

**ALTA / NSPS LAND TITLE SURVEY**  
**Part of the S 1/2 of Sec. 21 & the NE 1/4 of Sec. 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian**  
**UINTAH CITY, WEBER COUNTY, UTAH**

**MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTA/NSPS LAND TITLE SURVEYS**  
(Effective February 23, 2016)

**5.A. Monuments**  
i. The location, size, character, and type of any monuments found during the fieldwork.  
**SURVEY RESPONSE:** All such have been shown and identified. #1 LM rebar & cap shown herein are from the survey work we did for the addition of units to the park around the street bubble. #2a-2d LM rebar & cap shown herein are from a survey done by Dallas Butters when he worked for Landmark Surveying and filed as number 4527. See narrative for additional detail.  
ii. The location, size, character, and type of any monuments set during the fieldwork, if item 1 of Table A was selected or if otherwise required by applicable jurisdictional requirements and/or standards of practice.  
**SURVEY RESPONSE:** No corners were set in this survey.

iii. The location, description, and character of any lines that control the boundaries of the surveyed property.  
**SURVEY RESPONSE:** This information is contained throughout the Narrative and on the plats.

**5.B. Rights of Way and Access**  
i. The distance from the appropriate corner or corners of the surveyed property to the nearest right of way line, if the surveyed property does not abut a right of way.  
**SURVEY RESPONSE:** The public street, 6600 South Street (or Cottonwood Drive) borders much of the east and west part of the property. No other public roads cross the property. #2a-2d LM rebar & cap shown herein are from a survey done by Dallas Butters when he worked for Landmark Surveying and filed as number 4527. See narrative for additional detail.  
ii. The name of any street, highway, or other public or private way abutting the surveyed property, together with the width of the highway and the location of each edge of the traveled way including on divided streets and highways. If the documents provided to or obtained by the surveyor pursuant to Section 4 indicate no access from the surveyed property to the abutting street or highway, the width and location of the traveled way needed to be located.  
**SURVEY RESPONSE:** Dimensions of 6600 South Street and Cottonwood Drive have been added to each end of the road where it borders the property. It should be noted that the right of way for a segment this road is within the claimed right of way of the Union Pacific Railroad as granted by an Act of Congress for the Transcontinental Rail-road (nick named the Pacific Railroad to distinguish from other routes authorized by Congress). There may be some controversy regarding the actual right of way granted by congress in the 1860's and the existence of 6600 South Street when Uintah was established in 1850. Who has priority of right is at present unclear. Therefore, both the location of the street as it is used and the railroad right of way boundary is shown and noted. No representation regarding who has legal rights (the railroad or Uintah City) is made in this survey.

iii. Visible evidence of physical access (e.g., curb cuts, driveways) to any abutting streets, highways, or other public or private ways.  
**SURVEY RESPONSE:** All curb cuts have been shown that access the private street. No units have direct access to the public streets.

iv. The location and character of vehicular, pedestrian, or other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property observed in the process of conducting the fieldwork (e.g., driveways, alleys, private roads, railroad sidings and spurs, sidewalks, footpaths).  
**SURVEY RESPONSE:** Vehicular access to the units is by way of Private Streets which are shown and noted.  
v. Without expressing a legal opinion as to ownership or nature, the location and extent of any potentially encroaching driveways, alleys, and other ways of access from adjoining properties onto the surveyed property observed in the process of conducting the fieldwork.  
**SURVEY RESPONSE:** There are no such vehicular access points to the property except as noted in the above items being the private streets and driveway cuts from the lease parcels.

vi. Where documentation of the location of any street, road, or highway right of way abutting, on or crossing the surveyed property was not disclosed in documents provided to or obtained by the surveyor, or was not otherwise available from the controlling jurisdiction (see Section 6.C.iv. below), the evidence and location of parcel corners on the same side of the street as the surveyed property recovered in the process of conducting the fieldwork which may indicate the location of such right of way lines (e.g., lines of occupation, survey monuments).  
**SURVEY RESPONSE:** See prior responses with respect to found Landmark Surveying rebar & cap monuments.

vii. Evidence of access to and from waters adjoining the surveyed property observed in the process of conducting the fieldwork (e.g., paths, boat slips, launches, piers, docks).  
**SURVEY RESPONSE:** Named water courses have been shown and noted. The unit lease parcels that border the Weber River have access to the river through the entire length of the property. It is evident from some use consisting of landscaping or marking that the unit owners are utilizing access to the water edge. This use is adverse in some cases to the Common Area provision of the park for Units 12-19, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, and 69. It is unknown how many of the listed units actually claim ownership or adverse use to the river. No representation as to the status of use claims is made herein.

**5.C. Lines of Possession and Improvements along the Boundaries**  
i. The character and location of evidence of possession or occupation along the perimeter of the surveyed property, both by the occupants of the surveyed property and by adjoining, observed in the process of conducting the fieldwork.  
**SURVEY RESPONSE:** Such observed items have been surveyed, shown and noted herein as well as being discussed throughout the narrative. There are no encroachments or other matters by adjoining owners were observed at the time of survey. No attempt has been made to identify the individual unit lease boundaries, therefore, no encroachments of less than, if any, are identified nor noted in this survey.  
ii. Unless physical access is restricted, the character and location of all walls, buildings, fences, and other improvements within five feet of each side of the boundary lines, observed in the process of conducting the fieldwork. Trees, bushes, shrubs, and other natural vegetation need not be located other than as specified in the contract, unless they are deemed by the surveyor to be evidence of possession pursuant to Section 5.C.I.  
**SURVEY RESPONSE:** See Minimum Standards Item 5.C.I.  
iii. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the fieldwork (e.g., fire escapes, bay windows, windows and doors that open out, fire pipes, stoops, eaves, cornices, awarays, steps, trim) by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.  
**SURVEY RESPONSE:** See Minimum Standards Item 5.C.I.

**5.D. Buildings**  
The location of buildings on the surveyed property observed in the process of conducting the fieldwork.  
**SURVEY RESPONSE:** All such mobile homes, sheds, or other permanent or semi-permanent structures have been shown and/or noted on the plat.

**5.E. Easements and servitudes**  
i. Evidence of any easements or servitudes burdening the surveyed property as disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4 and observed in the process of conducting the fieldwork.  
**SURVEY RESPONSE:** Only records provided by the client or part of the title policy have been examined which are on record with the County Recorder's Office. Also, the records of the County Recorder's Office and the records of the County Recorder have been done, by the surveyor. Any record easements found in that search have been shown and noted. The records search conducted was only in connection with the boundaries of the property, rail-road rights, or city street rights. The records search conducted by the surveyor was not for the purpose of locating easements or encumbrances such were left to the title company to identify and provide.  
ii. Evidence of easements, servitudes, or other matters observed in the process of conducting the fieldwork, if the surveyed property is not disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4, but observed in the process of conducting the fieldwork if they appear to affect the surveyed property (e.g., roads, drives, sidewalks, paths, and other ways of access; utility service lines; water courses; ditches; drains; telephone, fiber optic lines, or electric lines; or water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties).  
**SURVEY RESPONSE:** To the best of our ability such observed items that exist within the properties surveyed are shown (by symbols) and/or noted.  
iii. Surface indications of underground easements or servitudes on or across the surveyed property observed in the process of conducting the fieldwork (e.g., utility cuts, vent pipes, fiber pipes).  
**SURVEY RESPONSE:** There are no identified utility cuts in the streets that would indicate the location of new utilities, such cuts have been shown but not identified in all cases as to the type of utility that was installed or in such cases or if the cut is simply a patch from utility maintenance of the original system.  
iv. Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over, or beneath the surveyed property. Examples of such evidence include pipeline markers, manholes, valves, meters, transformers, pedestals, clean-outs, utility poles, overhead lines and guy wires.  
**SURVEY RESPONSE:** Such items that were observed during the process of the survey have been shown and noted.

