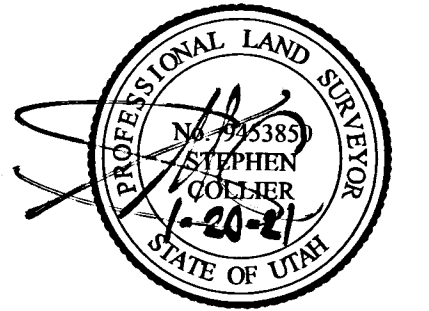


8900 EAST STREET CENTERLINE SURVEY

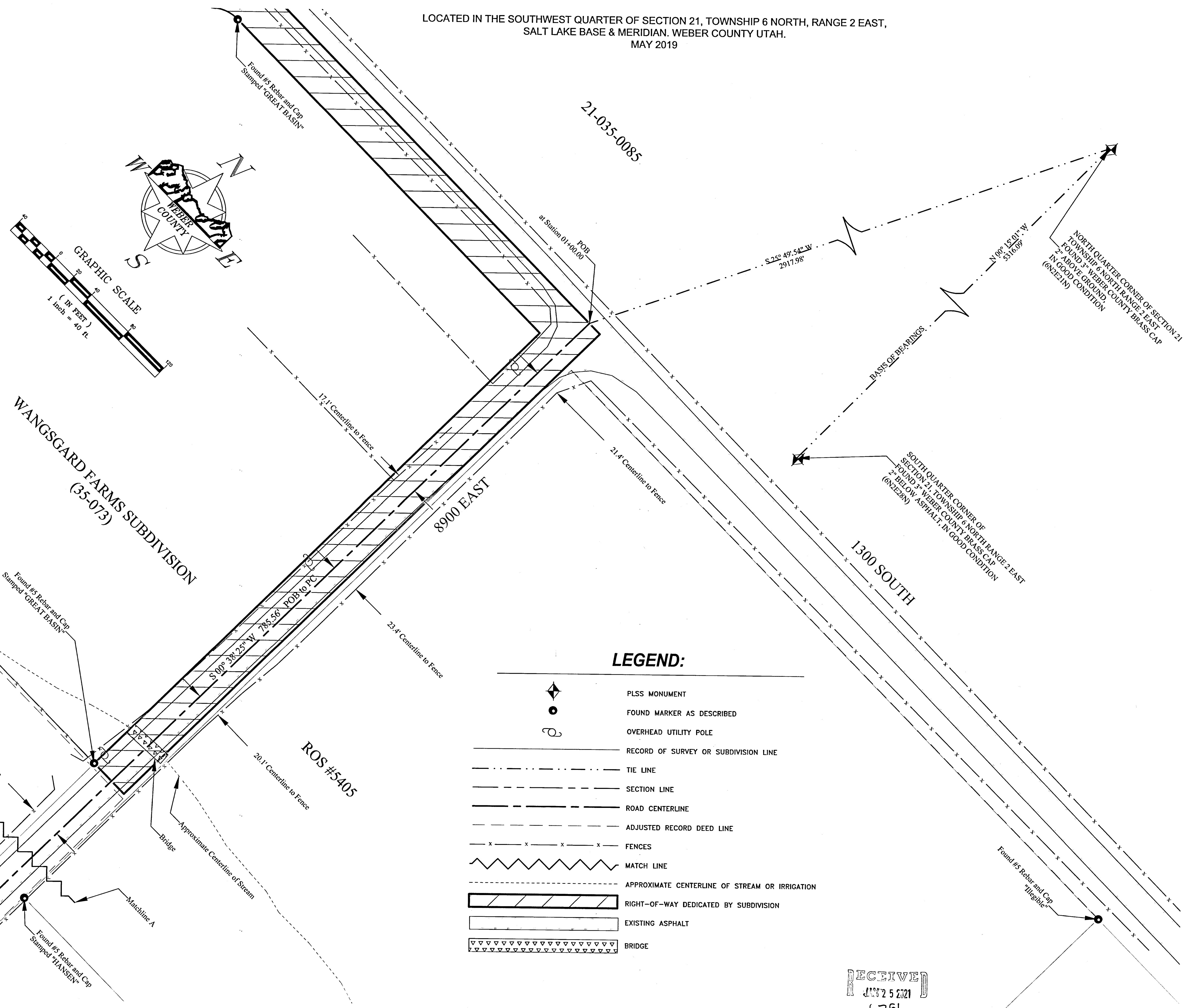
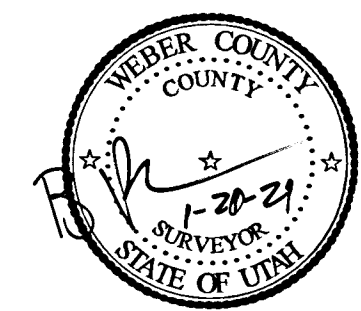
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN, WEBER COUNTY UTAH,
MAY 2019

SURVEYOR'S CERTIFICATE:

I, STEPHEN COLLIER, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 9453850, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, HAVE COMPLETED A SURVEY OF THE HIGHWAY CENTERLINE DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS ON THE GROUND AS REPRESENTED HEREON.



