

SURVEYOR'S CERTIFICATE

TO: ROYWELL, LLC, A WYOMING LIMITED LIABILITY COMPANY, OLD REPUBLIC 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 ALTANSPPS LAND TITLE SURVEYS...



ALTANSPPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ROY CITY, WEBER COUNTY, UTAH

VICINITY MAP

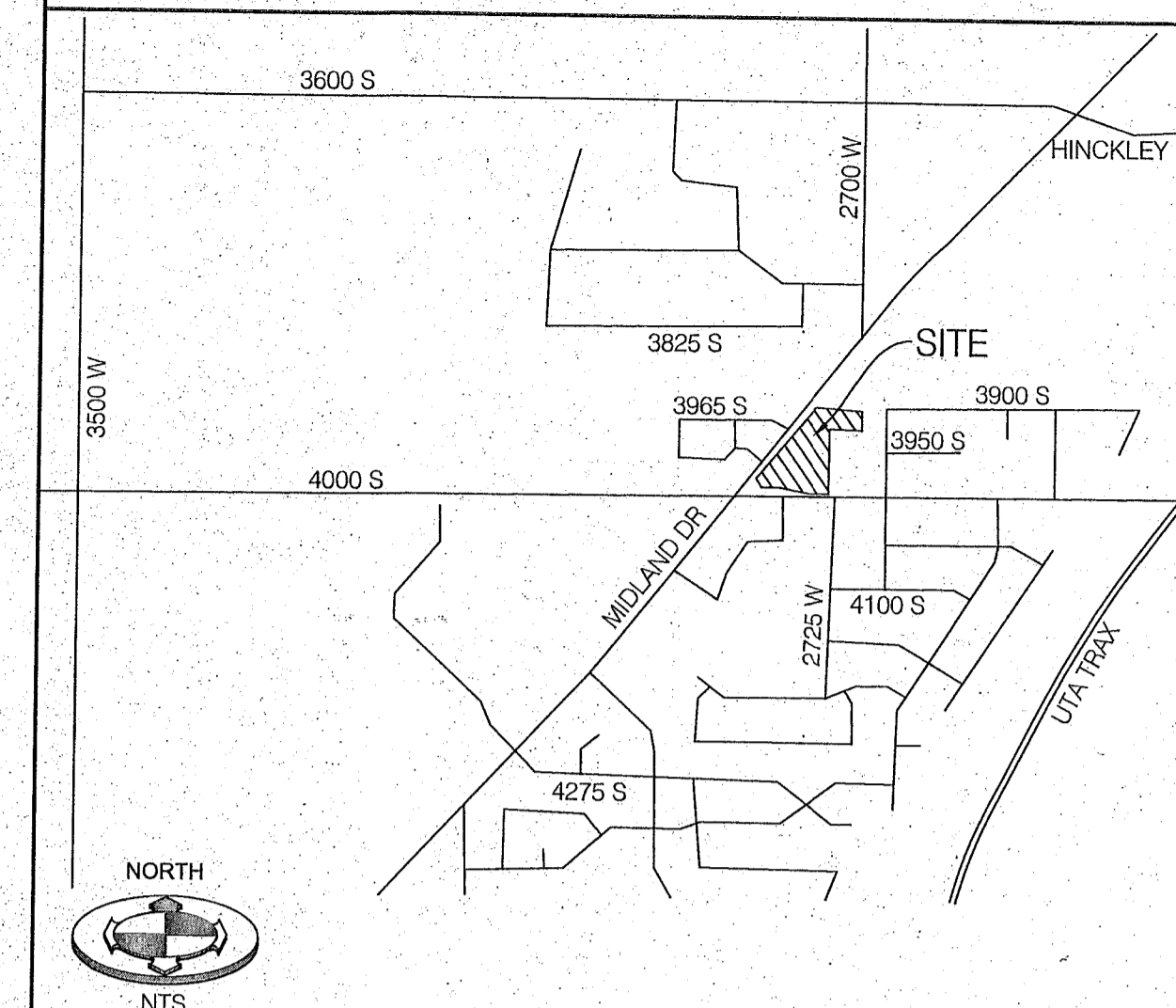


Table with columns: No., DATE, DESCRIPTION. Includes a scale bar and notes on scale measurements.

