 2015 as Entry No. 2718461 of Official Records.
27. Any claims or matters arising from or related to items recorded in the Public Records of Weber County, Utah. (Affects Parcel 2)
28. Any claims or matters arising from or related to items recorded in the Public Records of Davis County, Utah. (Affects Parcel 1)



**BOUNDARY DESCRIPTION**

**Parcel 1**  
Beginning at the Northwest Corner of the Northeast Quarter of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian and running thence South 21°13'04" East 1138.34 feet (Southeasterly 1178 feet more or less per deed) to the Northeasterly line of US Highway 1-80 at a point 150 feet radially distance Northeasterly from the center line of West boundary lane; thence Northwesterly 513.06 feet (509 feet more or less per deed) along the arc of an 11,609.16 foot radius curve to the left to a point opposite Engineers Station 172+00, (Note: tangent to said 11,609.16 foot radius curve at its point of beginning bears approximately North 41°09' West) (Delta is 2°31'56" and Long Chord bears North 42°29'30" West 513.02 feet); thence North 52°36'28" West 204.57 feet (North 52°23'6" West per deed) to a point 120 feet radially distant Northeasterly from center line of said West boundary lane opposite engineers station 170+00; thence Northwesterly 552.83 feet (555 feet more or less per deed) along the arc of an 11,579.16 foot radius curve to the left, (Note: tangent to said 11,579.16 foot radius curve at its point of beginning bears North 44°40' West) (Delta is 2°44'08" and Long Chord bears North 46°02'34" West 552.77 feet); thence North 0°29'48" East 31.84 feet (North per deed) to a point 50 feet perpendicular distant Southeasterly from center line of a grade separation for 6600 South Street; thence North 56°26'00" East 258.00 feet, more or less, parallel with said centerline to a point opposite grade separation engineers station 37+28; thence North 33°34'00" West 3.50 feet (2.39 feet per deed) to the North line of the Northwest Quarter of said Section 28; thence South 89°30'12" East 281.70 feet (East 287.99 feet per deed) to the point of beginning. Contains 312,842 square feet or 7.18 acres.

**Parcel 2**  
Beginning at a point on the center line of the Weber River, said point being South 21°13'04" East 187.57 feet from the North Quarter Corner of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian and following a course Southeasterly along the center line of said river South 71°08'21" East 145.97 feet; thence South 50°07'57" East 118.56 feet; thence South 37°55'48" East 97.61 feet; thence South 28°19'59" East 115.88 feet; thence South 24°10'45" East 161.14 feet; thence South 17°38'17" East 204.62 feet; thence South 12°23'59" East 144.37 feet; thence South 8°21'03" West 110.17 feet; thence South 4°51'52" East 47.17 feet; thence South 16°06'05" East 100.96 feet; thence South 30°29'20" East 139.26 feet (124.17 feet per deed) to the South line of said Northwest Quarter of the Northeast Quarter; thence North 89°15'02" West along said Section line 91.05 feet (West 86.73 feet per deed) to the Northeast line of US Highway 1-80; thence along said Northeast line North 35°18'12" West 97.07 feet (95.96 feet per deed); thence North 13°57'41" West 112.48 feet; thence Northwesterly along a 11,609.16 foot radius curve to the left 108.93 feet (99 feet more or less per deed) (Delta is 0°32'15" and Long Chord bears North 40°57'25" West 108.93 feet) to a point South 21°13'04" East 1138.34 feet from the North Quarter of said Section 28; thence North 21°13'04" West 950.82 feet to the point of beginning. Contains 203,641 square feet or 4.67 acres.

**NARRATIVE**

This survey was requested by McKay Winkel to determine the location of Weber County Parcel #07-109-0017 and Davis County Parcel #13-018-0021 as they exist on the ground. Weber County Parcel #07-109-0017 prior to October 31, 2002 was assessed in Davis County as Serial #13-019-0008. There are no deeds of record after this date in the Weber County Recorder's Office. Therefore the deed description used is from Entry #1262046 in Book 2023, Page 321 dated July 16, 1996 as found in the Davis County Recorder's Office.

- Documents used to aid in this survey:
1. Weber County Tax Plat 07-109
  2. Davis County Tax Plat 13-007, 13-018 & 13-019
  3. Deeds of record as found in the Weber County Recorder's Office for parcels 07-109-0018 & 07-109-0023
  4. Deeds of record as found in the Davis County Recorder's Office for parcels 13-007-0025, 13-018-0003, 13-018-0021 & 13-019-0008
  5. Weber County Plats and Record of Surveys: #47-049 Carter Subdivision, ROS #2993, ROS #4527
  6. Davis County Record of Surveys: #3904, #4603, #5384
  7. UDOT drawings for Project No. 1-80N-6 (7) 46: pages 9, 9A, 9B & 10.
  8. FEMA Flood Plane map #49011C0089E with an effective date of June 18, 2007.

Both parcels were established using the said Entry #1262046. There is an area of possible encroachment with Parcel 07-109-0023 as both deeds have different descriptions near the North Section Corner. Further research could be needed to determine how to resolve this issue.

Benchmark Elevation is U.S.G.S. Monument 29-FMK with a NAVD 88 elevation of 4526.03

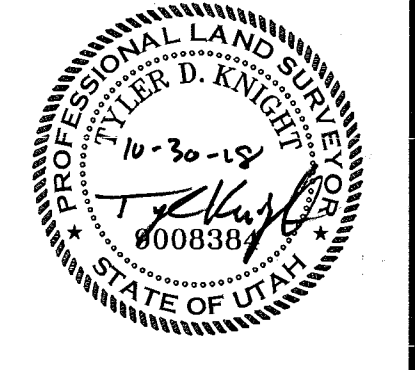
Bearings and dimensions in parenthesis ( ) are from the Deed description. Basis of bearing is state plane grid from monuments as shown.

**SURVEYOR'S CERTIFICATION**

To McKay H. Winkel, First American 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 9, and 11 of Table A thereof. The fieldwork was completed on January 30, 2018.

Date of Plat: March 16, 2018



RECEIVED  
MAR 16 2018  
BY: 6196

**ALTA/ACSM LAND TITLE SURVEY**

Landmark Surveying, Inc.  
A Complete Land Surveying Service  
www.LandmarkSurveying.com  
4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

CLIENT: McKay Winkel  
Address:

A part of the North 1/2 of Section 28,  
Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Revisions:	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 12/27/2017
	FILE: 3789