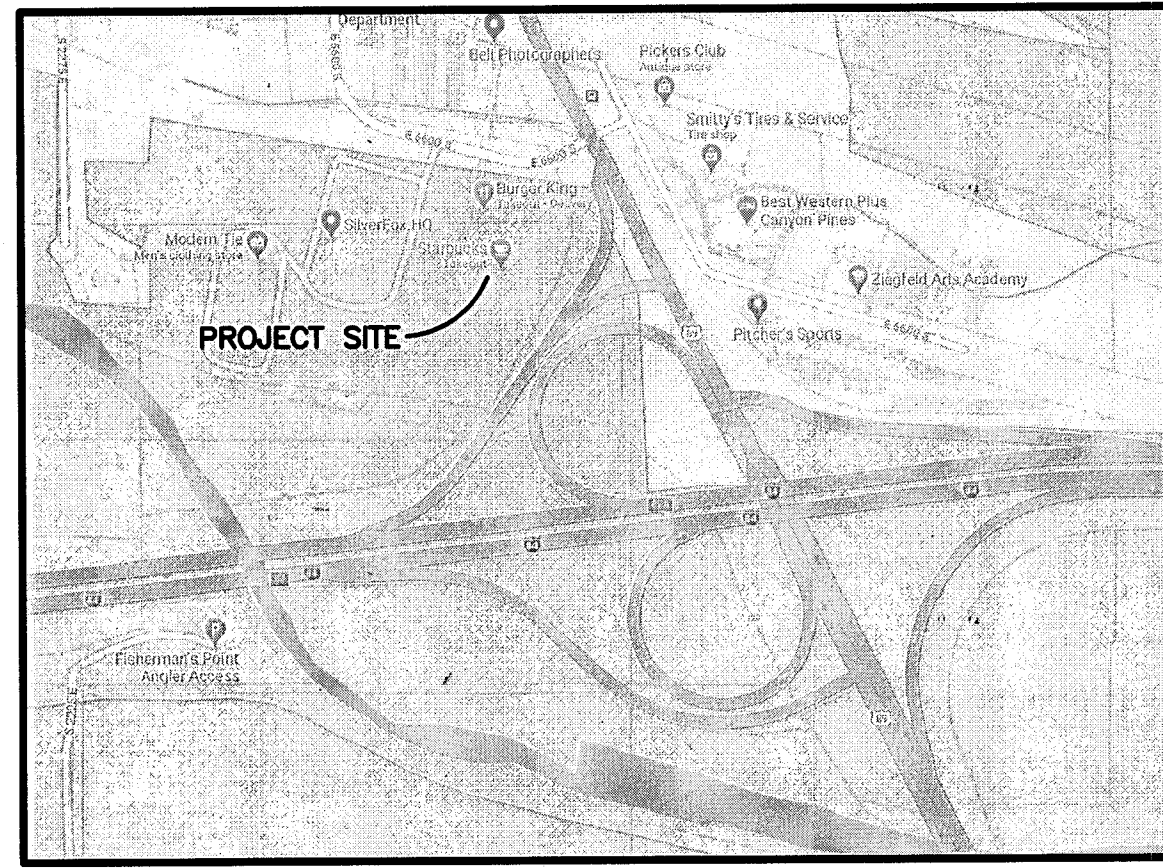


ALTA/NSPS SURVEY

PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

UINTAH, WEBER COUNTY, UTAH

OCTOBER, 2020

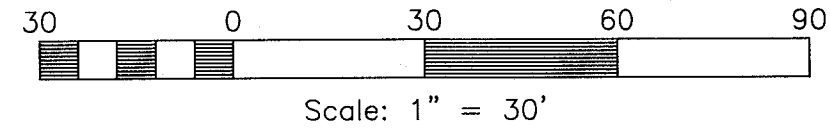


VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET NAIL AND WASHER
- = FOUND AS SHOWN
- = SIGN
- = LIGHT POLE
- = PHONE PEDESTAL
- = POWER BOX
- = POWER METER
- = WATER METER
- = SANITARY SEWER MANHOLE
- = SEWER CLEANOUT
- = GAS METER

- = BOUNDARY LINE
- = SECTION TIE LINE
- = ADJOINING PROPERTY
- = EASEMENT LINE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING STRUCTURE



NOTES

PARCEL 07-777-0011
6680 SOUTH 2500 EAST, UINTAH, UT 84405

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°02'25"E.