**5.F. Cemeteries**  
As accurately as the evidence permits, the perimeter of cemeteries and burial grounds, and the location of isolated gravesites not within a cemetery or burial ground, (i) disclosed in the documents provided to or obtained by the surveyor, or (ii) observed in the process of conducting the fieldwork.  
**SURVEY RESPONSE:** There were no observed evidence of such items nor have we been provided with any verbal information relating to such.

**5.G. Water Features**  
i. The location of springs, ponds, lakes, streams, rivers, canals, ditches, marshes, and swamps on, running through, or outside, but within five feet of the perimeter boundary of, the surveyed property, observed during the process of conducting the fieldwork.  
**SURVEY RESPONSE:** The only observed water feature is the Weber River which, the northerly bank, has been shown by digitizing the visible location of the bank from aerial imagery obtained from the State of Utah office of the AGRC from a 2012 aerial flight. Accuracy of the bank location, high-water elevation or location, or other water course features are represented in this survey and no attempt to identify such items have been made.  
ii. The location of any water feature forming a boundary of the surveyed property. The streambed of the water feature located (e.g., top of bank, edge of water, high water mark) should be congruent with the boundary as described in the record description or, in the case of an original survey, in the new description (see Section 6.B.vi. below).  
**SURVEY RESPONSE:** The southerly boundary of the property is identified by deed as the Weber River. See narrative for additional information or detail on this boundary.

**SCHEDULE B - PART 1 & 2 of the TITLE COMMITMENT**

SCHEDULE B - PART 1  
No Schedule B - Part 1 - Requirements pertain to the survey work performed and are not addressed herein.

**NOTICE TO APPLICANT:**  
Item 3 references Deeds of Trust referenced in Exception No(s). 23. If they pertain to this survey they will be addressed with that exception.  
Item 4 references this ALTA/NSPS Land Title Survey.

SCHEDULE B - PART 2  
Exceptions 1-8 are indicated to be eliminated in an ALTA Extended Lender's Policy. Each exception is responded to as follows:

Exception 1. a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.  
**SURVEY RESPONSE:** Not a survey item and not addressed herein.

Exception 2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by inspection of the Land and that may be asserted by persons in possession of the Land.  
**SURVEY RESPONSE:** The purpose of this survey is to identify, to the best of our ability, such items. Any observed during the physical survey are shown and noted on this drawing.

Exception 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records  
**SURVEY RESPONSE:** This item is limited to matters that are visible with respect to the property described. In a physical inspection of the property there does not appear to be any public uses or encroachments with the exception of Cottonwood Drive/6600 South Street which is a State Highway and is a public road.

Some fencing is on or near the property line as shown, additionally, there are areas that the fences deviate from the property line. These areas have been shown and discussed in the narrative in various places. I have no information related to who may be using the fenced properties as it relates to these fences.

Exception 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by a physical and complete land survey of the Land and not shown by the Public Records.  
**SURVEY RESPONSE:** The physical condition of the park is shown in this survey as observed at the time of the field work. No underground utilities, adverse circumstances, or conditions are part of this survey.

Exception 5. a) Unpatented mining claims;  
**SURVEY RESPONSE:** A search for such claims in the BLM records has not been done in connection with this survey for such claims. In an examination of the property, though not thorough, evidence of mining activity was not observed. b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;  
**SURVEY RESPONSE:** This section is not designated as a School Trust Land section, therefore, no reservations associated with such would be present. Other Acts that may exist have not been researched.

I have not researched the title to locate Federal Patents nor have such been provided by the title company for examination. No statement related to an patented this item is being made nor inferred regarding any rights associated therewith.  
c) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) are shown by the Public Records.  
**SURVEY RESPONSE:** I have not searched any water title records nor is this a part of this survey. The only water related items are shown or noted on the plat but no legal representation as to rights associated with rivers, creeks, streams, or intermittent water flows, or flood plain areas is made herein.

Exception 6. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.  
**SURVEY RESPONSE:** This is not a survey item and is not addressed in this document.

Exception 7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.  
**SURVEY RESPONSE:** This is not a survey item and is not addressed in this document.

Exception 8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.  
**SURVEY RESPONSE:** This is not a survey item and is not addressed in this document.

Exception 9. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 07-109-0023. Taxes for the year 2019 have been paid in the amount of \$12,521.96 under Parcel No. 07-109-0023.  
**SURVEY RESPONSE:** This is not a survey item and is not addressed in this document.

Exception 10. The herein described Land is located within the boundaries of Uintah City, Weber Basin Water Conservancy District, Central Weber Sewer Improvement District, Weber County Mosquito Abatement District, Weber Area Dispatch 911 and Emergency Services District, and is subject to any and all charges and assessments levied thereunder.  
**SURVEY RESPONSE:** This is not a survey item and is not addressed in this document.

Exception 11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.  
**SURVEY RESPONSE:** We are not geological engineers and do not make any representation as to the presence of minerals of any kind. No research has been done in the BLM records regarding this matter, therefore, no representation as to possible adverse claims are made in this survey.

Exception 12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.  
**SURVEY RESPONSE:** See exception 5 c) above.

Exception 13. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.  
**SURVEY RESPONSE:** All such items observed during the survey of the property are shown and noted. There is no information related to the underground location of any underground infrastructure associated with such items and are not shown nor noted. We are aware that there is an underground water system that is used to irrigate the grounds but the location of such lines or heads are not identified, surveyed nor shown.

Exception 14. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the

Easterly boundary of the subject Land, as evidenced by a visual inspection.  
**SURVEY RESPONSE:** The poles associated with such utility lines have been surveyed, shown and noted on the drawings. The lines that run between these poles have been shown as Overhead Power (OHP) line but may include other utilities which have not been determined.

Exception 15. Right of Way for Weber River, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights to and to said River or pertaining to the use and maintenance of said River. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said River; (ii) the uncertainty of the boundaries of said River; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.  
**SURVEY RESPONSE:** There is a discharge pipe for storm water runoff from the streets of the park that empties into the river. This has been shown and noted. The State of Utah has approved this discharge as an Order of the State Engineer for Stream Alteration Application Number 16-35-025A in the name of MHP#B, LLC (Ernest Rowley) for Alteration to the Weber River in Weber County, Utah.