LEGAL DESCRIPTION PER TITLE REPORT

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAP AND MONUMENTS)...

LESS AND EXCEPTING: THREE PARCELS OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11...

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET, WHICH POINT IS 452.00 FEET NORTH AND 208.55 FEET WEST AND 431.91 FEET SOUTH AND 60.97 FEET SOUTH 88°14'09" EAST 547.83 FEET ALONG SAID RIGHT OF WAY LINE...

BEGINNING AT A POINT IN THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE), WHICH POINT IS 694.31 FEET SOUTH 89°43'19" WEST ALONG THE SECTION LINE AND 141.11 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3...

PARCEL NO.: 08-031-0062, 08-031-0063, 08-022-0066

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NO. 6-080605, EFFECTIVE DATE SEPTEMBER 17, 2018.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT: ITEMS 1-20 NOT ADDRESSED IN THIS SURVEY

ITEM 21 THE TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE ESTABLISHING A ZONE FOR VICKIE HALL AND ROY CITY CORPORATION PROPERTIES WHICH HAVE BEEN ANNEXED INTO ROY CITY. RECORDED: DECEMBER 27, 2001...

ITEM 22 THE TERMS AND CONDITIONS OF THAT CERTAIN RESOLUTION NO. 742 APPROVING THE ANNEXATION OF THE VICKIE HALL AND ROY CITY CORPORATION PROPERTIES: RECORDED: DECEMBER 27, 2001...

ITEM 23 THE TERMS AND CONDITIONS OF THAT CERTAIN RESOLUTION NO. 905 APPROVING THE ANNEXATION OF THE CHARMA L. RICHARDSON, ROBERT AND ROMA LEGGETT, KEITH AND JESSICA MOULDING, JOY E MOWER, CASEY D. AND KIMBERLEE MARKER, JAMES H. KITCHEN, AND ROBERT AND ARLENE BECK PROPERTIES: RECORDED: FEBRUARY 11, 2008...

ITEM 24 THE TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE NO 984, AND ORDINANCE ESTABLISHING A ZONE FOR THE CHARMA L. RICHARDSON, ROBERT AND ROMA LEGGETT, KEITH AND JESSICA MOULDING, JOY E MOWER, CASEY D. AND KIMBERLEE MARKER, JAMES H. KITCHEN, AND ROBERT AND ARLENE BECK PROPERTIES WHICH HAVE BEEN ANNEXED INTO ROY CITY: RECORDED: FEBRUARY 11, 2008...

ITEM 25 NOT ADDRESSED BY THIS SURVEY

ITEM 26 RIGHTS OF WAY AND EASEMENTS FOR ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, CABLE, FIBER OPTIC, SEWER, GAS OR WATER LINES.

ITEM 27 ACCESS RESTRICTIONS AS DISCLOSED BY THE WARRANTY DEED RECORDED JUNE 14, 2007 AS ENTRY NO. 2271065 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 28 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: DARRIN D. CESKA RECORDED: NOVEMBER 16, 1992...

ITEM 29 NOT ADDRESSED BY THIS SURVEY

ITEM 30 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION RECORDED: JUNE 3, 2014...

ITEM 31 UNDERGROUND RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PACIFICORP, AN OREGON CORPORATION, D/B/A ROCK MOUNTAIN POWER RECORDED: APRIL 3, 2015...

TITLE EXCEPTIONS (CONTINUED)

ITEM 32 RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER RECORDED: JUNE 23, 2015...

THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF MORTGAGE: RECORDED: JULY 15, 2015 ENTRY NO.: 2745987 (SURVEY FINDINGS: UNABLE TO RETRACE EASEMENT. THE EXHIBIT CONTAINING THE DESCRIPTION OF THE EASEMENT IS UNREADABLE.)

ITEM 33 RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER RECORDED: JUNE 23, 2015...

THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF MORTGAGE: RECORDED: JULY 15, 2015 ENTRY NO.: 2745987 (SURVEY FINDINGS: UNABLE TO RETRACE EASEMENT. THE EXHIBIT CONTAINING THE DESCRIPTION OF THE EASEMENT IS UNREADABLE.)

