

Title Information

This survey was completed using Title Report File No. NCS-967429-SLC1 (A) dated June 20, 2019 from First American Title Insurance Company and Title Report File No. NCS-976732-SLC1 Revision No. 1 (B) dated August 21, 2019 from 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:

File No. NCS-967429-SLC1 Amendment No. 1 (A)

- 10 An easement over, across or through the land for telegraph and telephone lines and incidental purposes, as granted to Wasatch Gas Co., a Utah corporation by Instrument recorded January 27, 1930 as in Book S of Leases at Page 343 of Official Records. NOTE: The exact location of the herein-above described easement cannot be determined because of an incomplete legal description does not affect site.
11 An easement over, across or through the land for highway known as F.A. Project No. 228 and incidental purposes, as granted to the State Road Commission of Utah by Instrument recorded May 15, 1942 as Entry No. 68472 in Book 160 at Page 56 of Official Records.
12 An easement over, across or through the land for irrigation facility and highway purposes and incidental purposes, as granted to State of Utah, by and through its Road Commission as disclosed by Final Order of Condemnation by Instrument recorded May 05, 1971 as Entry No. 530090 in Book 965 at Page 226 of Official Records.
13 An Agreement dated November 16, 1990 recorded May 17, 1996 as Entry No. 1406857 in Book 1806 at Page 2976 of Official Records. An Easement to Use Distribution System in favor of the State of Utah, recorded May 17, 1996 as Entry No. 1406858 in Book 1806 at Page 2985 of Official Records mentions section but contains nothing to plot.
14 Enabling Declaration of Covenants Conditions and Restrictions of Townhouse Estates Planned Unit Development Phase I recorded August 12, 1997 as Entry No. 1487254 in Book 1875 at Page 2802 of Official Records exhibit "C" covers East portion of Site for expandability of additional property and appears to have expired.
15 An easement over, across or through the land for driveway access and incidental purposes, as granted to the Utah Department of Transportation by Instrument recorded April 17, 2008 as Entry No. 2335495 of Official Records.
16 Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
17 Marriott-Slaterville City Ordinance 2015-02 to provide for Community Development recorded April 16, 2015 as Entry No. 2731074 of Official Records and Community Reinvestment Agency Name Change (Resolution 2018-L) recorded January 29, 2019 as Entry No. 2963079 of Official Records Covers Entire City but contains nothing to plot.

File No: NCS-976732-SLC1 Revision No. 1 (B)

- 13 A gas easement granted to Wasatch Gas Co. recorded January 17, 1930 in Book S at Page 343 of Liens and Leases no document provided for review.
14 Easement in favor of Salt Lake Pipe Line Company, a Nevada corporation, recorded September 7, 1949 in Book 320 at Page 71 of Official Records does not appear to affect this site.
15 Agreement dated November 16, 1990 by and between the State of Utah, acting through the Board of Water Resources and Wilson Irrigation Company, recorded May 17, 1996 as Entry No. 1406857 in Book 1806 at Page 2976 of Official Records mentions section but contains nothing to plot.
16 Easement to Use Distribution System in favor of the State of Utah, acting through the Board of Water Resources, recorded May 17, 1996 as Entry No. 1406858 in Book 1806 at Page 2985 of Official Records mentions section but contains nothing to plot.
18 A 20' Right of Way for ingress and egress, installation, maintenance and utilities, over a portion of said land, as shown on Quit Claim Deed recorded March 28, 2000 as entry No. 1696934 in Book 2064 at Page 824 of Official Records.
19 Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp, recorded November 18, 2009 as Entry No. 2951458 of Official Records does not affect this site plots way Southerly offsite.
20 Assignment and Assumption of Rights of Way Interests recorded June 25, 2013 as Entry No. 2642639 of Official Records mentions section but cannot be plotted due to undisclosed size and location.

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 Table A No. 6: No zoning information was supplied for review, information provided was found on the Marriott-Slaterville City Zoning Website, marriott-slaterville.municipalcodeonline.com

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 Table A No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A No. 9: There are no parking stalls on this site.

Pertaining to ALTA Table A No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.