I, _____, PLS. DO HEREBY CERTIFY THAT I AM A DEPUTY SURVEYOR OF THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE, STATE OF UTAH, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY OF THE HIGHWAY CENTERLINE HAS BEEN MADE UNDER THE DIRECTION OF THE WEBER COUNTY RECORDER/SURVEYOR AS SHOWN AND DESCRIBED HEREON.



LEGEND:

- PLSS MONUMENT
- FOUND MARKER AS DESCRIBED
- OVERHEAD UTILITY POLE
- RECORD OF SURVEY OR SUBDIVISION LINE
- TIE LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJUSTED RECORD DEED LINE
- FENCES
- MATCH LINE
- APPROXIMATE CENTERLINE OF STREAM OR IRRIGATION
- RIGHT-OF-WAY DEDICATED BY SUBDIVISION
- EXISTING ASPHALT
- BRIDGE

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE TRUE LOCATION OF THE EXISTING HIGHWAY CENTERLINE OF 8900 EAST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00° 15' 01" WEST (STATE PLANE GRID BEARINGS) 5,316.09 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 6N2E21N AND 6N2E28N AS SHOWN HEREON.

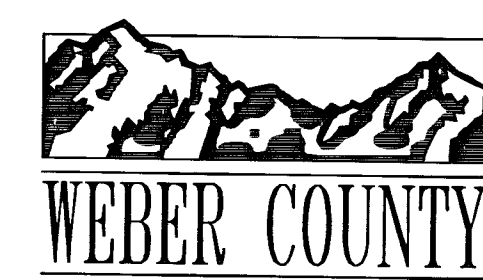
EXISTING FENCES, EXISTING ASPHALT ROAD, AND FOUND REBAR WITHIN ADJOINING SUBDIVISIONS AND FILED RECORD OF SURVEYS WERE USED AS THE BEST EVIDENCE FOR ESTABLISHING THE CENTERLINE OF THE ROAD. BECAUSE THE FENCES ALONG THE ROAD FOLLOW THE COURSE OF THE ROAD WELL, A BEST FIT LINE FROM THESE FENCES WAS AVERAGED ALONG WITH BEST FIT LINES FROM ADJOINING SUBDIVISIONS, DEEDS, AND RECORDS OF SURVEY TO DETERMINE THE CENTERLINE OF THE ROAD. WHEN PLOTTING ADJOINING DEEDS ALONG THIS HIGHWAY, CARE MUST BE TAKEN TO RECOGNIZE THAT DIFFERENT POSITIONS HAVE BEEN USED FOR THE SOUTH AND SOUTHEAST CORNERS OF SECTION 21 AT VARIOUS TIMES. THE DATES FOR WHEN THESE CORNERS WERE RELIED UPON CAN BE DETERMINED AND MUST BE CONSIDERED ALONG WITH THE DATES OF ANY DEED WRITTEN DURING THOSE TIMES. A SUMMARY OF THESE POSITIONS AND DATES IS GIVEN ON PAGE 4.

THE FOLLOWING IS A LIST OF RESOURCES USED IN PREPARING THIS SURVEY:

1. SUBDIVISION PLATS AND RECORDS OF SURVEY ON FILE IN THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE
2. AERIAL IMAGERY OF 8900 EAST
3. DEEDS FOR ADJUTING PROPERTIES
4. TIE SHEETS SHOWING A HISTORY OF MONUMENTED POSITIONS FOR CORNERS TO SECTION 21 ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE

8900 EAST STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST,
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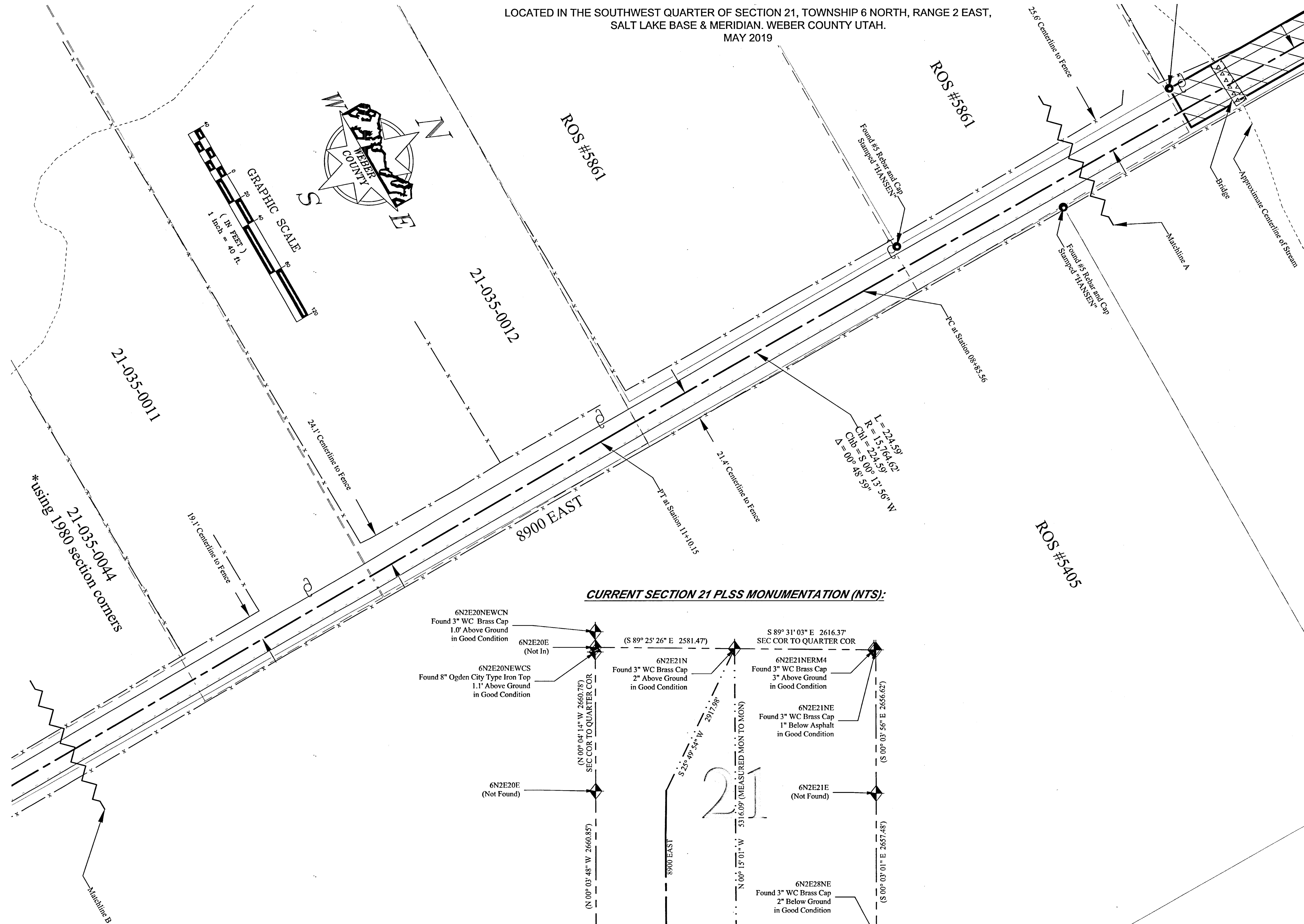
2380 Washington Blvd, Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

RECORD OF SURVEY NUMBER:	
FIELD WORK BY: JEREMY MATHEWS	
DRAWN BY: JEREMY MATHEWS	
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 5/24/2019	
SHEET NUMBER: 1/4	