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0443F DATED 06-05-15.

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 AT TIME OF SURVEY.

0.933 ACRES TOTAL AREA

44 MARKED PARKING SPACES ON SITE AT TIME OF SURVEY, 2 OF WHICH ARE HANDICAPPED. THERE WERE ALSO 19 PARTIAL PARKING SPACES.

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

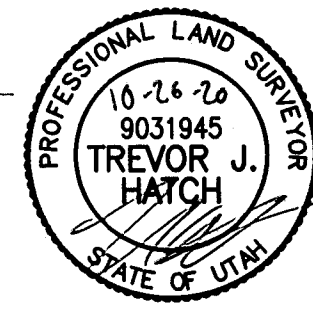
THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE SUBJECT PROPERTY. ALL CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" OR A NAIL AND WASHER.

SURVEYOR'S CERTIFICATE

TO FIDELITY VENTURES, INC. A UTAH CORPORATION, COTTONWOOD TITLE INSURANCE AGENCY, AND 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 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1)(2), 8, 9, 11, 13, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-16-2020.

DATE OF SURVEY: 10-22-2020
DATE SIGNED: 10-16-20
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 9031945



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	428.26'	73.43'	73.34'	36.80'	N22°57'45"E	9°49'25"

TITLE DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 134532-BHB DATED SEPTEMBER 21, 2020

PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2500 EAST STREET, SAID POINT BEING NORTH 00°02'25" EAST 165.07 FEET AND SOUTH 89°57'35" EAST 846.46 FEET AND SOUTH 15°00'02" WEST 168.65 FEET FROM THE CENTER OF SAID SECTION 26; THENCE SOUTH 75°00'00" EAST 340.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 89; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 427.69 FEET, AN ARC LENGTH OF 73.42 FEET, A DELTA ANGLE OF 09°50'08", A CHORD BEARING SOUTH 22°57'35" WEST, A RADIAL BEARING OF NORTH 71°57'29" WEST, AND A CHORD LENGTH OF 73.33 FEET; AND (2) SOUTH 27°52'27" WEST 51.16 FEET TO THE NORTHEAST CORNER OF LOT 6, UINTAH SPRINGS BUSINESS PARK PHASE 2 (COMMERCIAL); THENCE NORTH 75°00'00" WEST ALONG THE NORTHERLY LINE OF SAID LOT 6, 319.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND ALSO THE EASTERLY RIGHT OF WAY LINE OF 2500 EAST STREET; THENCE NORTH 15°00'02" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 122.49 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 5, UINTAH SPRINGS BUSINESS PARK PHASE 2 (COMMERCIAL), ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED FEBRUARY 8, 2017 AS ENTRY NO. 2841456 IN BOOK 80 AT PAGE 53 ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, UTAH.

TITLE EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 134532-BHB DATED SEPTEMBER 21, 2020

EXCEPTIONS #1-9, 12-16, 18, & 20-23 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #13 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR UINTAH SPRINGS BUSINESS PARK PHASE 2 (COMMERCIAL), RECORDED FEBRUARY 8, 2017 AS ENTRY NO. 2841456 IN BOOK 80 AT PAGE 53. (EASEMENTS SHOW ON PLAT)

EXCEPTION #15 - TERMS, CONDITIONS AND LOT LINE ADJUSTMENTS AS SET FORTH IN THAT CERTAIN BOUNDARY LINE AGREEMENT BY UNITH SPRINGS BUSINESS PARK LLC, A UTAH LIMITED LIABILITY COMPANY, DATED JULY 11, 2018 AND RECORDED JULY 17, 2018 AS ENTRY NO. 2931247. (BOUNDARY LINE AGREEMENT ALONG NORTH LINE OF PROPERTY AS SHOWN)

EXCEPTION #16 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND BYLAWS RECORDED AUGUST 9, 2018 AS ENTRY NO. 2935209, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (ACCESS EASEMENTS BETWEEN STARBUCKS AND BURGER KING FOR VEHICLE AND PEDESTRIAN ACCESS)