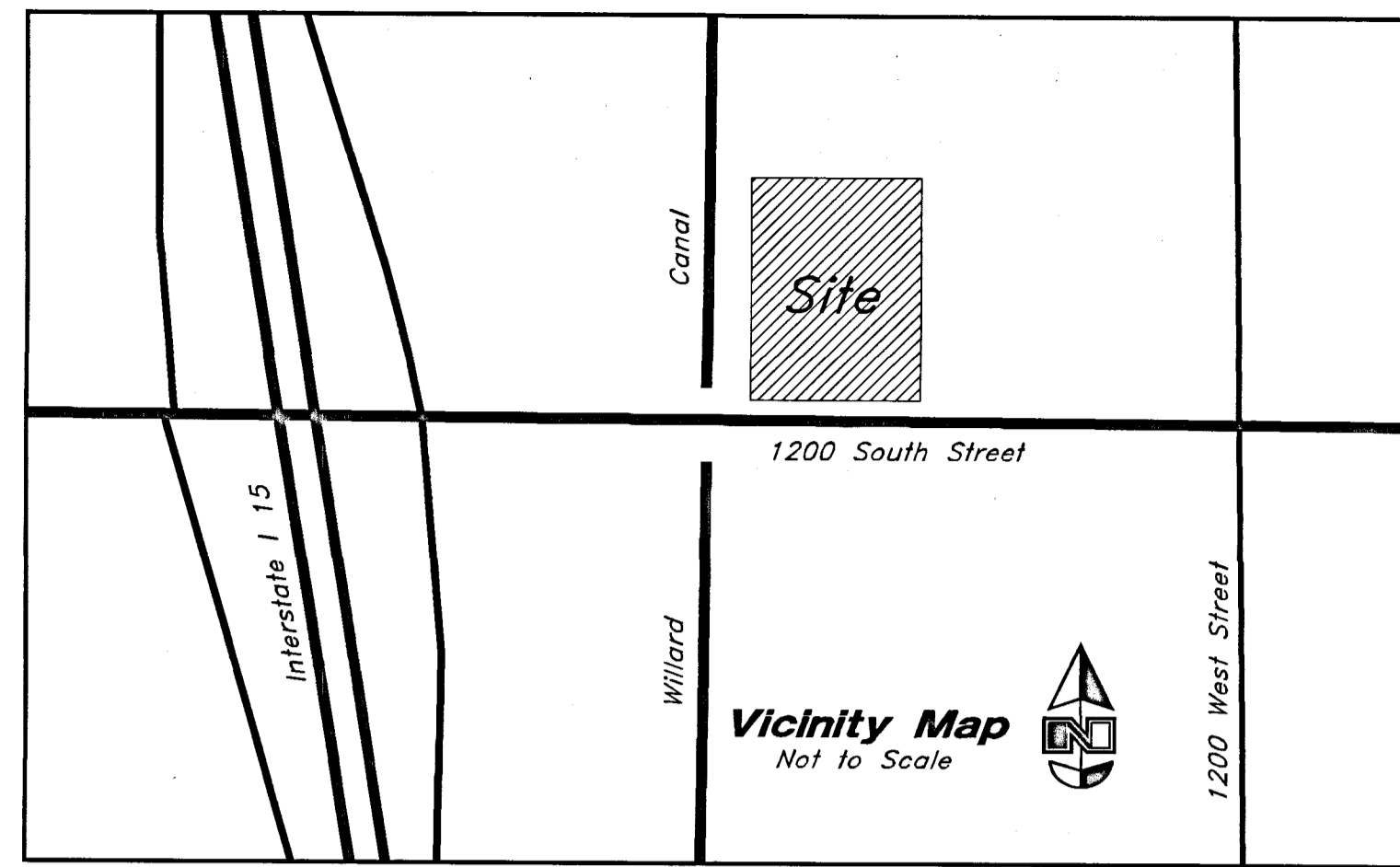
The as-surveyed descriptions eliminate ambiguities in the record calls and describe the land as it is measured on the ground. No gaps, gores or overlaps exists between subject parcels and fit interpreted location of adjoining parcels.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Marriott-Slaterville and Incorporated Areas Map Number 49057C0407E dated 16 December, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Zoning Information

Table with 2 columns: Zoning/Requirement and Description. Includes Zone C-2P (Commercial), Building setbacks (Front 20', Back none except 10', Side none except 10'), Height Restrictions (45'), and Maximum Lot Coverage (Not over 35% of lot area).