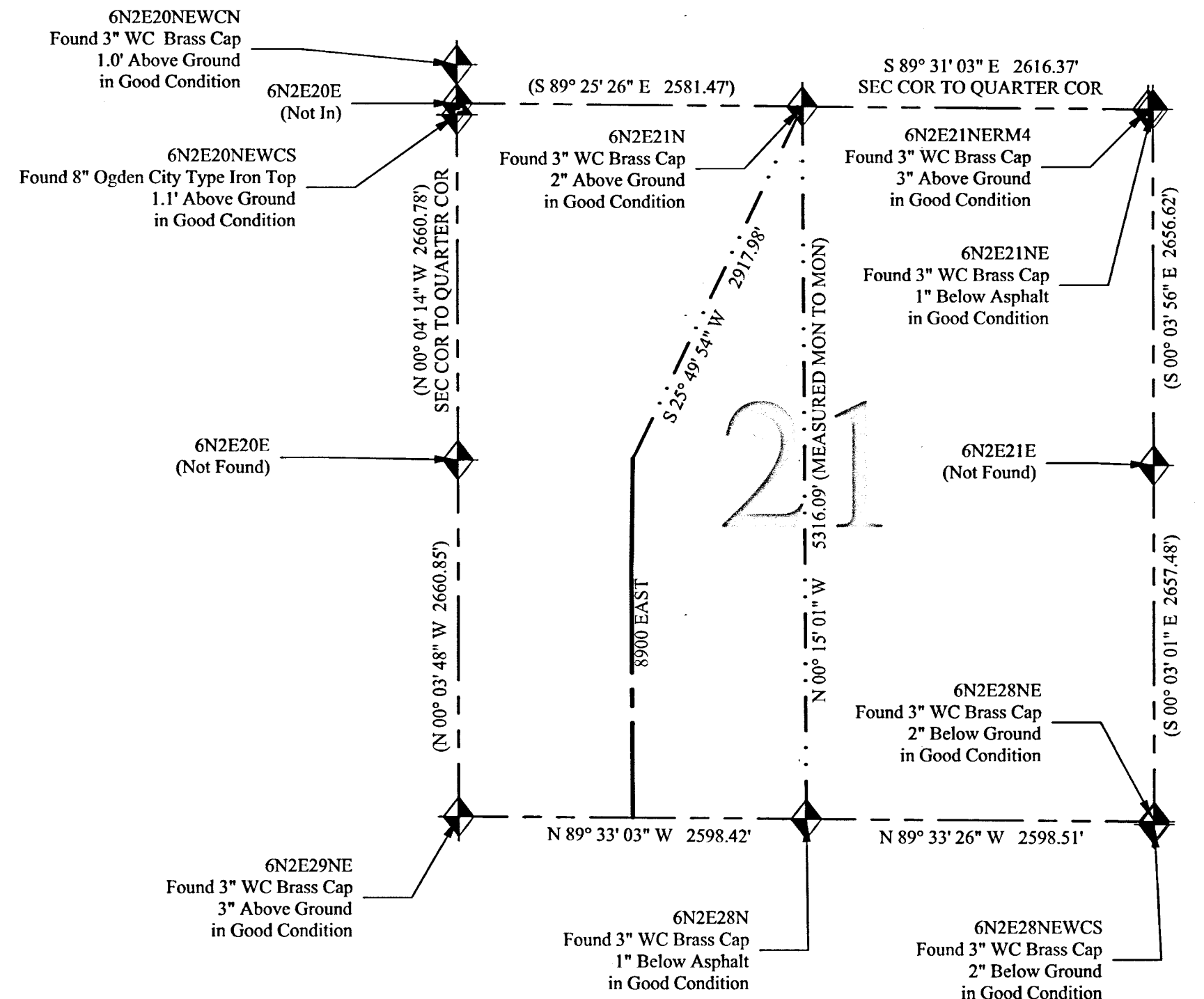
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8900 EAST STREET CENTERLINE SURVEY

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CURRENT SECTION 21 PLSS MONUMENTATION (NTS):



AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 21 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIPTION OF A COUNTY ROAD LEADING SOUTHERLY FROM THE INTERSECTION OF 8900 EAST AND 1300 SOUTH TO THE INTERSECTION OF 8900 EAST AND 1800 SOUTH, SOUTHEASTERLY OF HUNTSVILLE TOWN.

BEGINNING AT A POINT WHICH IS SOUTH 25° 49' 54" WEST A DISTANCE OF 2,917.98 FEET FROM THE NORTH QUARTER CORNER OF SECTION 21 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE, SAID POINT IS ON THE CENTERLINE OF 8900 EAST AT STATION 0+00.00; AND RUNNING THENCE SOUTH 00° 38' 25" WEST A DISTANCE OF 785.56 FEET TO A POINT OF CURVATURE AT STATION 0+85.56; THENCE SOUTHWESTERLY TO THE LEFT ALONG THE ARC OF A 15,764.62 FOOT RADIUS CURVE A DISTANCE OF 224.62 FEET, WHOSE LONG CHORD BEARS SOUTH 00° 13' 56" WEST A DISTANCE OF 224.62 FEET, AND WHOSE CENTRAL ANGLE IS 00° 48' 59" TO STATION 1+10.15; THENCE SOUTH 00° 10' 33" EAST A DISTANCE OF 1,669.33 FEET TO THE INTERSECTION OF 8900 SOUTH AT STATION 27+79.46 SAID POINT ALSO BEING ON THE SOUTH LINE OF SECTION 21; THE BEARING AND DISTANCE FROM THIS POINT TO THE POINT OF BEGINNING BEING NORTH 00° 05' 51" EAST A DISTANCE OF 2,678.56 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 2,679.48 FEET.