There are no other visible facilities which would fall in this exception that were observed during the field survey. As to the change in the location of the river, this location of the Weber River from the mouth of Weber Canyon to some distance west of this property has been subject to historic channel changes due to high water or flood events. The river has been moved by the Utah Department of Transportation (UDOT) in several places to accommodate interstate highways and local state road facilities. The banks of the river, on both sides, have in places been built up with materials to prevent the river from movement during flooding. Where the property location crosses the river as its western boundary the presumption is that the boundary is to the center of the river course. However, because of the ambulatory nature of the river over its history, the location of the river at the time of the original conveyance which called for the river as the boundary is unknown. No research or boundary evaluation related to this question of river location has been done in connection with this survey. The boundary shown is only to identify the location of the river as it exists at the time of this survey. No representation or certification as to the location of the western boundary as it pertains to the river is made in this survey. We expressly disclaim any liability as to this boundary.

Exception 16. Easement in favor of State Road Commission of Utah for the purpose of constructing a channel change for the Weber River and appurtenant parts incident to the construction of a freeway and incidental purposes, by instrument dated February 22, 1971 and recorded March 19, 1971, as Entry No. 547731, in Book 952, at Page 153.  
**SURVEY RESPONSE:** This document was executed so that UDOT would be able to move the Weber River for the construction of I-84. Platting this easement it encumbers a portion of the park that is utilized for RV storage. While it appears that the anticipated channel change was implemented to the south of the subject property it does not appear that this easement parcel (Entry No. 547731) was actually used to move the river on to. The document contains the following statement: "After said channel change is constructed on the above described part of an entire tract at the expense of said State Road Commission, said State Road Commission is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said channel change and appurtenant parts thereof."

Exception 17. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded October 29, 1973, as Entry No. 603721, in Book 1038, at Page 434.  
**SURVEY RESPONSE:** The location of the easement is shown on a map that was attached to the recorded document, however, the location is just a sketch on the drawing and there are no dimension information to accurately show the location of the gas lines that would be more specific. The property being encumbered has been shown and noted on the map as described by the document. Also, telephone pedestals that were observed during the field survey are also shown and noted. No representation as to accuracy of location for this underground utility is made in this survey.

Exception 18. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over and across a portion of the subject Land, recorded November 16, 1973, as Entry No. 604889, in Book 1039, at Page 875.  
**SURVEY RESPONSE:** This is a vague easement as to the specific location of what was being acquired. The document indicates that a 5 foot wide easement was being granted on certain property as described but contained a note "the specific description to be filled in at a later time." was added to the first paragraph. I have noted that the specific description that would be more specific. The property being encumbered has been shown and noted on the map as described by the document. Also, telephone pedestals that were observed during the field survey are also shown and noted. No representation as to accuracy of location for this underground utility is made in this survey.

Exception 19. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded September 16, 1987, as Entry No. 1025209, in Book 1526, at Page 590.  
**SURVEY RESPONSE:** The location of the easement is shown on a map that was attached to the recorded document, however, the location is just a sketch on the drawing and there are no dimension information to accurately show the location of the gas lines that would be more specific. The property being encumbered has been shown and noted on the map as described by the document calls it to be 12 feet west of the fence. That said, we have shown our best estimate of the location of the lines as contained in the document. There is another document recorded as Entry number 1055209 which appears to more accurately describe the easement. This document is also shown and noted. No representation as to accuracy of location for this underground utility is made in this survey. The easements are described in such a way that the easement is centered on the physical location of the utility regardless of where it is located.

Exception 20. Agreement and Grant of Easement by and between Central Weber Sewer Improvement District and William O. Knudson, etal recorded August 17, 1994 as Entry No. 1307268 in Book 1727 at Page 1233.  
**SURVEY RESPONSE:** The sewer line easement is described as 25 feet wide centered on the sewer line. The description of the property being encumbered is the subject Land. Said Right of Way and Easement Grant recorded October 14, 1994, as Entry No. 1316616, in Book 1734, at Page 1171.  
**SURVEY RESPONSE:** This document references an "Exhibit C" as being a plat showing the location of an 8 foot easement, however, no such plat was attached to the document provided. The property that is being encumbered is shown and noted on this survey but no lines or easement of this document are platted. No representation as to accuracy or location for this underground utility is made in this survey.

Exception 21. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded October 14, 1994, as Entry No. 1316616, in Book 1734, at Page 1171.  
**SURVEY RESPONSE:** This document references an "Exhibit C" as being a plat showing the location of an 8 foot easement, however, no such plat was attached to the document provided. The property that is being encumbered is shown and noted on this survey but no lines or easement of this document are platted. No representation as to accuracy or location for this underground utility is made in this survey.

Exception 22. Right-of-Way and Easement Grant in favor of Questor Gas Company to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace, and replace pipelines, valve boxes and cathodic monitoring and mitigation facilities and incidental purposes, by instrument recorded February 24, 2015, as Entry No. 2723125.  
**SURVEY RESPONSE:** All such items observed during the survey of the property are shown and noted. There is no information related to the underground location of any underground infrastructure associated with such items and are not shown nor noted. We are aware that there is an underground water system that is used to irrigate the grounds but the location of such lines or heads are not identified, surveyed nor shown.

**SURVEY RESPONSE:** This easement encumbers all the property that is owned by MHP #B LLC (the grantor) but only describes a single easement that is 20 feet in width. The easement is shown and noted. These does not appear to be any above ground facilities likely to verify the location of the facilities. No representation is made herein as to the actual location of underground facilities.

Exception 23. Trust Deed With Power of Sale and Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby; Trustee: MHP #B LLC, an Arizona limited liability company; Trustee: Founders Title Company; Beneficiary: Jean P. Knudson and Scott J. Knudson Successor Trustees of the William O. Knudson Trust dated February 11, 1986; Amount: \$1,575,000.00; Dated: September 22, 2010; Recorded: September 27, 2010 as Entry Number 2493315. Affidavit of Trusteeship (Relating to the Beneficial Interest in a Trust Deed) recorded March 11, 2013 as Entry No. 2624516. The above stated Deed of Trust was assigned to Scott J. Knudson and Kisten M. Knudson, Trustees of the Knudson Revocable Living Trust Agreement dated May 27, 2008, dated March 11, 2013 and recorded March 11, 2013 as Entry No. 2624517.  
**SURVEY RESPONSE:** This is not a survey item and will not be addressed herein.

Exception 24. The Land described in Schedule A shall not be deemed to include any manufactured homes or dwellings, modular homes or dwellings, mobile homes or dwellings, and/or house trailers of any type which may be located on said Land or any portion thereof.  
**SURVEY RESPONSE:** This is not a survey item and will not be addressed herein.