Benchmark
Centerline Monument 12th Street and 1200 West
Elevation = 4,265.86 feet (City Data 4,274.82 feet)
Ogden City Reference Data
Observed September 3, 2019

Record Description

NCS-967429-SLC1 Amendment No. 1
PARCEL 1:
PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 10.66 CHAINS WEST AND 1298.92 FEET SOUTH 1/2" WEST AND 605.11 FEET WEST ALONG THE NORTH LINE OF 12TH STREET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 67.43 FEET, THENCE NORTH 1/2" EAST 439.16 FEET, THENCE EAST 63.6 FEET, THENCE SOUTH 439.16 FEET TO THE PLACE OF BEGINNING. (THE TIE TO THE NORTH LINE OF 12TH STREET REFERS TO THE LOCATION OF SAID STREET PRIOR TO 1940).
LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO STATE OF UTAH RECORDED MAY 05, 1971 AS ENTRY NO. 550090 IN BOOK 965 AT PAGE 226 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. 0568, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
BEGINNING ON THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 58.66 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF THE OFFICE REVISION OF SAID PROJECT, WHICH POINT IS 1223.23 FEET, NORTH 1°57'17" EAST, 521.24 FEET NORTH 88°43'30" WEST AND APPROXIMATELY 1042 FEET NORTH 89°08'21" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 60 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO THE CENTER OF 12TH STREET, ALSO KNOWN AS PROJECT NO. FAP-228A(1); THENCE WEST 100.00 FEET ALONG THE CENTER OF SAID 12TH STREET TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 59 FEET, MORE OR LESS, AND SAID WEST BOUNDARY LINE TO A POINT NORTH 89°08'21" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°08'21" EAST 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
PARCEL 2:
PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 10.66 CHAINS WEST AND 1298.2 FEET SOUTH 0°30' WEST, AND 572.54 FEET WEST ALONG THE NORTH LINE OF 12TH STREET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE WEST 32.57 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID QUARTER SECTION, THENCE NORTH 439.16 FEET, THENCE EAST 36.4 FEET, THENCE SOUTH 0°30' WEST 439.16 FEET TO BEGINNING.
LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO STATE OF UTAH RECORDED MAY 05, 1971 AS ENTRY NO. 550090 IN BOOK 965 AT PAGE 226 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. 0568, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
BEGINNING ON THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 58.66 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF THE OFFICE REVISION OF SAID PROJECT, WHICH POINT IS 1223.23 FEET, NORTH 1°57'17" EAST, 521.24 FEET NORTH 88°43'30" WEST AND APPROXIMATELY 1042 FEET NORTH 89°08'21" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 60 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO THE CENTER OF 12TH STREET, ALSO KNOWN AS PROJECT NO. FAP-228A(1); THENCE WEST 100.00 FEET ALONG THE CENTER OF SAID 12TH STREET TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 59 FEET, MORE OR LESS, ALONG SAID WEST BOUNDARY LINE TO A POINT NORTH 89°08'21" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°08'21" EAST 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

File No. NCS-976732-SLC1

PARCEL 1:
PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS WEST 1376.10 FEET TO WEST AND SOUTH 980.07 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING NORTH 40°22'02" WEST 1472.73 FEET TO A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF TWELFTH SOUTH AND TWELFTH WEST STREET NORTH 484.12 FEET AND WEST 685.14 FEET FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 24; AND RUNNING THENCE SOUTH 0°08'44" WEST 407.18 FEET ALONG AN EXISTING FENCE LINE EXTENDED TO THE NORTH RIGHT OF WAY LINE OF TWELFTH STREET (200 SOUTH); THENCE NORTH 89°06'35" WEST 100.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST FACE OF AN EXISTING CONCRETE WALL; THENCE NORTH 00°15' 07" EAST 408.14 FEET ALONG SAID EAST FACE AND EAST FACE OF SAID WALL AND THE NORTHERLY EXTENSION THEREOF TO A POINT WHICH IS SOUTH 89°18'40" EAST FROM BEGINNING, THENCE NORTH 89°18'40" WEST 125.03 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.
SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES OVER AND ACROSS THE EAST 20 FEET OF SAID PREMISES, PROVIDED THAT THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, USE OF SAID EASEMENT DOES NOT UNREASONABLY INTERFERE WITH THE GRANTEE'S CONDUCT OF ITS BUSINESS OF SAID PREMISES.