EXCEPTION #17 - UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRES, FIBERS, CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFOR; AND PADS, TRANSFORMERS, SWITCHES, CABINETS, AND VAULTS AND INCIDENTAL PURPOSES, ON, ACROSS, OR UNDER THE SURFACE OF SAID LAND, BY INSTRUMENT RECORDED AUGUST 9, 2018, AS ENTRY NO. 2935210. (POWER EASEMENT SHOWN ON PLAT)

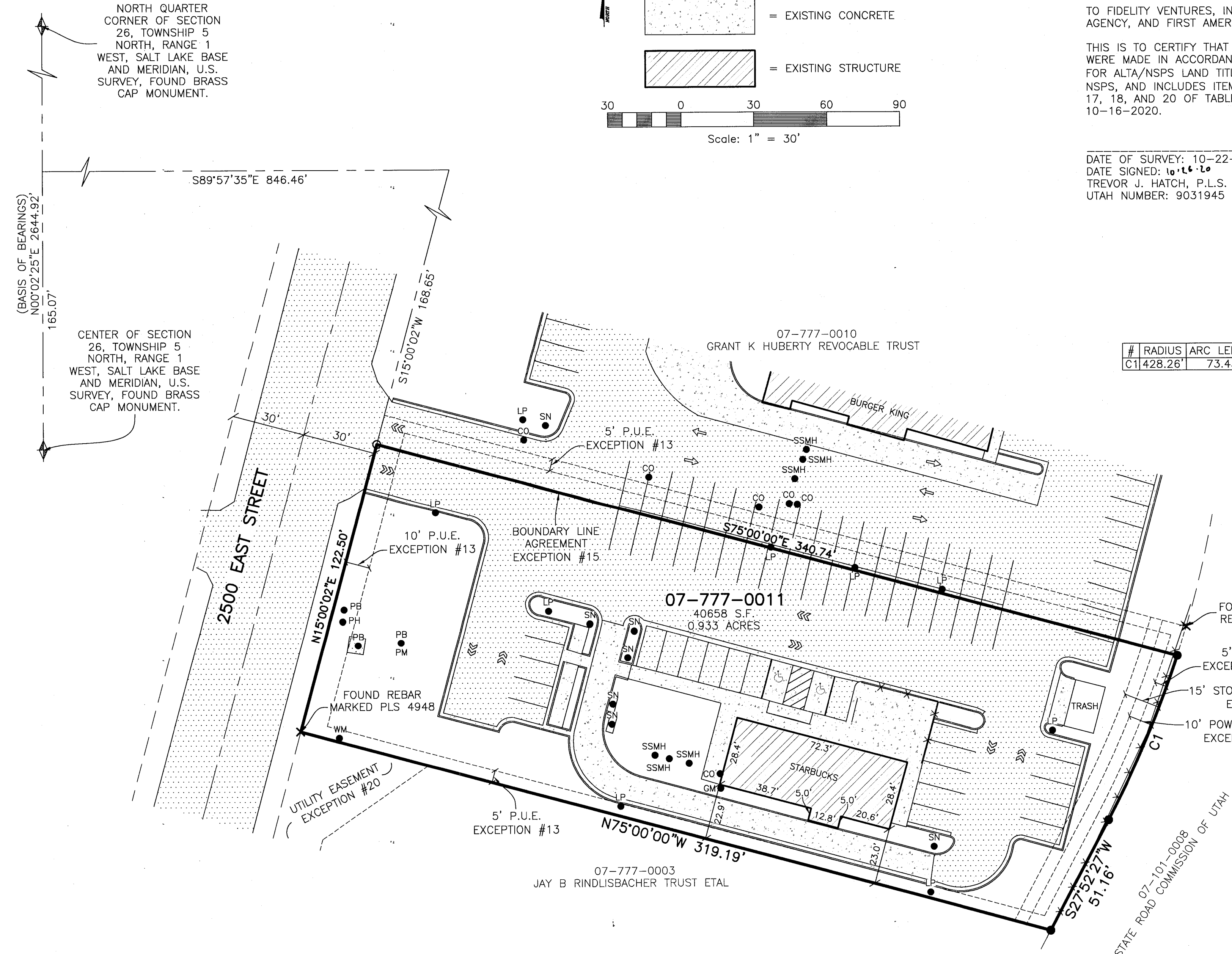
EXCEPTION #18 - MONUMENT SIGN AGREEMENT BY AND BETWEEN UNITH SPRINGS BUSINESS PARK LLC, A UTAH LIMITED LIABILITY COMPANY, WADSWORTH UNITH BK, LLC, A UTAH LIMITED LIABILITY COMPANY AND WADSWORTH UNITH SBUX, LLC, A UTAH LIMITED LIABILITY COMPANY, DATED AUGUST 9, 2018 AND RECORDED AUGUST 9, 2018 AS ENTRY NO. 2935222. (SIGN AND ACCESS EASEMENT ARE ON LOT 4 TO THE NORTH OF SUBJECT PARCEL)