Exception 25. The right, title and interest of existing Railroad Companies, their successors or assigns, to maintain and operate its railroad in its present form of construction and to make any changes in the form of construction or method of operation of said railroad. (affects the Northeasterly portion)  
**SURVEY RESPONSE:** This item does not encumber the property shown on the drawings the subject property shares a boundary with the Union Pacific Railroad. The rail-road claims a 200 foot right of way, 100 feet on each side of the centerline of the tracks. While the rail-road right of way does not encroach on the subject property, the rights to access 6600 South Street may be affected. For more information on this matter see Minimum Standard Detail Requirements 5.B.ii.

Exception 26. Rights of tenant(s) in said Land, if any, and rights of all parties claiming by, through or under said tenant(s).  
**SURVEY RESPONSE:** This is not a survey item and will not be addressed herein.

Exception 27. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.  
**SURVEY RESPONSE:** See narrative regarding the Minimum Standard Detail Requirements for an ALTA/NSPS survey as noted herein.

**NARRATIVE**

- The purpose of the survey is to provide an ALTA/NSPS Land Title Survey in accordance with the Minimum Standard Detail Requirements for Land Title Title Insurance Company, File Number: 125471-JCP, dated March 10, 2020 at 7:30am. This ALTA survey is being done in accordance with the ALTA/NSPS 2016 Standards which are currently in effect.
- The basis of bearing of bearing is as noted in the Surveyed Description included hereon and all record descriptions, Highway Drawings, Rail-road information and Record's of Survey have been related to coincide with the basis of bearing used in this survey, as necessary. It should be noted that Weber County ordinance requires all surveys performed in the county be done in accordance with their published bearing basis and that this survey complies with the published county bearing basis.
- Ownership of the property is currently held by MHP #B LLC, an Arizona limited liability company. This ALTA survey will not provide information related to underground storage tanks or other underground or above ground facilities that may be considered hazardous to the environment.
- Properly Boundary Discussion:  
The easerly boundary has been surveyed and marked by Dallas Butters (when employed by Landmark Surveying) and the recording of his survey on a file with the County as number 4527. It is evident from Dallas' ROS 4527 that the division line between MHP#B and Knudson's was created by that survey. The monuments set in that survey will control the boundary location.
- Four (4) monuments (rebar & caps 2a thru 2d) from that survey were found and located as shown. Rebar and caps 2a and 2b have been found and held at the location of the property corners. Rebar and cap 2c is found to be located in the rail-road post that the rebar is next to by about 0.3 feet. Because the difference is minor the location of the post is being held as the corner in this situation.
- Rebar and cap 2d is found to be next to another large rail-road tie post. The record description of the Knudson property (to the east) has a bearing and distance that would place the corner of the deed S 4.6' and W 1.6' from the location we found the rebar and cap.
- The deeds for the subject property (MHP#B E#2493314 and Knudson property (E#2621470) call for the south line to be the "Quarter Section line". This is a patent ambiguity in that the quarter section line would be another 1320'+ further south of this location, so I believe that the intent was to be the Sixteenth Section Line of the section some times called "Quarter-Quarter Section Line". The only evidence of that 1/16th section line is an old fence line that has been held by Dallas' survey and of which some posts of the fence still exist. The section corner monuments that would be required to identify the 1/16th section line as outlined by the Federal Manual of Surveying Instructions for a break down of the section to locate the 1/16th section line no not exist. Therefore, the old fence line is the best evidence of the boundary.
- With regard to original monuments of surveys Craig v. Paulk, 176 P.2d 529 (Kansas 1947), 80 ALR at page 158: When a person goes into possession of land under a deed, he regards himself as the owner of specific land, of the particular ground which he sees with his eyes and furrows with his plow. His ownership, in his own mind, is not of an abstract parcel described by meters and bounds, or of a certain number of acres, but of particular land."
- Andrew v. Wheeler, 103 P. 44 (Colo. 1903). "...whereas defendants and cross-complainants contend that at the time of making the survey for said map Moore established the division line upon the ground some sixteen feet or less south of that as shown by said map, and designated such line by setting stakes and erecting monuments thereon." ... "Appellant conceded that it is Moore did in fact designate the division line between said tracts upon the ground and marked the same by stakes or monuments such line as so established controls the calls and distances indicated upon the map and in the deeds." Ashton-Jenkins Co. v. Bramel, 192 P. 375 (Utah 1920). "...a deed absolute on its face is only one link in the chain of evidence by which the holder must establish his title."
- These cases, and others, demonstrate that when marks are placed in the ground to mark the corners of a tract, and the survey is conducted subsequent recording of a deed, the marks of that survey control. Therefore, rebar and cap #2d is being held as the corner set as a result of ROS 4527 dated Aug. 27, 2010 which Knudson then deeded the marked property to MHP#B by deed recorded E#2493314 on Sept. 27, 2010.
- 

**TABLE A of the ALTA / NSPS STANDARDS**

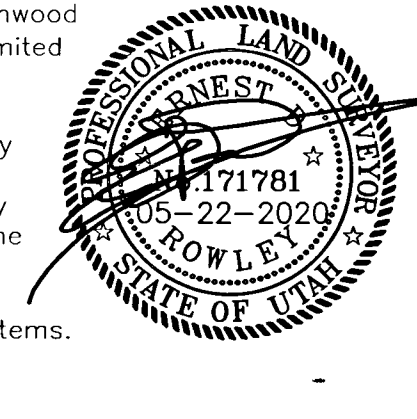
3. Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.  
**SURVEY RESPONSE:** The Base Flood Elevations (BFE) are derived from the drawings produced by the National Flood Insurance Program Firm Flood Insurance Rate map Community-Panel Number 49057C0439F Revised June 2, 2015, and are referenced to NGVD88 elevation datum.  
The flood zone of the property is in zones AE and X. A digitized representation of the zone boundary is shown on the plat.  
Finish Flood Elevations (FF EL) of each unit surveyed are shown and noted on the unit and are based on the same NGVD88 elevation datum as derived from RTK GPS Orthometric elevations.  
Contour lines are based on Elevation Bench Mark "29FMK" having an NGS PID number of MRO537 and an NAVD88 elevation of 4526.07 feet which has been verified by RTK GPS observation.

6(a). If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter.  
**SURVEY RESPONSE:** Since no Table A has been filled out nor provided for this survey and in lieu of the document only a request to "[a]dd note as to zoning designation for the Property." have been made by email communication, this is all that will be provided of the item 6(a) and none of item 6(b) will be provided.  
It appears that the majority of the property is located in zone RMH of Uintah City. The city map is vague at best and it appears that there may be a portion of the property located in Zone RE20. For the zone standards and requirements please refer to the city zoning ordinance.

9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.  
**SURVEY RESPONSE:** There are no pointed parking stalls on the property. When the expansion of the park was in the development and approval phase with the city discussions relating to parking were made in which the city required at least one side of the streets to be no parking zones for emergency vehicle access. The number of required stalls were, to my recollection, varied to accommodate this city requirement. There have been No-Parking signs installed on the streets primarily on the west side of the streets.

