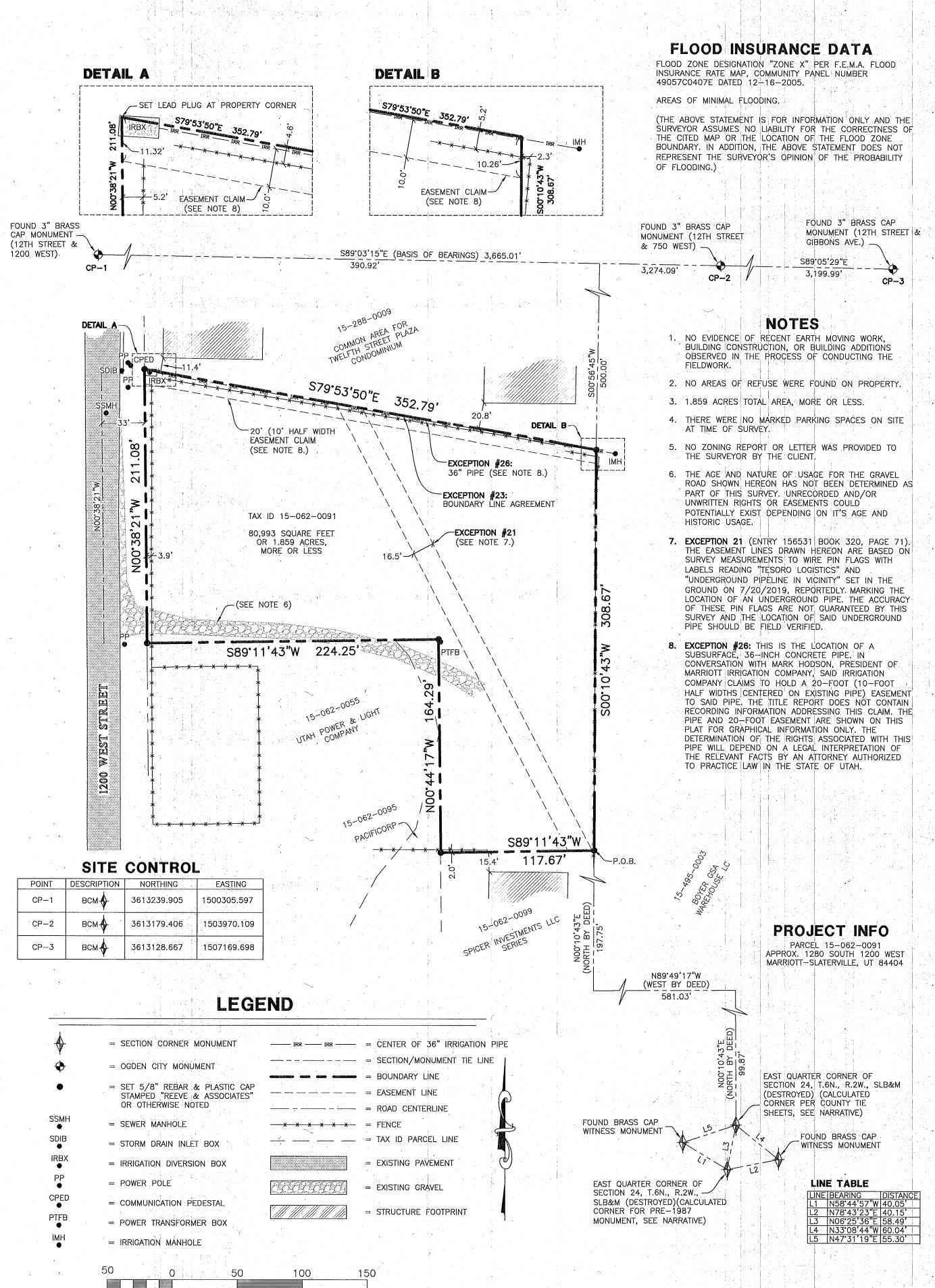
# ALTA/NSPS SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH SEPTEMBER 2019



### AS PROVIDED DESCRIPTION

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 6-084302 (REVISED #2), DATED SEPTEMBER 2, 2019