EXCEPTION #19 - PYLON SIGN AGREEMENT BY AND BETWEEN UNITH SPRINGS BUSINESS PARK LLC, A UTAH LIMITED LIABILITY COMPANY, WADSWORTH UNITH BK, LLC, A UTAH LIMITED LIABILITY COMPANY AND WADSWORTH UNITH SBUX, LLC, A UTAH LIMITED LIABILITY COMPANY, DATED AUGUST 9, 2018 AND RECORDED AUGUST 9, 2018 AS ENTRY NO. 2935223. (SIGN AND ACCESS EASEMENT ARE ON LOT 7 TO THE SOUTH OF SUBJECT PARCEL)

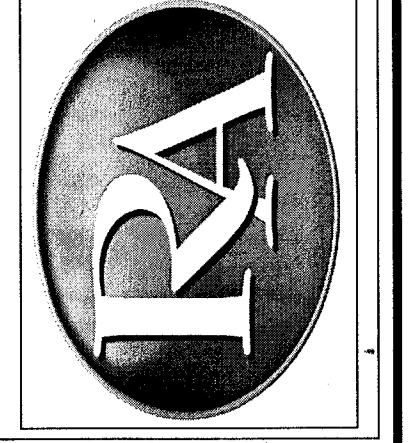
EXCEPTION #20 - GRANT OF EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN UNITH SPRINGS BUSINESS PARK LLC, A UTAH LIMITED LIABILITY COMPANY AND WADSWORTH UNITH SBUX, LLC, A UTAH LIMITED LIABILITY COMPANY, DATED AUGUST 9, 2018 AND RECORDED AUGUST 9, 2018 AS ENTRY NO. 2935224. (UTILITY EASEMENT FOR SEWER AND WATER LATERALS SOUTH OF SUBJECT PROPERTY AS SHOWN ON PLAT)

EXCEPTION #21 - CROSS-ACCESS AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY WADSWORTH UNITH BK, LLC, A UTAH LIMITED LIABILITY COMPANY AND WADSWORTH UNITH SBUX, LLC, A UTAH LIMITED LIABILITY COMPANY, DATED SEPTEMBER 5, 2018 AND RECORDED SEPTEMBER 7, 2018 AS ENTRY NO. 2940527.

AMENDED AND RESTATED CROSS-ACCESS AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED SEPTEMBER 29, 2018 AS ENTRY NO. 2944258. (AGREEMENT PROVIDES ACCESS TO AND FROM 6600 SOUTH THROUGH THE PARCEL TO THE NORTH OF SUBJECT PROPERTY (BURGER KING PARCEL))



Reeve & Associates, Inc.
5165 SOUTH 1500 WEST, PLEASANT VALLEY, UTAH, 84040
TEL: (801) 225-1100 FAX: (801) 225-1101
LAND SURVEYORS • CIVIL ENGINEERS • LAND SUBDIVISIONS • LANDSCAPE ARCHITECTS



REVISIONS	DATE	DESCRIPTION

ALTA/NSPS SURVEY
PART OF THE EAST HALF OF SECTION 26, T.S.N., R.1.W., S.L.B.&M., U.S. SURVEY
UINTAH, WEBER COUNTY, UTAH

COLLIERS INTERNATIONAL

RECEIVED
NOV 05 2020
BY: 6684

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 10-20-2020
Name: UNITH SPRINGS BUSINESS PARK
Scale: 1"=30'
Checked: [Signature]
Number: 7152-04