



Narrative

This Survey was requested by America First Federal Credit Union prerequisite to the development of this property.

This Survey retraces and honors a previous 2017 ALTA Survey by Benchmark Engineering. The title report descriptions match the previous survey and have been interpreted into place and staked out by said survey.

A line between monuments found for the Southeast Corner of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian and the Southeast Corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian was assigned the VRS and WCS bearing of South 89°11'40" East as the Basis of Bearings to place the survey on the State Plane datum and on the Weber County Survey.

The ground locations of the East and West Quarter corners of Section 12 were found to be different than the published locations on the Weber County Survey by 0.44' in a Westerly direction, the dimensions shown hereon reflect the measured relationship of these corners with the line used for the basis of bearings of this survey, which matches both the Weber County Survey and the VRS State Plane datum.

No Right-of-Way markers were recovered to place adjoining road alignments.

Property Corners were found as shown hereon.

Interstate 1-15
(Paved Public Freeway)

Parcel 2
151,022 sq. ft.
or 3.467 acre

Total Area Contains:
183,514 sq. ft.
or **4.213 acres**

Parcel 1
32,492 sq. ft.
or 0.746 acre

Zoning Information
(Only for Parcel 1)

Zone = M-1 (Manufacturing)

Building Setback Requirements = 30' on streets less than 80' in width
50' on streets More than 80' in width
none (20' adjacent to residential)

Back yard = none (20' adjacent to residential)

Side yard = none (20' adjacent to residential)

Height Restrictions = One Story minimum no Maximum

Lot Coverage = no more than 80%

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0417F dated 2 June, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Legend

—	Property Line	○	MH	Manhole
- - -	Easement Line	□	CB	Catch Basin
- · - · -	Adjolnar Line	○	FP	Found property corner
- - - S - - -	Sanitary Sewer Line	○	PP	Power Pole
- - - W - - -	Culinary Water Line	○	GUY	Guy Wire
- - - SD - - -	Storm Drain Line	○	Sign	Sign
- - - G - - -	Gas Line	○	L.P.	Light Pole
- - - O - - -	Overhead Power	○	TR	Telephone Box
- - - T - - -	Telephone Line	□	EB	Electrical Box
- - - X - - -	Fence Line	○	SC	Section Corner
		○	AS	Asphalt
		○	CON	Concrete

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA requirement No. 6: No zoning information was supplied for review, information provided was found on the Riverdale City Zoning Website for Parcel 1. Parcel 2 lies in unincorporated Weber County and does not have any zone designation.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from adjoining parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA requirement No. 8: There are several piles of dirt on this site as shown hereon.

Title Information

This survey was completed using Title Report File No. 171702 dated October 11, 2019 from Mountain View Title & Escrow Company and issued by First American Title Insurance Company.

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- 11 Terms and Conditions of Warranty Deed recorded as Entry Number 441534 in Book 793 at Page 360 all rights of access are relinquished along the entire Westerly line of this site.
 - 12 Limited rights of ingress and egress in favor of UDOT per Quit Claim Deed recorded as Entry No. 1036842 in Book 1533 at Page 1577 describes Parcel 2 and specifies that it has no access on Northwesterly, Northerly or Easterly boundaries of the property.
 - 13 Easement for ingress and egress per Warranty Deed recorded August 25, 1995 as Entry Number 1360235 in Book 1769 at Page 289 describes an easement for access to billboard signs South of this property, the easement requires interpretation with a 15' misclosure but is adjacent to the Southerly line of this site as interpreted, spanning evenly across an existing dirt road shown hereon, and does not affect this property as interpreted.
 - 14 Temporary Construction Easement Permit in favor of Riverdale City per Entry No. 2805919 contains 30' wide temporary construction easement shown hereon.
 - 15 Terms, Conditions and/or Restrictions in favor of the Ellis Family Trust disclosed in that certain Warranty Deed recorded in Book 1719 at Page 1183 describes Parcel 1 and reserves the right and an easement of undisclosed location for the collection of gravel on the property to the grade level of the property to the South, however a site inspection revealed no surplus gravel.
 - 16 Rights pertaining to outdoor advertising signs on Parcel 2 as disclosed in Book 1838 at Page 2787 describes both Parcels and reinforces that Parcel 2 has no street access-mentions that property is subject to the Trust Deed exhibited by Exception No. 24 of this title report, but contains nothing additional to plot.
 - 17 Boundary Line Agreement recorded April 28, 1997 as Entry No. 1468044 in Book 1858 at Page 2906 the line described utilizes a poor tie but calls for rebar and caps from Great Basin Engineering along the agreement line which is the South line of this site. The Benchmark survey interpreted this line into place along the occupation line, and said line is honored hereon.
 - 19 Notice of Claim of Interest in favor of Reagan Outdoor Advertising recorded July 8, 2002 as Entry No. 1859851 in Book 2244 at Page 2769 describes Parcel 2 but potentially refers to the billboard sign on Parcel 2.
 - 20 Assignment of Interests recorded September 27, 2019 per Entry No. 3005998 describes both parcels of this survey with leasehold rights for billboard signs.
 - 21 Subject to the rights of others over and across said property to maintain, operate, repair and replace an outdoor advertising sign which is located on said property.
 - 22 Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461 covers this site along with more land, contains nothing additional to plot.
 - 23 Resolution No. 27-2012 recorded December 13, 2012 as Entry No. 2610456 covers this site along with more land, contains nothing additional to plot.
- * Exceptions No. 1-10, 18 & 25-28 are standard or general exceptions. Exception No. 24 affects this site but is not a matter of survey