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT OF WAY LINE OF 1200 WEST STREET, AT A POINT 510.7 FEET NORTH AND 902.1 FEET WEST, MORE OR LESS, FROM THE EAST ONE QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 0 DEG. 45 WEST 119.4 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE FOLLOWING THE MIDDLE OF A SLOUGH THE FOLLOWING THREE COURSES: SOUTH 67 DEG. 50 EAST 99.0 FEET; SOUTH 64 DEG. 39 EAST 58.8 FEET AND SOUTH 42 DEG. 07 EAST 72.3 FEET; THENCE SOUTH 89 DEG. 01 WEST 191.8 FEET TO THE POINT OF

MERIDIAN: BEGINNING AT A POINT WHICH IS NORTH 158.01 FEET AND WEST 574.66 FEET FROM THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, AND RUNNING THENCE NORTH 78 DEG. 56'09" WEST ALONG A FENCE LINE, 109.54 FEET; THENCE NORTH 01 DEG. 50'56" EAST 113.52 FEET, ALONG A FENCE; THENCE NORTH 86 DEG. 24'27" WEST, ALONG A

FENCE, 83.07 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE CENTER OF A SLOUGH, AND ALONG THE EASTERLY LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY: THENCE FOLLOWING EIGHT COURSES

DISTANCES: NORTH 28 DEG. 10'25" EAST 42.94 FEET; NORTH 39 DEG. 08' EAST 47.18 FEET; NORTH 13 DEG. 27' EAST 75.57 FEET; NORTH 13 DEG. 10' WEST 17.57 FEET; NORTH 24 DEG. 27' WEST 47.20 FEET; NORTH 42 DEG. 07'WEST 88.10 FEET; NORTH 64 DEG. 39'WEST 58.80 FEET; NORTH 67 DEG. 50'WEST 99.02 FEET TO THE EAST LINE OF 1200 WEST STREET; THENCE NORTH O DEG. 45 WEST ALONG SAID EAST LINE 84.58 FEET; THENCE NORTH 79 DEG. 50'12" EAST 353.23 FEET TO AN OLD FENCE LINE; THENCE SOUTH ALONG SAID OLD FENCE, 479.84 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPTING:

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 294.2 FEET NORTH AND 743.1 FEET WEST, MORE OR LESS, (SURVEYED) 328.1 FEET NORTH AND 765.3 FEET WEST, MORE OR LESS, (CALCULATED FROM DEED) FROM THE EAST ONE QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 86 DEG. 24 EAST 70.2 FEET; THENCE NORTH 0 DEG. 55 WEST 224.7 FEET; THENCE SOUTH 89 DEG. 01'WEST 33.0 FEET; THENCE ALONG THE MIDDLE OF A SLOUGH THE FOLLOWING SIX COURSES: SOUTH 42 DEG. 07 EAST 15.8 FEET; SOUTH 24 DEG. EAST 47.2 FEET; SOUTH 13 DEG. 10 EAST 17.6 FEET; SOUTH 13 DEG. 27 WEST 75.6 FEET; SOUTH 39 DEG. 08 WEST 47.2 FEET, AND SOUTH 27 DEG. 17'WEST 42.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

ALSO LESS AND EXCEPTING:

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT NORTH 158.01 FEET AND WEST 574.66 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AND RUNNING THENCE NORTH 78 DEG. 56'09" WEST ALONG A FENCELINE 109.54 FEET; THENCE NORTH 1 DEG. 50'56" EAST 113.52 FEET ALONG A FENCE: THENCE NORTH 86 DEG. 24'27" WEST, ALONG A FENCE, 12.87 FEET: THENCE NORTH 0 DEG. 55' WEST 60.34 FEET TO THE NORTHEAST CORNER OF PARCEL 15-062-0054; THENCE

