



BENCHMARK	
NORTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN	ELEV = 4285.80'

SURVEYOR'S CERTIFICATE

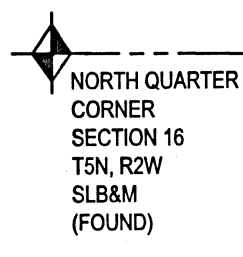
I, Michael B. Herbst, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate No. 5046930 as prescribed by the laws of the State of Utah and I have made a survey of Parcel 09-467-0007 in Roy, Weber County, Utah. The purpose of this survey is to define the overall property on the ground. The Basis of Bearing for this survey is along the line measured as North 89°38'53" West 2649.30 feet between the Northeast Corner and the North Quarter Corner of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The Benchmark used for this project is the Northeast Corner of said Section 16, with a published elevation of 4285.80 per the Section Corner Tie-sheet found online on the Weber County Surveyors Office.

To: MMC Investments, LLC Series - R09, a Utah series limited liability company Cottonwood Title Insurance Agency, Inc.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1-5, 8, 11, 13, 14, 16-20 of Table A thereof. The field work was completed in March of 2020.

APRIL 8, 2020
Date of Plat of Map

Michael B. Herbst
Michael B. Herbst
License No. 5046930



LEGAL DESCRIPTION FROM TITLE REPORT

A part of the Northwest quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Roy City, Weber County, Utah; Beginning at a point on the West right-of-way line of 3500 West Street (SR-108), said point being 506.72 feet South 00°18'12" West along the section line, and 33.00 feet North 89°41'48" West from the Northeast corner of said Section 16; thence South 00°18'12" West 252.89 feet along said West line of 3500 West Street; thence North 89°41'52" West 121.12 feet to Country Meadows Estates Subdivision Phase - 2 as recorded with the Weber County Recorder; thence Westerly six (6) courses along the Northernly line of said Country Meadows Estates Subdivision Phase - 2 as follows: (1) North 26°13'01" East 40.70 feet; (2) North 89°41'52" West 332.77 feet; (3) North 6°10'17" West 122.62 feet; (4) South 85°43'02" West 100.97 feet; (5) South 43°44'58" West 241.66 feet; and (6) North 46°11'53" West 200.00 feet to the Easternly right-of-way line of Midland Drive; thence North 43°44'58" East 293.64 feet along said Easternly line; thence South 89°41'52" East 758.52 feet to the point of beginning.

SURVEY NOTES

- This ALTA/NSPS Land Title Survey is based on a 1st Amended Real Property Title Report, File Number: 125356-T0F issued by Cottonwood Title Insurance Agency, Inc. with an effective date of: March 10, 2020 at 7:30 AM, and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The record legal description, shown hereon, creates a mathematically closed figure.
- There is no observed evidence of current earth moving work, building construction or building additions and is listed as follows and shown hereon.
- There are no proposed changes in street right of way lines. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill except as noted below and shown hereon.
- There is no observed evidence of the property being, or having been, used for cemetery, burial ground or grave site purposes.
- All above ground evidence of utilities, drainage structures, structural support and ingress and egress for or from adjoining properties is shown hereon.

The following items are referenced on this survey from Record Matters of the 1st Amended Real Property Title Report:

- Right of Way Easement in favor of the American Telephone and Telegraph Company of Wyoming, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon, over, under and across a portion of the subject land, recorded June 5, 1929, in Book 5-11, at Page 159. (Exact location not disclosed. Not plottable or shown on this survey)

BASIS OF BEARINGS N 89°38'53" W 2649.30'

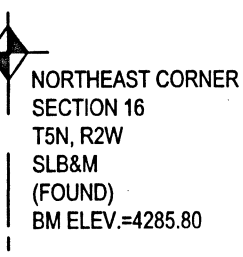
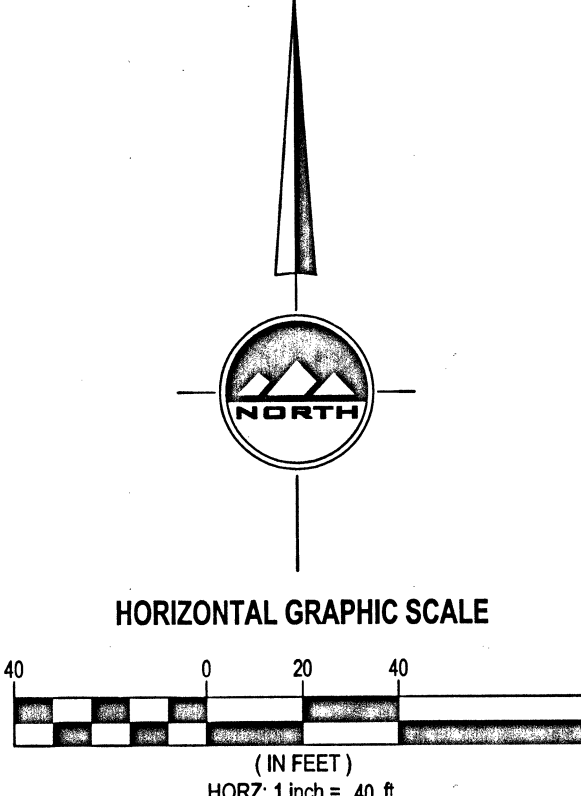
- Deed of Right of Way or Easement between A. W. Child and Emma C. Child, husband and wife and W. Everett Slater and Erma C. Slater, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship, dated October 29, 1951 and recorded October 29, 1951 as Entry No. 183954 in Book 377 at Page 252. (As shown on this survey. Does not affect the subject property)
- A slough and the effects of the meandering courses of said slough over and across said land. (Exact location not disclosed. Not plottable or shown on this survey)
- Easement in favor of North Davis Sewer District, their successors in interest and assigns for a permanent right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded April 25, 2000 as Entry No. 1702006 in Book 2068 at Page 2849. (As shown on this survey)
- Easements, notes and restrictions as shown on the recorded plat for Country Meadows Commercial Subdivision, recorded September 16, 1999 as Entry No. 1662786 in Book 50 at Page 55. (affects those portions of the land located within Country Meadows Commercial Subdivision). (As shown on this survey)