ITEM 34 THE DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED WHICH OVERLAPS THE PROPERTY COVERED BY THIS COMMITMENT: GRANTOR(S): THOMAS LEE KITCHENS AND LAURA KITCHENS, SURVIVING CO-TENANTS OF JAMES H. KITCHENS, DECEASED...

ITEM 35 THE FACT THAT THE LESS AND EXCEPTING LEGAL DESCRIPTIONS TO UDOT DO NOT EXACTLY LINE UP WITH THE SUBJECT PARCEL DESCRIBED IN SCHEDULE A (SURVEY FINDINGS: EACH UDOT LESS AND EXCEPTING PARCEL HAD TO BE SEPARATELY PLOTTED AND ROTATED TO THIS SURVEY'S BASIS OF BEARINGS...)

REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NO. 6-080605, EFFECTIVE DATE SEPTEMBER 17, 2018.

R2) RIGHT OF WAY SURVEY BY CHESTER L. NELSON OF CONSTRUCTION & LAND SURVEYORS SIGNED APRIL 5, 1999 ON FILE AT THE WEBER COUNTY SURVEYORS OFFICE AS DRAWING NO. 2236.

R3) RECORD OF SURVEY BY CYNTHIA L. ROBINETT OF CONSTRUCTION & LAND SURVEYORS SIGNED JULY 15, 1994 ON FILE AT THE WEBER COUNTY SURVEYORS OFFICE AS DRAWING NO. 1061.

R4) EDGEWATER ESTATES PHASE NO.1 SUBDIVISION RECORDED AUGUST 24, 1995 AS ENTRY NO. 1390165 IN BOOK 40 AT PAGE 46 AT THE WEBER COUNTY RECORDERS OFFICE.

NARRATIVE OF SURVEY

SCOPE BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY GAGE CRABTREE OF ROYWELL, LLC TO PERFORM AN ALTANSPPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°25'05" WEST, AS SHOWN HEREON.

BENCHMARK THE BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION WAS DETERMINED USING NAVD88 (VRS-TURN NETWORK). ELEVATION = 4325.66'

NARRATIVE THE WESTERLY AND SOUTHWESTERLY BOUNDARY LINES WERE DETERMINED FROM THE RIGHT OF WAYS OF MIDLAND DRIVE (SR-108) AND 4000 SOUTH (SR-37) ACCORDING TO RECENT LAND ACQUISITIONS FOR ROAD WIDENING. NO RIGHT OF WAY MARKERS WERE FOUND DUE TO BEING DESTROYED BY SAID ROAD WIDENING.

THE SUBJECT DEED DESCRIPTION FOR THE NORTHERLY LINE CONTAINS A BOUNDS CALL ALONG AN EXISTING FENCE LINE. THE WESTERLY BOUNDARY LINE ALONG MIDLAND DRIVE WAS EXTENDED NORTH TO AN EXISTING CHAIN LINK FENCE. SAID NORTHERLY LINE WAS ROTATED TO MATCH SAID FENCE LINE. THE SUBJECT DEED DESCRIPTION CONTAINS A BOUNDS CALL TO 'AN OLD FENCE LINE MARKING THE QUARTER LINE BETWEEN SECTIONS 3 & 2; HOWEVER, THE NORTHERLY LINE WAS EXTENDED EASTERLY TO THE WESTERLY EDGE OF EDGEWATER ESTATES PHASE 1 SUBDIVISION (SAID SUBDIVISION WAS ROTATED SLIGHTLY TO MATCH THE MEASURED BEARING FOR THE SECTION LINE). THE WESTERLY LINE OF SAID SUBDIVISION IS 3.5 FEET EAST OF THE SECTION LINE. THIS IS CONSISTENT WITH WHAT IS SHOWN ON THE SUBDIVISION PLAT.'

THE NORTHERLY DEED LINES, ACCORDING TO THE RECORD DESCRIPTIONS FOR PARCELS 08-031-0041 AND 08-031-0013, ARE LOCATED NORTH OF AN EXISTING EAST-WEST FENCE LINE. THE NARRATIVE OF THE SURVEY PERFORMED BY CYNTHIA ROBINETT (R3) STATED THAT SAID EAST-WEST FENCE HAD BEEN IN PLACE FOR SEVERAL DECADES. THE SUBJECT DEED DESCRIPTIONS ALSO CONTAINS A BOUNDS CALL ALONG SAID FENCE LINE. THE BOUNDARY OF THIS SURVEY FOR THIS PORTION WAS ADJUSTED TO MATCH THE EXISTING FENCE LINE.