TOGETHER WITH AND LESS AND EXCEPTING THOSE PORTIONS CONVEYED IN A BOUNDARY LINE AGREEMENT RECORDER, STATE OF UTAH. SAID PROPERTY IS ALSO DESCRIBED IN THE WEBER COUNTY RECORDER'S OFFICE AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH IS NORTH 158.01 FEET, WEST 574.66 FEET, NORTH 78 DEG. 56'09" WEST ALONG A FENCE LINE 109.54 FEET; NORTH 01 DEG. 50'56" EAST 113.52 FEET ALONG A FENCE, NORTH 86 DEG. 24'27" WEST ALONG A FENCE, 12.87 FEET; AND NORTH O DEG. 55 WEST 60.34 EEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND RUNNING THENCE NORTH 0 DEG. 55 WEST 164.53 FEET; THENCE SOUTH 89 DEG. 01' WEST 224.80 FEET TO THE EAST LINE OF 1200 WEST STREET; THENCE NORTH 0 DEG. 45' WEST ALONG SAID EAST LINE 203.98 FEET; THENCE SOUTH 79 DEG. 50'12" EAST 353.23 FEET TO AN OLD FENCE LINE; THENCE SOUTH ALONG SAID OLD FENCE 300.09 FEET, MORE OR LESS; THENCE SOUTH 89 DEG. 01'00" WEST 117.64 FEET TO THE POINT OF BEGINNING.

## TITLE EXCEPTIONS

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 6-084302 (REVISED #2), DATED SEPTEMBER 2, 2019

EXCEPTIONS #1 - 19, 22, 24 & 25 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #20 - EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: WILSON IRRIGATION COMPANY

RECORDED: 5-17-1996 ENTRY NO .: 1406858

BOOK/PAGE: 1806/2985

AREA AFFECTED: NO EXACT LOCATION

(THIS EASEMENT IS NOT SPECIFIC TO LOCATION AND CANNOT BE PLOTTED) - EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: SALT LAKE PIPE AND LINE COMPANY RECORDED: SEPTEMBER 7, 1949

ENTRY NO .: 156531 BOOK/PAGE: 320/71 AREA AFFECTED: SHOWN ON PLAT

(SHOWN ON PLAT)

EXCEPTION #23 - BOUNDARY LINE AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

CAPE CONSTRUCTION CO. BETWEEN: AND: DENNIS CLIFFORD WEAVER AND LINDA LEE WEAVER, AS TRUSTEES OF THE WEAVER FAMILY

REVOCABLE TRUST RECORDED: DECEMBER 22, 2000

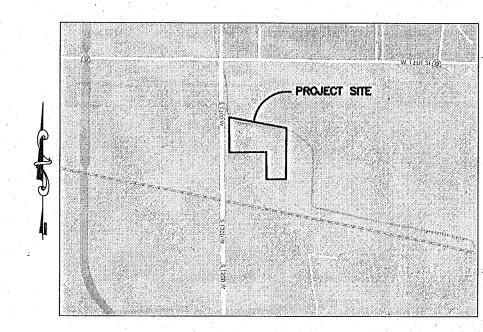
ENTRY NO.: 1743444 BOOK/PAGE: 2107/966

Reeve & Associates, Inc. - Solutions You Can Build On

(SHOWN ON PLAT)

EXCEPTION #26 - EASEMENT CLAIMED BY THE MARRIOTT IRRIGATION COMPANY

(SHOWN ON PLAT)

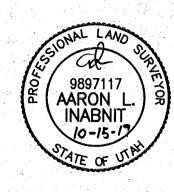


VICINITY MAP

#### SURVEYOR'S CERTIFICATE

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 1-4, 6(a)(b), 7(a)(b)(1)(2), 8, 9, 11, 13, 16-18, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-6-2019