ADDITIONAL SURVEY NOTES - TABLE A

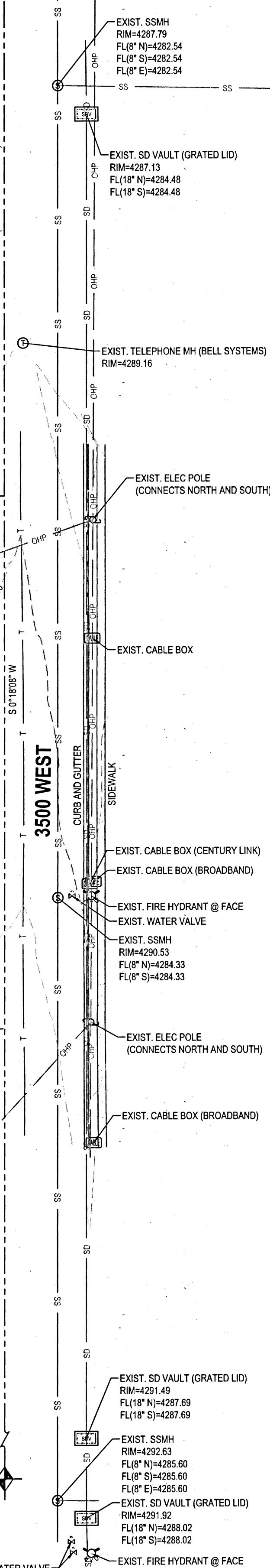
The following items are referenced on this survey from the Optional Survey Requirements, Table A of the Title Report:

- Monuments placed and references to any found monuments or witness corners and are shown on this survey.
- The address of this parcel is not listed on the Weber County Assessor's Office. The approximate address per Google is: 4850 South Midland Drive, Roy, Utah 1239 Canyon Road, Ogden, UT 84067
- Flood zone classification Zone "X" representing areas with minimal flooding as depicted by FEMA Map No. 49057C0425E, effective on 12/16/2005.
- Gross land area is 200,363 square feet, or 4,600 acres.
- Vertical relief shown on this survey is shown with 1' contour intervals and was derived from ground survey measurements taken with a Trimble R10 GPS Receiver and processed using AutoCAD Civil 3D 2020.
- No substantial features were observed in the process of conducting the fieldwork (Except those as shown on this survey).
- Location of utilities existing on or serving the surveyed property were determined by observed evidence collected pursuant to Section 5.E.v. (As shown on this survey).

- Names of adjoining owners according to current tax records. (As shown on this survey).
- As specified by the client, distance to the nearest intersecting street. (As shown on this survey).
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No proposed changes in street right of way lines, were made available to the surveyor by the client or controlling jurisdiction. Nor was there any evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No field delineation markers of wetlands was observed, conducted or hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork.
- Off-site easements as disclosed in the title report and any documents provided to or obtained by the surveyor are (shown on this survey).
- Professional Liability Certificate of Insurance can be furnished upon request.



LOCATED IN THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ROY CITY, WEBER COUNTY, UTAH



ENSIGN
THE STANDARD IN ENGINEERING

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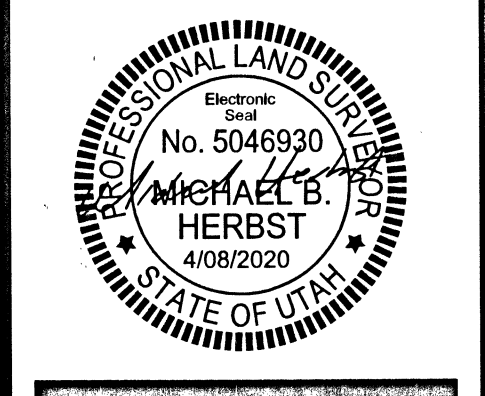
WWW.ENSIGNENG.COM

FOR:
CW MANAGEMENT CORP.
9071 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UTAH 84088

CONTACT:
CHRIS MCCANDLESS
PHONE: 801-984-5770

ROY PROPERTY
4850 SOUTH MIDLAND DRIVE
ROY, UTAH

BY: *6615*



ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER: 9284A PRINT DATE: 4/8/20

DRAWN BY: A. SHELBY CHECKED BY: M. HERBST

PROJECT MANAGER: B. MORRIS

1 OF 1

LEGEND

	SECTION CORNER		SANITARY SEWER MANHOLE		RIGHT OF WAY		LD - LAND DRAIN LINE
	MONUMENT		STORM DRAIN CLEAN OUT		CENTERLINE		W - CULINARY WATER LINE
	EXIST REBAR AND CAP		STORM DRAIN CATCH BASIN		PROPERTY LINE		CHP - OVERHEAD POWER LINE
	SET ENSIGN REBAR AND CAP		STORM DRAIN COMBO BOX		ADJACENT PROPERTY LINE		T - TELEPHONE LINE
	WATER METER		UTILITY POLE		FENCE		G - GAS LINE
	WATER MANHOLE		CABLE BOX		EDGE OF ASPHALT		EXISTING CONTOURS
	WATER VALVE		TELEPHONE BOX		SANITARY SEWER LINE		CONCRETE
	FIRE HYDRANT		ADJACENT RIGHT OF WAY		SD - STORM DRAIN LINE		