**SURVEYOR'S CERTIFICATE**

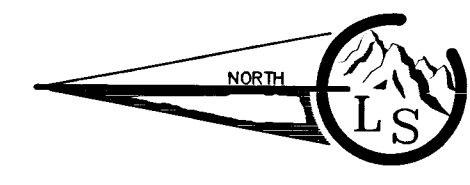
To Fidelity National Title Insurance Company and Cottonwood Title Insurance Agency, Inc., MHP#B LLC, an Arizona limited liability company, OHS Real Estate Capital, LLC, a Delaware limited liability company, and J. M. H. Mae, their successors and/or assigns, as their interests may appear.  
This is to 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 no Table A items. The field work was completed May 5, 2020. Date of Plat or Map: May 22, 2020.



**TITLE REPORT DESCRIPTIONS**

SCHEDULE A, Exhibit A, File Number: 125471-JCP  
**LEGAL DESCRIPTION**  
Part of the Northwest quarter of Section 28 and part of the South half of Section 21, Township 5 North, Range 1 West, Salt Lake Base and Meridian; Beginning at the North quarter corner of said Section 28 and running thence North 89°20'12" West 101.46 feet to the Weber River Northern Bank; thence North 38°12'53" West 108.56 feet along bank to the South line of 6600 South Street; thence the following three (3) courses along said South line of street: (1) North 56°01'14" East 462.93 feet; (2) along the arc of a 245.69 foot radius curve to the right 247.67 feet (Long Chord = North 84°53'57" East 231.31 feet) and (3) South 69°12'11" East 67.73 feet; thence South 27°12'26" West 165.01 feet; thence North 79°20'47" West 28.01 feet; thence North 86°12'29" West 128.09 feet; thence South 44°01'39" West 147.06 feet; thence South 17°40'00" East 344.09 feet; thence South 12°07'51" East 347.69 feet; thence South 15°25'30" East 559.55 feet to the quarter section line; thence North 89°15'02" West 341.75 feet to the center of Weber River; thence the following courses along the center of Weber River: (1) North 20°29'29" West 139.26 feet; (2) North 16°00'05" West 100.96 feet; (3) North 04°51'52" West 47.17 feet; (4) North 08°21'03" East 110.17 feet; (5) North 12°23'59" West 144.37 feet; (6) North 17°38'17" West 204.62 feet; (7) North 24°10'45" West 161.14 feet; (8) North 28°19'59" West 115.88 feet; (9) North 37°55'48" West 97.61 feet; (10) North 50°07'57" West 118.56 feet; (11) 84°53'57" East 231.31 feet; and (12) South 69°12'11" East





Scale ~ 1" = 80'

# ALTA / NSPS LAND TITLE SURVEY

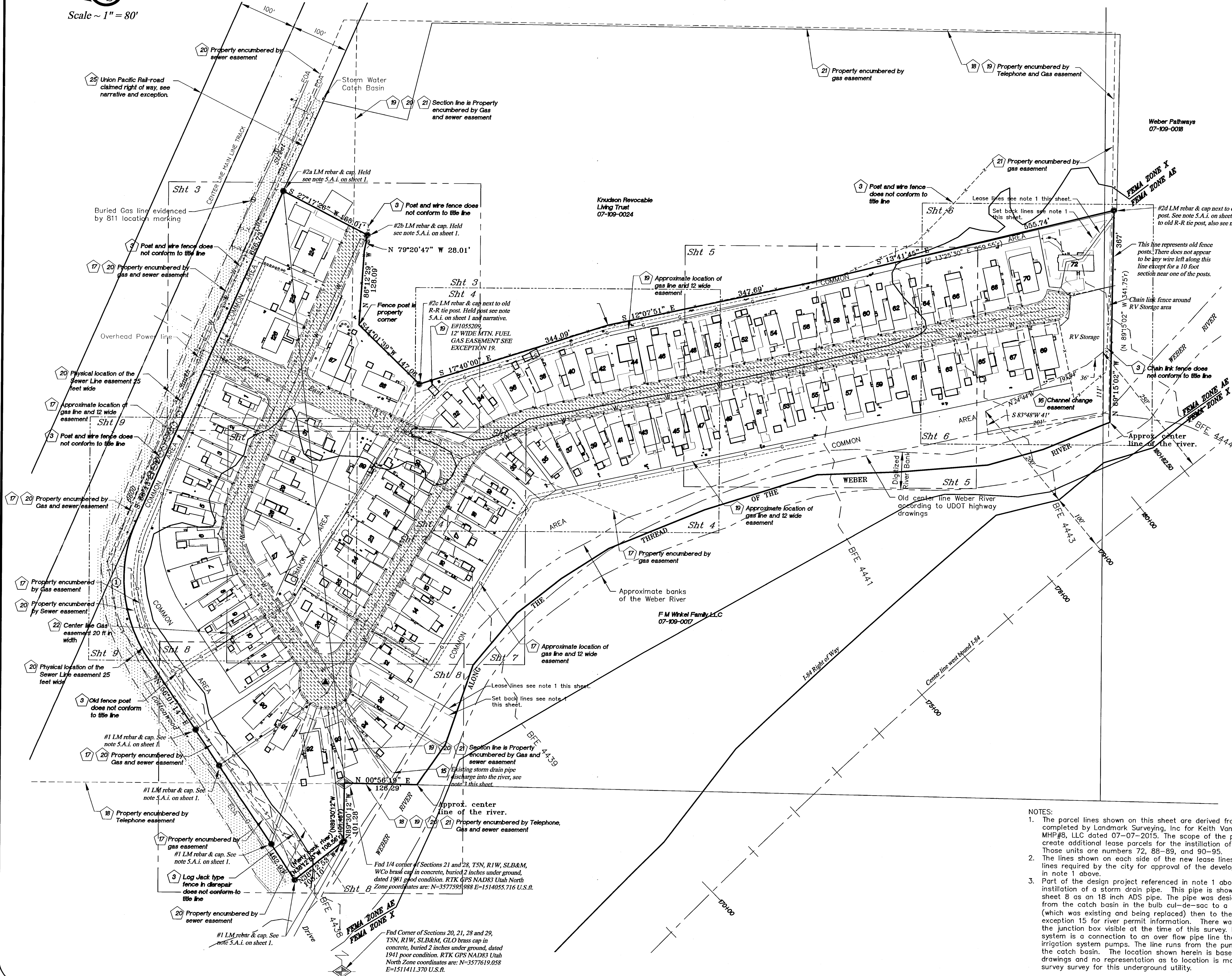
Part of the S 1/2 of Sec. 21 & the NE 1/4 of Sec. 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian  
UINTAH CITY, WEBER COUNTY, UTAH