THE WESTERLY LINE OF PARCEL 08-031-0041 WAS DETERMINED OFFSETTING THE SECTION LINE THE RECORD DISTANCES AS SHOWN HEREON.

GENERAL NOTES

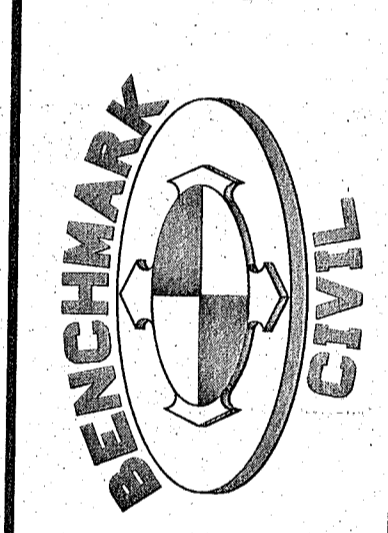
- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS. A - THE NORTH DEED LINES OF PARCELS 08-031-0041 AND 08-031-0013 OVERLAP THE SUBJECT PROPERTY BETWEEN 4.8 FEET ON THE WEST END AND 1.0 FEET ON THE EAST END. B - A SERIES OF ROOF OVERHANGS FOR SHEDS SITUATED ON PARCELS 08-031-0041 AND 08-031-0013. C - SIDEWALK, CURB, GUTTER IMPROVEMENTS ALONG 4000 SOUTH ON THE SOUTHEASTERLY PORTION OF THE PROPERTY...

LEGEND AND ABBREVIATIONS

Legend table with symbols and descriptions for various features: SECTION CORNER & LINE (FOUND), PROPERTY CORNER (PLAT NOTED), ADJACENT PL or LOT LINES, CENTERLINE OF ROAD, EASEMENT LINE, CURB & GUTTER, FENCE CHAIN, FENCE WIRE, SIGN, TELEPHONE BOX, TELECOMM PEDESTAL, SANITARY SEWER MANHOLE & PIPE, STORM DRAIN MANHOLE & PIPE, CATCH BASIN, STORM DRAIN INLET BOX, CULINARY PIPE LINE, WATER VALVE & WATER METER, FIRE HYDRANT, IRRIGATION PIPE LINE, PRESSURIZED IRRIGATION VALVE & PIPE LINE, POWER POLE & OVERHEAD POWER, UNDERGROUND POWER, GUY WIRE, LIGHT POLE, GAS LINE, TELEPHONE LINE, FIBER OPTIC, COMMUNICATION LINE.

BY: 6258 MAY 28 2019

BENCHMARK ENGINEERING & LAND SURVEYING 918 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84707 (801) 562-7192 www.benchmarkcivil.com