PARCEL 2:
A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT AN EXISTING FENCE CORNER, WHICH IS WEST 1677.72 FEET AND SOUTH 980.07 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING NORTH 40°22'02" WEST 1472.73 FEET TO A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF TWELFTH SOUTH AND TWELFTH WEST STREET NORTH 484.12 FEET AND WEST 685.14 FEET FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 24; AND RUNNING THENCE SOUTH 0°08'44" WEST 407.18 FEET ALONG AN EXISTING FENCE LINE EXTENDED TO THE NORTH RIGHT OF WAY LINE OF TWELFTH STREET (200 SOUTH); THENCE NORTH 89°06'35" WEST 100.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST FACE OF AN EXISTING CONCRETE WALL; THENCE NORTH 00°15' 07" EAST 408.14 FEET ALONG SAID EAST FACE AND EAST FACE OF SAID WALL AND THE NORTHERLY EXTENSION THEREOF TO A POINT WHICH IS SOUTH 89°18'40" EAST FROM BEGINNING, THENCE NORTH 89°18'40" WEST 125.03 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

Narrative

This Survey was requested by Maverik Inc prerequisite to development of this property.
Sparse Section Control from Weber County Survey was supplemented by the published Ogden City monument positions which were found to conflict in section locations. The Southwest Corner of this Section was the only Section Corner recovered in place and all others were calculated from Weber County Survey. Monuments along 12th Street were recovered and held with the VRS bearing to place this Survey on State Plane basis.

1966 UDOT Highway plans were retraced and placed on State Plane base, but suffer from "more or less" dimensions to right-of-way lines.
The Northeast Corner referenced in many legal documents is not in place and no reliable published location has been recovered.

The Adjoining FW Jones & Associates 2010 Quit Claim Deeds misplot in location due to the Ogden City Plat ties from the Section Corner being on grid, not ground distance, but can be interpreted to fit the intended location as they are supposed to fit the ESI 2010 Survey location from the monument at 12th Street and 1200 West Street, which has been recovered in place.

The 2010 Survey by ESI Engineering for the Property to the East of this site appears to have a good approach in placing the dead lines, however the West line as-Surveyed lies well West of the existing fenceline along the East line of this site, and resulted in an independent review of the deeds comprising this site in relation to the occupation.

The Westerly two parcels are described to share a common retaining wall which has been removed. The Easterly two parcels appear to be split by an improvement district boundary, but taken together were centered within the existing fencelines as best fit.

The Willard Canal fence line does not seem to fit the described bearing, but the canal Centerline fits the Northwest fence corner well utilizing the Station from the Highway plans, and the record frontages were held to set the geometry in place.

The Condo to the North and the double fenceline were held along the North as best evidence, and Boundary line agreements to the occupation lines seems the most sensible solution.

As-Surveyed Description

J. Carnahan
Parcel 1:
Beginning at a point on the North Line of 12th Street located 1473.21 feet North 40°21'25" West to an existing Brass Cap Centerline monument at the intersection of said 12th Street and 1200 West Street; 585.54 feet North 88°41'23" West along the existing monument Line of said 12th Street; 60.29 feet North 0°20'51" East; and 32.57 feet North 89°13'15" West along said North Line of 12th Street from the East Quarter Corner of said Section 24; and running thence North 89°13'15" West 67.43 feet along the North Line of 12th Street; thence North 0°20'51" East 414.36 feet along an existing Boundary Line fence to the South Line of Townhouse Estates Phase 5 Planned Unit Development; thence South 87°58'06" East 63.64 feet along said South Line of the Development; thence South 0°10'54" East 413.01 feet to the point of beginning.
Contains 27,102 sq. ft. or 0.622 acre