## SURVEYED DESCRIPTION

A tract of land located in the South Half of Section 21 and the Southeast Quarter of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian; having a basis of bearing of North 89°30'21" West between the monumented locations of the South Quarter corner (having NAD83 Utah North Zone State Plane coordinates of N=3577595.988 E=1514055.716 U.S.F.) and the monumented Southwest corner (having NAD83 Utah North Zone State Plane coordinates of N=3577619.058 E=1511411.370 U.S.F.) of said Section 21; said tract being described by survey as follows:  
BEGINNING at the monumented South Quarter corner of said Section 21;  
RUNNING thence North 89°30'12" West 101.46 feet;  
Thence North 38°12'53" West 108.56 feet, to the southeasterly right of way of Cottonwood Drive (6600 South Street) being monumented by a Landmark Surveying, Inc. (LM) rebar and cap;  
Thence North 56°01'14" East 462.93 feet, along said Cottonwood Drive;  
Thence along the arc of a curve to the Right 247.67 feet, having a radius of 245.69 feet with a chord bearing and distance of North 84°53'57" East 237.31 feet;  
Thence South 66°13'21" East 626.73 feet, to an LM rebar and cap, along the southerly right of way line of 6600 South Street;  
Thence South 27°17'26" West 165.01 feet, to the southeasterly right of way of Cottonwood Drive (6600 South Street);  
Thence North 79°20'47" West 28.01 feet;  
Thence North 86°12'29" West 128.09 feet;  
Thence South 44°01'39" West 147.06 feet, to an LM rebar and cap;  
Thence South 17°40'00" East 344.09 feet;  
Thence South 12°07'51" East 347.69 feet;  
Thence South 13°41'45" East 555.74 feet, to an LM rebar and cap;  
Thence North 89°15'02" West 367 feet, more or less to the thread of the Weber River;  
Thence Northwesterly along the thread of the Weber River to a point being South 00°56'19" West 126.29 feet from the point of beginning;  
Thence North 00°56'19" East 126.29 feet, to the point of beginning.  
Containing 20.3 acres, more or less.

## Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- G GAS LINE AS LABELED
- POWER LINE AS LABELED
- S SEWER LINE AS LABELED
- TELEPHONE LINE AS LABELED
- OHP OVERHEAD POWER LINE
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- FND REBAR AND CAP
- x EXCEPTION NUMBER
- EB ELECTRIC BOX
- COM COMMUNICATION BOX
- AC AIR CONDITIONING UNIT
- GM GAS METER
- PM POWER METER
- TB TELEPHONE PEDESTAL BOX
- CC CURB CUT
- EOA EDGE OF OIL
- PUBLIC ROAD
- PRIVATE ROAD



### NOTES:

1. The parcel lines shown on this sheet are derived from a project completed by Landmark Surveying, Inc for Keith Vanderhout and MHP#8, LLC dated 07-07-2015. The scope of the project was to create additional lease parcels for the installation of new units.
2. Those units shown on each side of the new lease lines are set back lines required by the city for approval of the development described in note 1 above.
3. Part of the design project referenced in note 1 above required the installation of a storm drain pipe. This pipe is shown hereon and on sheet 8 as an 18 inch ADS pipe. The pipe was designed to run from the catch basin in the bulb cul-de-sac to a junction box (which was existing and being replaced) then to the river. See exception 15 for river permit information. There was no evidence of the junction box visible at the time of this survey. Part of the drain system is a connection to an over flow pipe line that services the irrigation system pumps. The line runs from the pump house into the catch basin. The location shown herein is based on the design drawings and no representation as to location is made in this survey survey for this underground utility.

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	57°45'40"	245.66'	135.50'	247.65'	N 84°54'04" E 237.31'
record		245.69'		247.67'	N 84°53'57" E 237.31'

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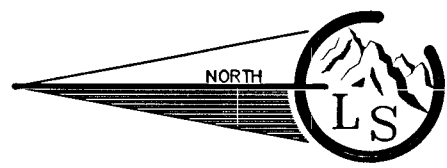
**ALTA/NSPS LAND TITLE SURVEY**  
Client: MHP #8 LLC  
Part of the SE 1/4 of Sec 21 & the NE 1/4 of Sec 28, T 5 N, R 1 W, SLB&M  
Sheet 2 of 9

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: May 6, 2020
	FILE: 4037





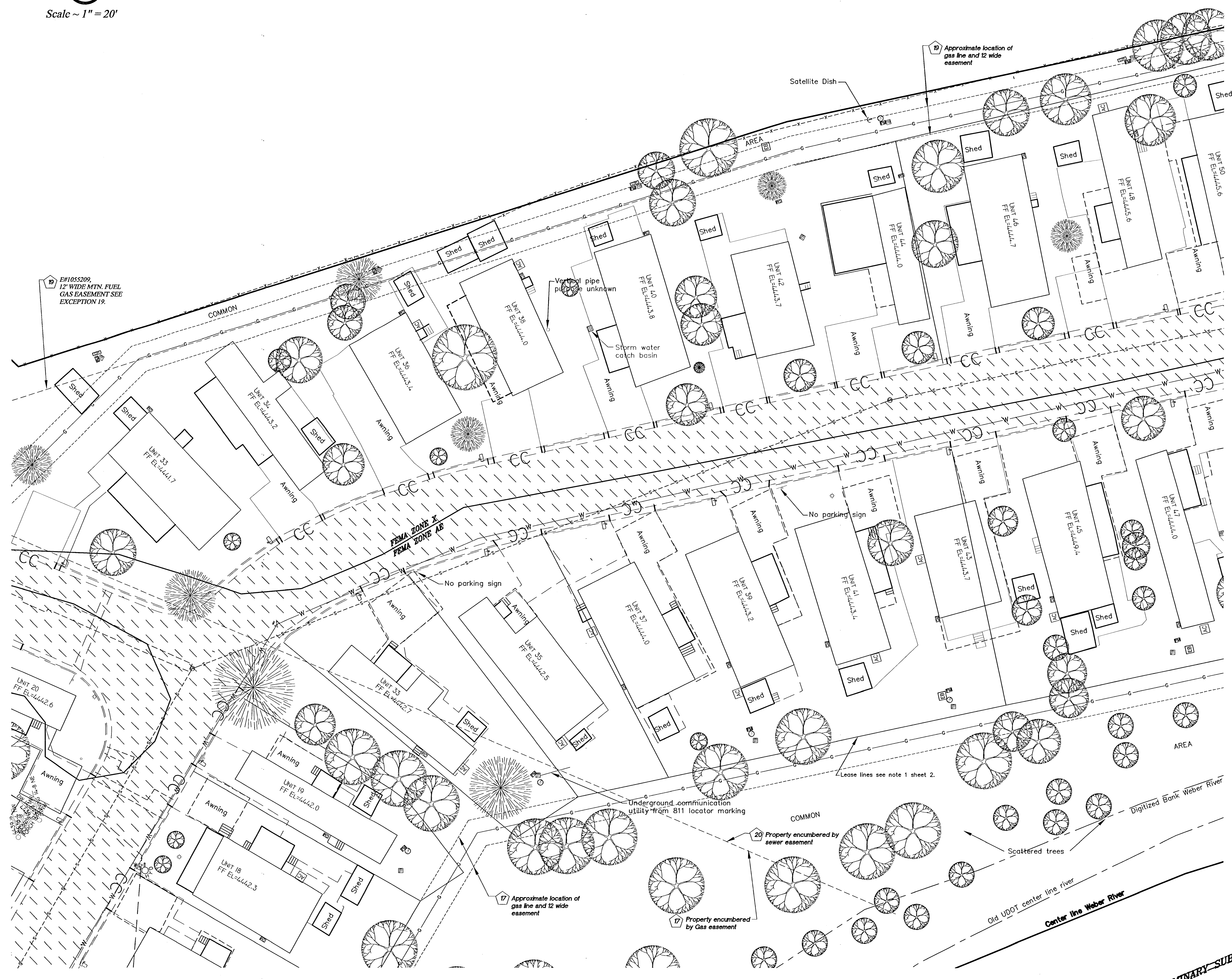




Scale ~ 1" = 20'