Record Descriptions

Parcel 1:

Part of the Southeast Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the West Right-of-Way line of a State Road, said point being located North 89°37'02" East along the North line of said Southeast Quarter 1020.44 feet and South 666.88 feet and North 02°29'00" East 1.12 feet from the Northwest Corner of said Southeast Quarter, said point being located North 02°29'00" East 1.12 feet from a point described of record as being located 660 feet South and North 89°33' West 307.10 feet, more or less, said point also being on the North line of the property as deeded to Clean Enterprises, from the Northeast Corner of the Northwest Quarter of said Southeast Quarter; running thence along said North line South 89°48'05" West 230.31 feet, more or less, to the Southwest Corner of the property deeded to Howard John Ellis, et al in Book 708 of Records, Page 386; thence North 38°15' East 383 feet, more or less, along the Westerly line of said property as deeded in Book 708 of Records, Page 386, to a point on the West Right-of-Way line of a State Road which is North 2°29' East of beginning; thence South 2°29' West, along said West Right-of-Way line, 299.29 feet, more or less, to the point of beginning.

Parcel 2:

Tract of land situate in the Northwest Quarter of the Southeast Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows: beginning at the intersection of the Easterly Highway Right-of-Way and no-access line of a Highway known as Interstate 15, and the Southerly Right-of-Way of 4400 South relocation in Riverdale, Utah, which point is approximately 930 feet North 89°33' East and 173 feet South from the Center of Section 12, Township 5 North, Range 2 West, thence South 69°18' East 119.7 feet along said Southerly Right-of-Way line, thence South 2°20' East 134.37 feet, thence South 38°15' West 396.93 feet, thence South 89°48'05" West 401.01 feet along a Northerly boundary line of Riverdale City, Utah, thence Northeasterly the following two (2) courses: North 44°45' East 83.25 feet, thence North 47°26' East 639.1 feet to the point of beginning, the above described tract of land is granted without access to or from the adjoining Freeway, or 4400 South, or the 134.37 feet along and contiguous to 1500 West Street, over and across the Northwesterly, Northerly and Easterly boundary lines of said tract. Subject to and reserving unto grantor, its heirs, successors and assigns, the exclusive right to use the property for the purpose of erecting and maintaining thereon outdoor advertising signs, including such necessary devices, structures, connections, supports, antennas, and appurtenances as may be desired by grantor, whether now existing or to be constructed in the future, together with ingress and egress to and upon the property as desired by grantor to accommodate the construction and maintenance of said outdoor advertising signs. (Boundary Line Agreement E# 1468044 1858-2906)

Certification

To Hal A Lafleur Jr. and Jayne B Lafleur, America First Federal Credit Union, Mountain View Title & Escrow Company 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 2, 3, 4, 5, 6, 8 and 11 of Table A thereof. The field work was completed on November 10, 2019.

RECEIVED
DEC 02 2020
BY: 6699

Date: 2 Dec 2019

Bruce D. Pimper
Utah PLS No. 362256

ALTA / NSPS Land Title Survey

AFCU - Riverdale Lafleur
4627 South Cozy Dale Drive
Riverdale, Weber County, Utah

A Part of the SE 1/4 of Section 12, T5N, R2W, SLB&M, U.S. Survey

Designed by: BDP
Drafted by: TC
Client Name: America First Federal Credit Union
19-194as

ANDERSON WAHLEN & ASSOCIATES
2010 North Beckstead Road, Salt Lake City, Utah 84116
(801) 521-8599 - anderson@awh.com

12 Nov, 2019

SHEET NO. 1