ROYWELL, LLC 4000 SOUTH MIDLAND DRIVE ROY CITY, UT PROJECT NO. 1809209

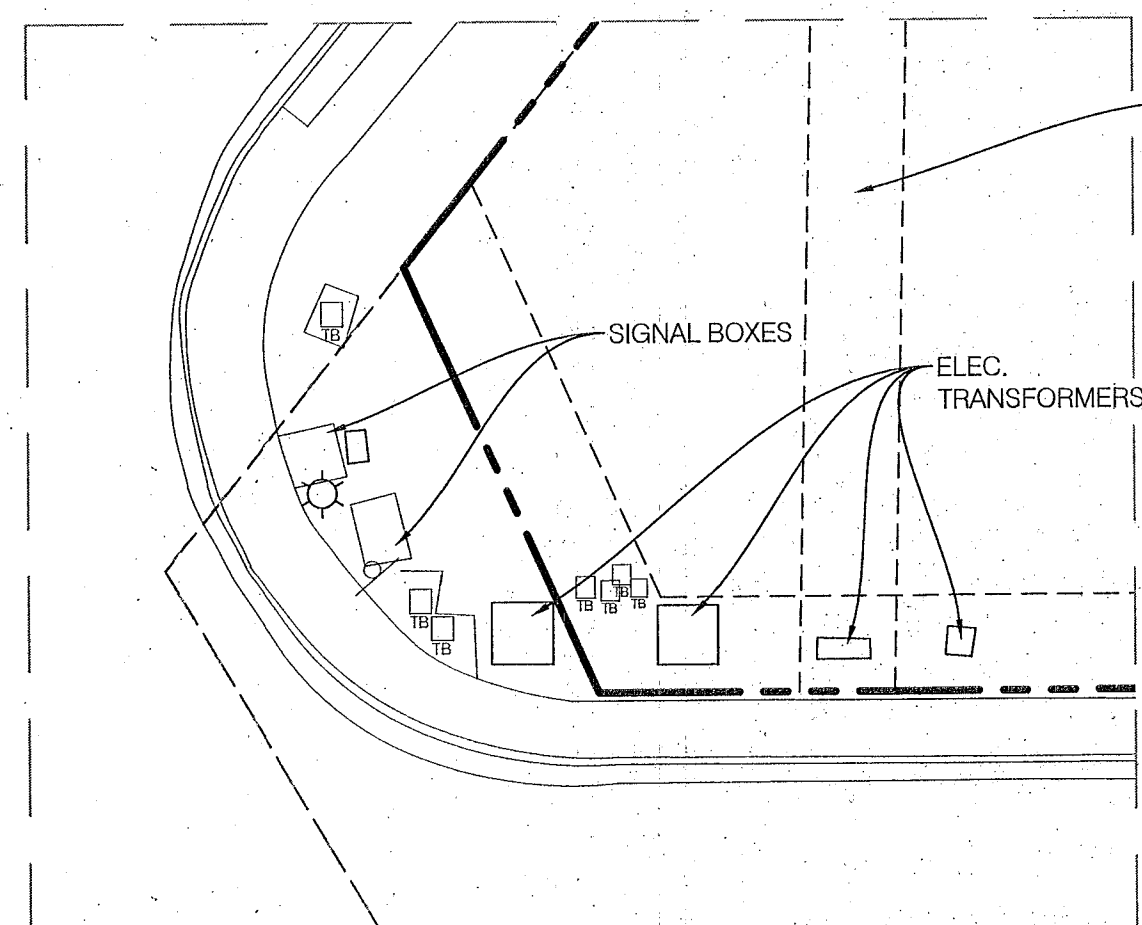
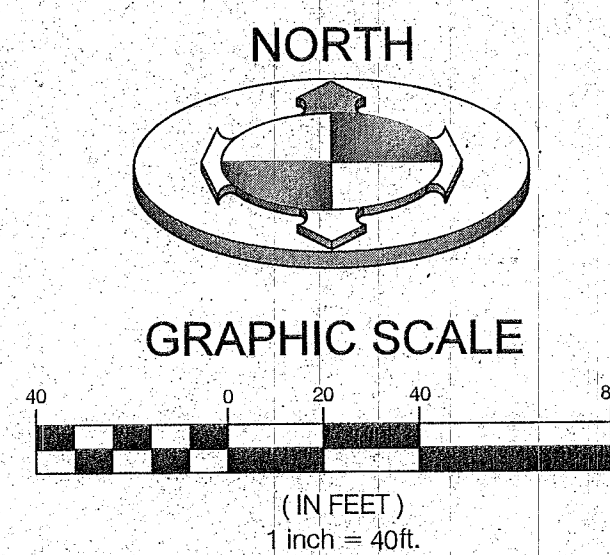
ALTA/NSPPS LAND TITLE SURVEY