J. Carnahan
Parcel 2:
Beginning at a point on the North Line of 12th Street located 1473.21 feet North 40°21'25" West to an existing Brass Cap Centerline monument at the intersection of said 12th Street and 1200 West Street; 585.54 feet North 88°41'23" West along the existing monument Line of said 12th Street; and 60.29 feet North 0°20'51" East from the East Quarter Corner of said Section 24; and running thence North 89°13'15" West 32.57 feet along the North Line of 12th Street; thence North 0°10'54" West 413.01 to the South Line of Townhouse Estates Phase 5 Planned Unit Development; thence South 87°58'06" East 36.40 feet along said South Line of the Development; thence South 0°20'51" West 412.17 feet to the point of beginning.
Contains 14,223 sq. ft. or 0.327 acre

Big West
Parcel 1:
Beginning at a point on the North Line of 12th Street located 1473.21 feet North 40°21'25" West to an existing Brass Cap Centerline monument at the intersection of said 12th Street and 1200 West Street; 585.54 feet North 88°41'23" West along the existing monument Line of said 12th Street; and 200.00 feet North 89°13'15" West along said North Line from the East Quarter Corner of said Section 24; and running thence North 89°13'15" West 125.03 feet along the North Line of 12th Street to the Willard Canal; thence North 0°44'17" East 417.34 feet along the Willard Canal to an existing fence corner; thence South 88°27'08" East 122.98 feet along an existing fenceline; thence South 0°27'14" West 415.70 feet to the point of beginning.
Contains 51,647 sq. ft. or 1.186 acres

Big West
Parcel 2:
Beginning at a point on the North Line of 12th Street located 1473.21 feet North 40°21'25" West to an existing Brass Cap Centerline monument at the intersection of said 12th Street and 1200 West Street; 585.54 feet North 88°41'23" West along the existing monument Line of said 12th Street; and 100.00 feet North 89°13'15" West along said North Line from the East Quarter Corner of said Section 24; and running thence North 89°13'15" West 100.00 feet along the North Line of 12th Street; thence North 0°27'14" East 415.70 feet to an existing fenceline; thence South 88°27'08" East 97.44 feet to the Southwest Corner of Townhouse Estates Phase 5 Planned Unit Development; thence South 87°58'06" East 1.81 feet along the South Line of said Development; thence South 0°20'51" West 414.36 feet along an existing Boundary Line fence to the point of beginning.
Contains 41,342 sq. ft. or 0.949 acre

Certification

To Maverik Inc, Big West Oil, LLC 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 September 4, 2019.

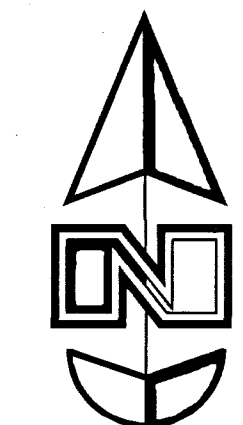
Signature block for Bruce D. Pimper, dated 7 May 2020, with a RECEIVED stamp from the county clerk's office.

Vertical sidebar containing the title 'ALTA / NSPS Land Title Survey', the surveyor's name 'Maverik Slaterville', the firm 'ANDERSON WAHLEN & ASSOCIATES', and a table with columns for 'REV', 'DATE', and 'DESCRIPTION'.