DATE OF SURVEY: 9-6-2019 DATE SIGNED: 10-15-2019 AARON L. INABNIT, P.L.S. UTAH NUMBER: 9897117



#### AS SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE, SAID POINT BEING 99.87 FEET NOO 10'43E AND 581.03 FEET N89'49'17"W AND 197.75 FEET N00'10'43"E FROM THE EAST QUARTER CORNER OF SAID SECTION 24, SAID EAST QUARTER CORNER IS 58.49 FEET N06'25'36"E FROM THE CALCULATED POSITION OF A DESTROYED MONUMENT REPORTED TO ERRONEOUSLY MARK SAID EAST QUARTER CORNER (NOTE: BASIS OF BEARINGS FOR THIS DESCRIPTION IS \$89'03'15"E 3.665.01 FEET BETWEEN FOUND BRASS CAP MONUMENTS IN 12TH STREET (S.R. 39) AT THE INTERSECTIONS OF 1200 WEST STREET AND 750 WEST STREET), AND RUNNING THENCE S89 11 43"W 117.67 FEET; THENCE NO0'44'17"W 164.29 FEET; THENCE S89'11'43"W 224.25 FEET, MORE OR LESS, TO THE LESS, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF THE 12TH STREET PLAZA SUBDIVISION (RECORDED AS ENTRY 1743446, BOOK 53 AND PAGE 30 IN THE OFFICE OF THE WEBER COUNT RECORDER): THENCE \$79.53.50"E 352.79 FEET. MORE OR LESS. ALONG SAID SOUTHERLY LINE TO A POINT IN AN EXISTING FENCE, AND PROJECTION THEREOF, AND THE WESTERLY LINE OF THE BOYER TWELFTH STREET SUBDIVISION (RECORDED AS ENTRY 2427157, BOOK 70 AND PAGE 28 IN THE OFFICE OF THE WEBER COUNTY RECORDER); THENCE S00'10'43"W 308.67 FEET ALONG SAID FENCE AND WESTERLY LINE OF SAID BOYER IWELFIH STREET SUBDIVISION TO THE POINT OF BEGINNING

CONTAINING 80,992 SQUARE FEET OR 1.859 ACRES, MORE OR LESS.

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN FOUND BRASS CAP MONUMENTS IN 12TH STREET AT THE INTERSECTIONS OF 1200 WEST STREET AND 750 WEST STREET, SHOWN HEREON AS: \$89'03'15"E

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE SUBJECT PROPERTY. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN 12TH STREET BETWEEN EXISTING BRASS CAP MONUMENTS AT THE INTERSECTIONS OF 1200 WEST STREET AND 750 WEST STREET, SHOWN HEREON AS \$89.03'15"E. BOUNDARY DETERMINATIONS WERE AS FOLLOWS:

THE CURRENT DEED OF RECORD FOR THE SURVEYED PARCEL TIES TO THE EAST QUARTER CORNER OF SECTION 24. TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M. IN RESEARCHING THE HISTORY OF THE SURVEYED PARCEL THE EAST QUARTER CORNER, REFERENCED BY SAID CURRENT DEED OF RECORD, APPEARS TO BE A BRASS CAP MONUMENT EXISTING FROM APPROXIMATELY 1981 TO DECEMBER, 1987, ACCORDING TO TIE SHEETS ON FILE IN THE OFFICE OF THE WEBER COUNTY SURVEYOR. THIS BRASS CAP MONUMENT IS STATED BY SAID WEBER COUNTY TIE SHEETS TO BE AN "INCORRECT RETRACEMENT" OF THE ORIGINAL PLACEMENT FOR SAID SECTION CORNER. THIS BRASS CAP MONUMENT HAS SINCE BEEN DESTROYED. THE BRASS CAP MONUMENT THAT REPLACED AND CORRECTED THE PURPORTEDLY ERRONEOUSLY PLACED BRASS CAP MONUMENT WAS ALSO DESTROYED AS STATED BY AN "ILLICIT DESTRUCTION OF A MONUMENT CONFIRMATION" FORM FILED WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR, DATED JULY 17TH, 2018. ALTHOUGH THESE BRASS CAP MONUMENTS HAVE BEEN DESTROYED. WITNESS CORNERS MARKING BOTH LOCATIONS MAKE THEIR RESPECTIVE HISTORICAL POSITIONS EASILY