LEGEND AND ABBREVIATIONS

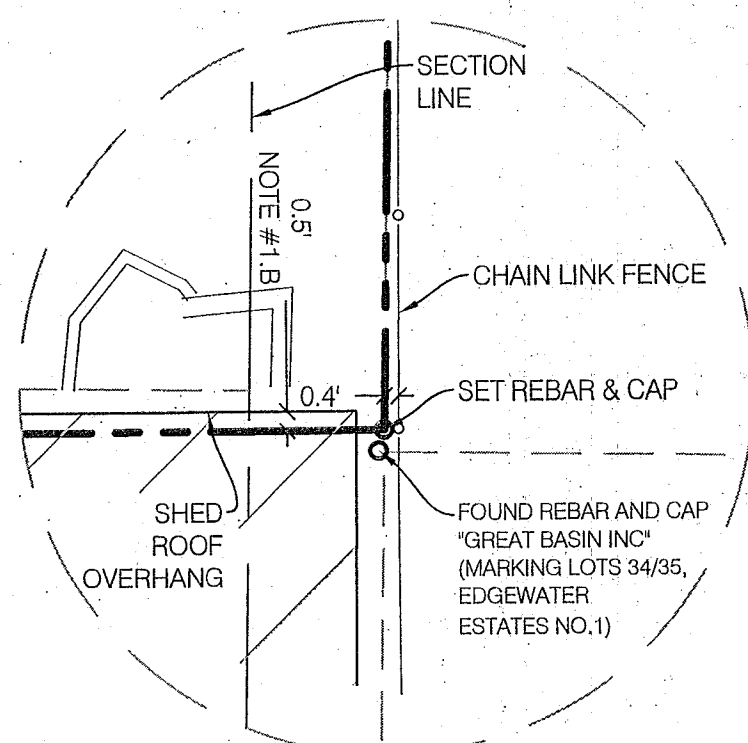
SECTION CORNER & LINE (FOUND)	SANITARY SEWER MANHOLE & PIPE
PROPERTY CORNER (PLAT NOTED)	STORM DRAIN MANHOLE & PIPE
ADJACENT PL or LOT LINES	CATCH BASIN
EXISTING RIGHT-OF-WAY LINE	STORM DRAIN INLET BOX
CENTERLINE OF ROAD	CULINARY PIPE LINE
EASEMENT LINE	WATER VALVE & WATER METER
CURB & GUTTER	FIRE HYDRANT
EDGE OF EXISTING ASPHALT	IRRIGATION PIPE LINE
FENCE, CHAIN	PRESSURIZED IRRIGATION VALVE & PIPE LINE
FENCE, WIRE	PRESSURIZED IRRIGATION MANHOLE
SIGN	POWER POLE & OVERHEAD POWER
TELEPHONE BOX	UNDERGROUND POWER
TELECOMM PEDESTAL	GUY WIRE
SDMH STORM DRAIN MANHOLE	SMH SANITARY SEWER MANHOLE
SSMH SANITARY SEWER MANHOLE	SDCB STORM DRAIN CATCH BASIN
TOG TOP OF GRADE	POB POINT OF BEGINNING
POB POINT OF BEGINNING	GAS LINE
	TELEPHONE LINE
	FIBER OPTIC
	COMMUNICATION LINE

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 &  
 SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 5 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 ROY CITY, WEBER COUNTY, UTAH