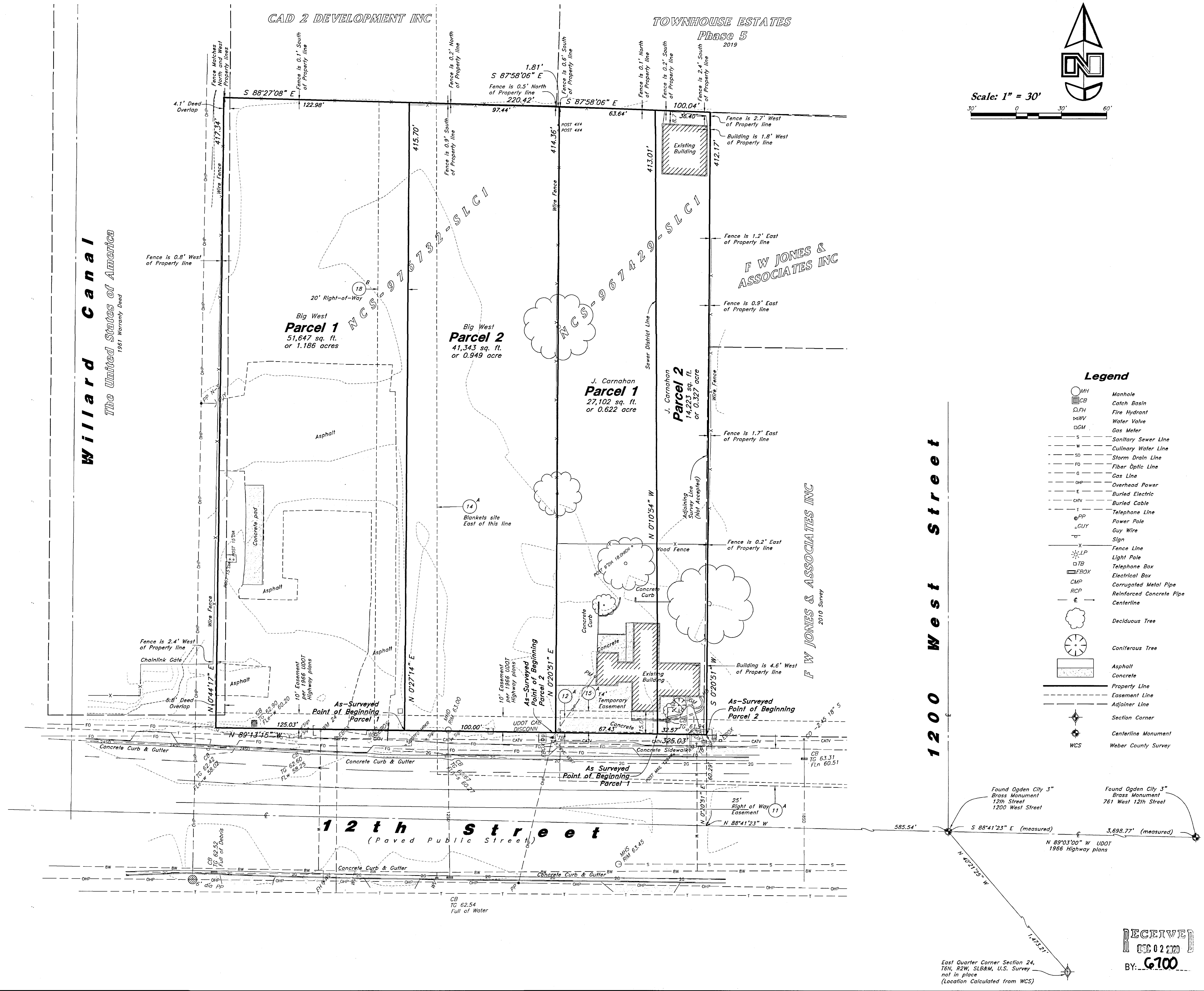
Willard Canal
The United States of America
1961 Warranty Deed

CAD 2 DEVELOPMENT INC

TOWNHOUSE ESTATES
Phase 5
2019



Scale: 1" = 30'



Legend

	Manhole
	Catch Basin
	Fire Hydrant
	Water Valve
	Gas Meter
	Sanitary Sewer Line
	Culinary Water Line
	Storm Drain Line
	Fiber Optic Line
	Gas Line
	Overhead Power
	Buried Electric
	Telephone Line
	Buried Cable
	Power Pole
	Guy Wire
	Sign
	Fence Line
	Light Pole
	Telephone Box
	Electrical Box
	Corrugated Metal Pipe
	Reinforced Concrete Pipe
	Centerline
	Deciduous Tree
	Coniferous Tree
	Asphalt
	Concrete
	Property Line
	Easement Line
	Adjoiner Line
	Section Corner
	Centerline Monument
	Weber County Survey

Designed by: BDP
Drafted by: TC
Client Name: Maverik Inc
19-140as

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
1-801-521-8528 - AWahlen@aol.com

ALTA / NSPS Land Title Survey
Maverik Slaterville
1332 West 12th Street
Marriott-Slaterville, Weber County, Utah
A Part of the NE 1/4 of Section 24, T6N, R2W, SLB&M, U.S. Survey



13 Sep, 2019

SHEET NO. **2**

RECEIVED
OCT 02 2019
BY: G100

East Quarter Corner Section 24, T6N, R2W, SLB&M, U.S. Survey not in place (Location Calculated from WCS)