ALTA / NSPS LAND TITLE SURVEY  
Part of the S 1/2 of Sec. 21 & the NE 1/4 of Sec. 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian  
UINTAH CITY, WEBER COUNTY, UTAH

- Legend**
- x---x---x--- EXISTING FENCE
  - EASEMENTS
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  - ⬠ EXCEPTION NUMBER
  - FND REBAR AND CAP
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  - ⊙ MAIL BOX
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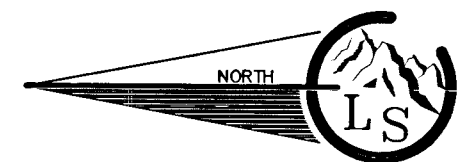
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Sheet 4 of 9

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	FILE: 4037

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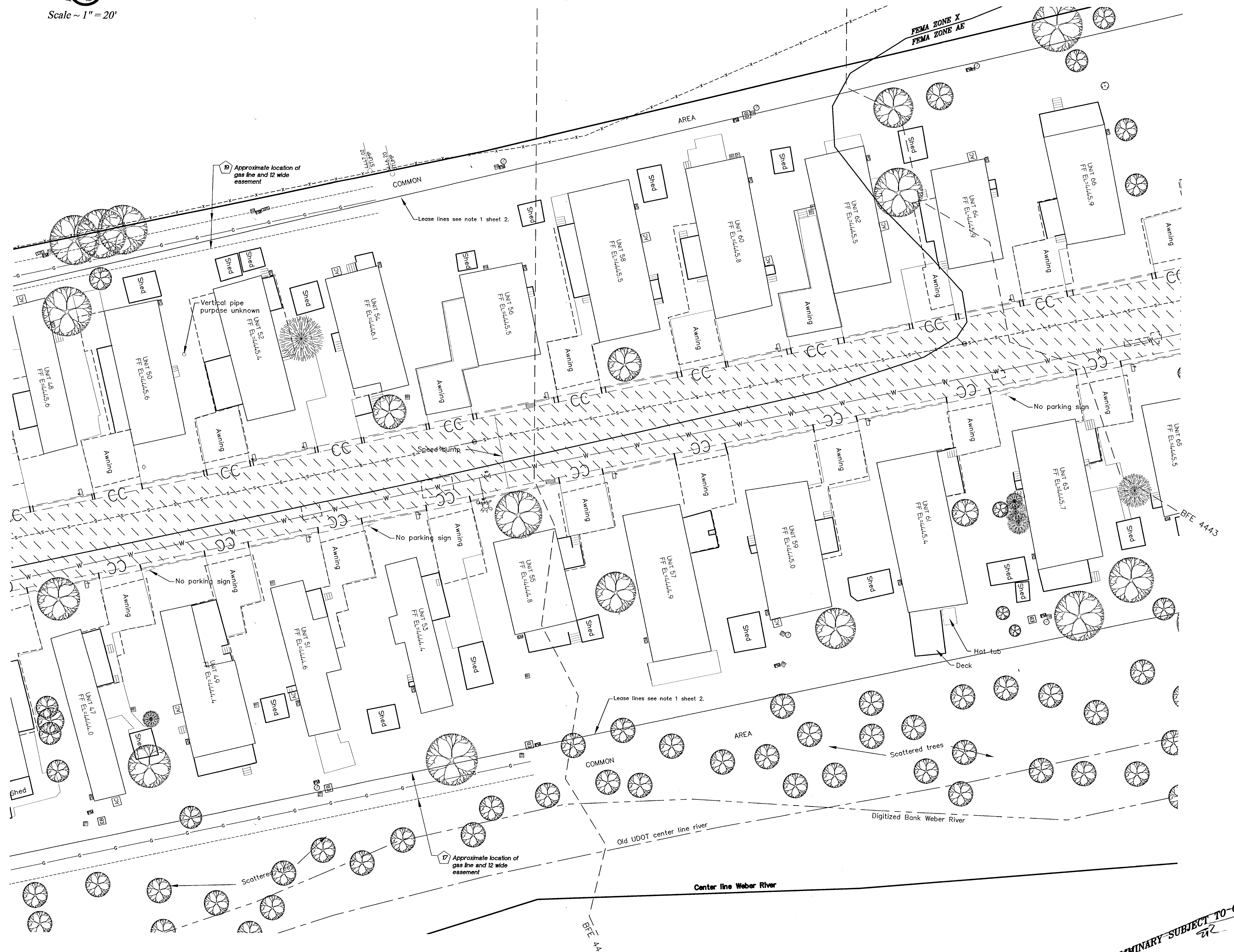


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ALTA / NSPS LAND TITLE SURVEY  
Part of the S 1/2 of Sec. 21 & the NE 1/4 of Sec. 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian  
UINTAH CITY, WEBER COUNTY, UTAH

Legend

- - - - - EXISTING FENCE
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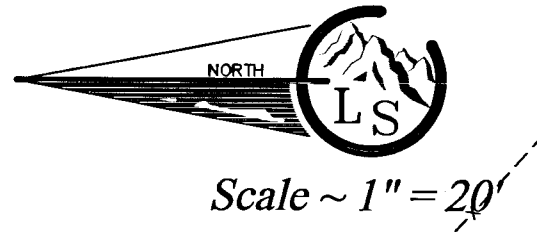
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Sheet 5 of 9