AFTER ESTABLISHING THE BASIS OF BEARINGS FOR THIS SURVEY AND THE POSITION OF THE DESTROYED BRASS CAP MONUMENT MARKING THE SECTION CORNER REFERENCED BY THE CURRENT DEED OF RECORD, THE DEED'S APPROPRIATE ROTATION WAS DETERMINED BY MEASUREMENTS TO AN OLD FENCE LONG RELIED UPON AS A BOUNDARY. THIS FENCE RUNS ALONG THE LENGTH OF THE EASTERLY LINE OF THE SURVEYED PARCEL. THE AFOREMENTIONED FENCE HAS BEEN REFERENCED AS BEING "NORTH/SOUTH" IN MANY CONVEYANCES THROUGH TIME FOR THE SURVEYED PARCEL. WHILE UTILIZING THE BASIS OF BEARINGS AS SHOWN ON THIS PLAT. A BEST FIT LINE FOR THIS FENCE WAS DETERMINED BY FIELD MEASUREMENT AS BEING NOO 10'43"E. THE CURRENT DEED OF RECORD FOR THE SUBJECT PARCEL WAS ROTATED TO MATCH THIS BEARING AND FENCE. WHEN UTILIZING THIS BASIS OF BEARINGS, THE RECOVERED POINT OF COMMENCEMENT AND RESULTANT DEED ROTATION, THE CURRENT DEED OF RECORD FITS OCCUPATION LINES AND IMPROVEMENTS VERY WELL.

FURTHER BOUNDARY DETERMINATIONS WERE MADE AS FOLLOWS:

THE NORTHERLY LINE OF THE SURVEYED PARCEL IS DEFINED BY A BOUNDARY LINE AGREEMENT (ENTRY 1743444, BOOK 2107, PAGE 966). THE BOUNDARY LINE AGREEMENT DEFINES THE SOUTHERLY LINE OF THE 12TH STREET PLAZA SUBDIVISION (ENTRY 1743446, BOOK 53, PAGE 30) AS THE COMMON BOUNDARY LINE BETWEEN SAID SUBDIVISION AND THE SURVEYED PARCEL. TO PLACE SAID 12TH STREET PLAZA SUBDIVISION, AND THUS, THE NORTHERLY LINE OF THE SURVEYED PARCEL, THE GEOMETRY SHOWN FOR THE 12TH STREET MONUMENTS AT THE INTERSECTIONS OF 1200 WEST STREET AND 750 WEST STREET AS DEPICTED ON SAID SUBDIVISION PLAT WERE PLACED ACCORDINGLY WITH THIS SURVEYS BASIS OF BEARINGS AND MONUMENTS FOUND IN COMMON WITH SAID SUBDIVISION PLAT.

THE EASTERLY LINE WAS DETERMINED BY THIS SURVEY TO BE A FENCE LONG RELIED UPON AS A BOUNDARY AND MENTIONED IN NUMEROUS CONVEYANCES THROUGH TIME.

THE WESTERLY LINE OF THE SURVEYED PARCEL IS DETERMINED BY THIS SURVEY TO BE THE EASTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET. THE EASTERLY RIGHT-OF-WAY LINE OF 12TH WEST STREET WAS DETERMINED BY MEASUREMENTS TO THE EXISTING EDGE OF ASPHALT, FROM THESE MEASUREMENTS TO THE EXISTING EDGE OF ASPHALT, A BEST FIT LINE WAS CALCULATED IDENTIFYING THE CENTERLINE OF THE ROAD. THIS RESULTING CENTERLINE WAS OFFSET 33 FEET IN EACH DIRECTION TO DETERMINE THE RIGHT-OF-WAY LIMITS. THE RESULTING CENTERLINE AND RIGHT-OF-WAY LINES MATCHED WELL WITH THE 12TH STREET PLAZA SUBDIVISION PLAT AND IT'S RIGHT-OF-WAY LIMITS WERE MAINTAINED IN THIS SURVEY.

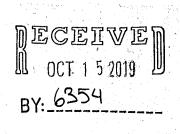
THE SOUTHERNMOST LINE IS IN CLOSE PROXIMITY TO A CHAIN LINK FENCE. DURING THE FIELD VISIT, IT WAS NOTED THIS FENCE HAD CLEARLY BEEN UNDER RECENT CONSTRUCTION AND/OR MODIFICATION MAKING ITS HISTORICAL POSITION AMBIGUOUS.











Project Info. Surveyor: A. INABNIT Designer: Begin Date: 9-16-2019 HANNAH INV. ALTA

Scale: \_\_\_\_

Checked: \_ Number: 7252-01

<u>1"=50'</u>