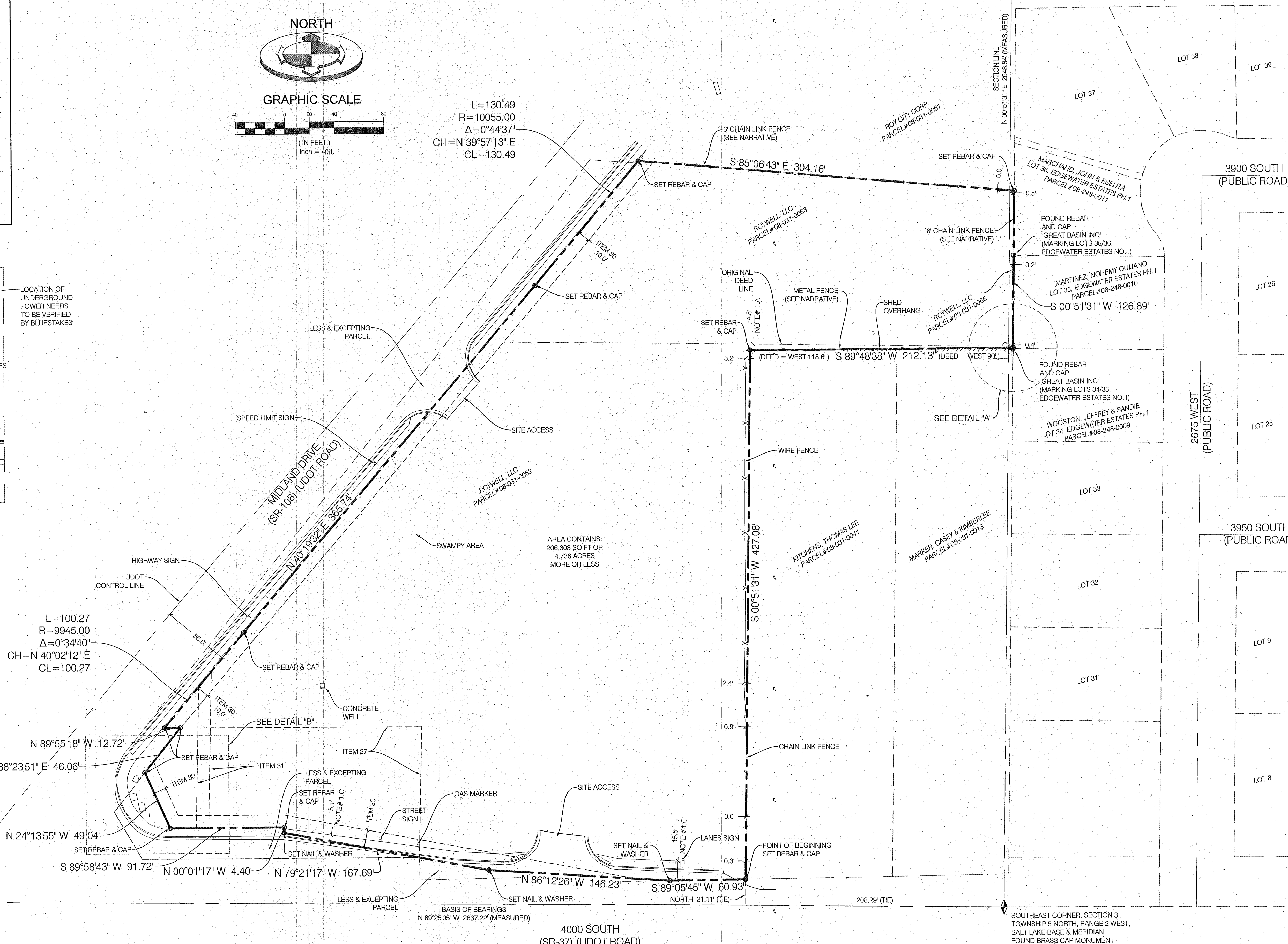
DETAIL "B"  
SCALE: 1"=20'



DETAIL "A"  
SCALE: 1"=5'

SOUTH QUARTER CORNER, SECTION 3  
 TOWNSHIP 5 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE & MERIDIAN  
 FOUND BRASS CAP MONUMENT

SOUTHEAST CORNER, SECTION 3  
 TOWNSHIP 5 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE & MERIDIAN  
 FOUND BRASS CAP MONUMENT

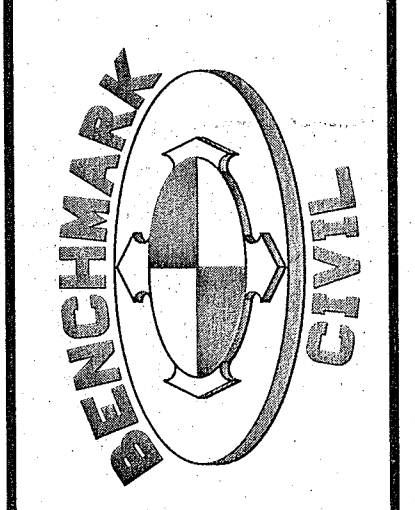


4000 SOUTH  
(SR-37) (UDOT ROAD)

RECEIVED  
MAY 20 2019  
BY: 6258

No.	DATE	DESCRIPTION

**BENCHMARK & ENGINEERING & LAND SURVEYING**  
 9138 SOUTH STATE STREET SUITE F 100  
 SANDY, UTAH 84070 (801) 542-7152  
 www.benchmarkcivil.com



**ROYWELL, LLC**  
 4000 SOUTH MIDLAND DRIVE  
 ROY CITY, UT

PROJECT NO. 1809209  
**ALTA/NSPS LAND TITLE SURVEY**  
 SVA.01  
 2 OF 2