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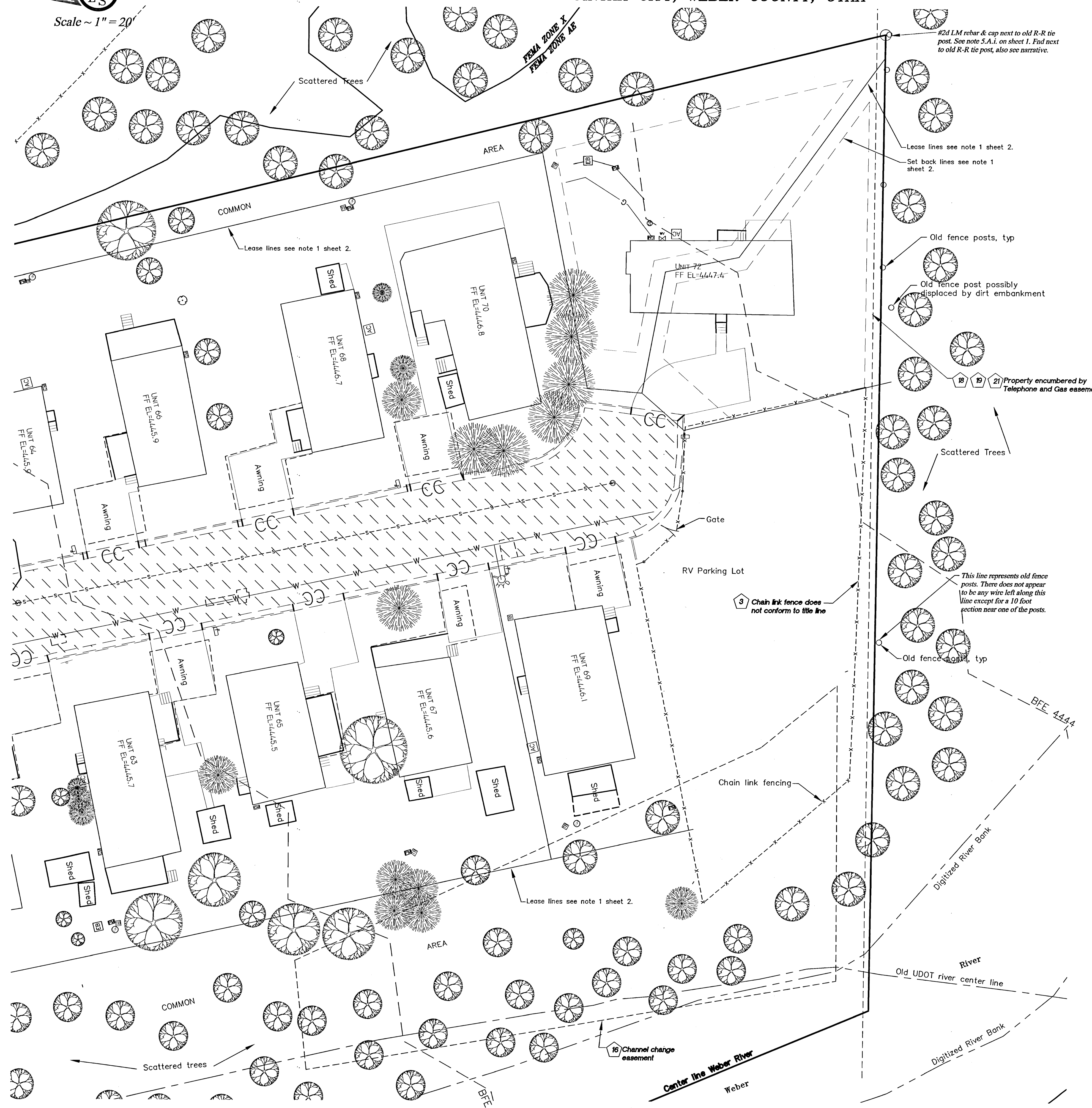


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 Sheet 6 of 9

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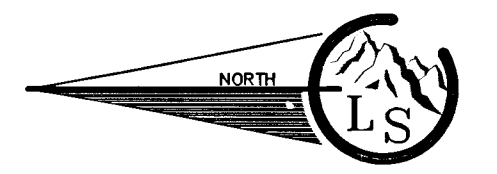
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 Sheet 7 of 9

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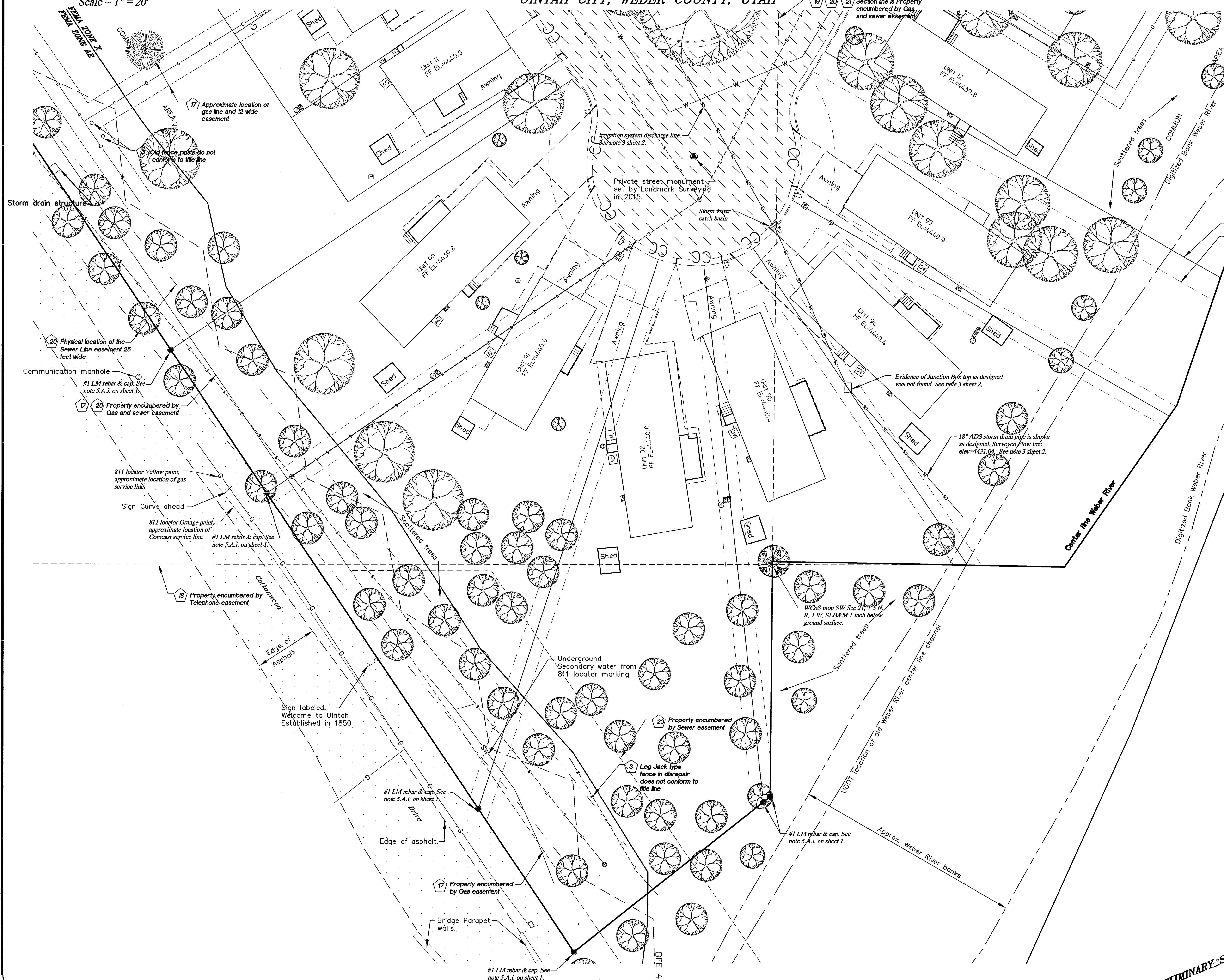
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 Sheet 8 of 9

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