RIGHT-OF-WAY ANALYSIS:

THE FOLLOWING IS A RIGHT-OF-WAY ANALYSIS OF AREAS NOT OTHERWISE DESCRIBED BY SUBDIVISION DEDICATION OR BY A DEED TO THE PUBLIC FOR ROAD PURPOSES.

WRITTEN EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. PARCELS #21-035-0044, #21-035-0058 AND #21-035-0010 (ENTRY #2968078 AND ENTRY #1691396) FIT FENCES ALONG THE ROAD WHEN ALIGNED USING THE SECTION CORNER LOCATIONS FROM 1980.
2. RECORD OF SURVEY #5861 WHICH SUGGESTS A WIDTH RANGING FROM 35.85 FEET TO 36.36 FEET.
3. OTHER ROADS IN THE GENERAL AREA (SAME SECTION 21) ARE DESCRIBED AS BEING A 2-ROD WIDE ROAD. FROM ENTRY #2773579, THE DESCRIPTION OF PARCEL #21-035-0007 CONTAINS LANGUAGE WHICH CALLS TO, "...THE CENTER OF A 2 ROD STREET..." (LISTED AS PARCEL 4 IN THE DESCRIPTION). THE AREA WHERE THIS CALL ENDS IS NEAR THE INTERSECTION OF 9400 EAST AND 1300 SOUTH. THIS WOULD IMPLY THAT ONE OR BOTH OF THESE TWO ROADS ARE 2 RODS WIDE, AND IN TURN THAT A 33.00 FOOT WIDTH MIGHT BE TYPICAL OF ROADS IN THE AREA.

DEMONSTRATIVE EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. AN OFFSET OF 16.5 FEET FROM THE CENTERLINE CLOSELY MATCHES FENCE LINES IN MANY PLACES.
2. APPROXIMATELY 1/4 OF THE FENCE LINES ALONG THE ROAD FRONTAGE ARE WITHIN 1 FOOT OF BEING 16.5 FEET FROM THE CENTERLINE.
3. APPROXIMATELY 3/4 OF FENCE LINES ALONG THE ROAD FRONTAGE ARE GREATER THAN 16.5 FEET FROM THE CENTERLINE.
4. BOTH UNDERGROUND AND OVERHEAD UTILITIES WERE FOUND JUST INSIDE THE FENCE LINE AND ARE AT AN AVERAGE OF 16.5 FEET FROM THE CENTERLINE.

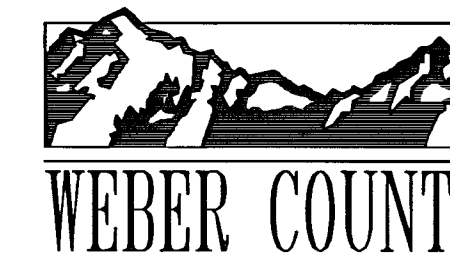
CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 8900 EAST STREET HAS BECOME A DEDICATED PUBLIC HIGHWAY BY VIRTUE OF ITS CONTINUOUS USE AS A PUBLIC THOROUGHFARE OVER A LONG PERIOD OF TIME, RECOGNIZING THAT THE FULL WIDTH OF A DEDICATED PUBLIC HIGHWAY RIGHT OF WAY CAN ONLY BE DETERMINED BY THE COURT, A MAXIMUM RIGHT OF WAY WIDTH THAT WOULD BE BINDING UPON ALL UN-AGREEABLE PARTIES WOULD NEED TO COME FROM A JUDICIAL DECREE. HOWEVER, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME, THAT THE EVIDENCE SUGGESTS WHAT IS REASONABLE AND NECESSARY FOR THE USES WHICH HAVE BEEN MADE OF THIS PUBLIC HIGHWAY IS 33.00 FEET WIDE LYING 16.50 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE.

GENERAL NOTES:

1. NO EASEMENTS ARE ADDRESSED BY THIS MAP.
2. THIS MAP IS NOT PROOF OF OWNERSHIP.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
5. NO ABSTRACT OF TITLE, OR COMMITMENT FOR TITLE INSURANCE WAS OBTAINED OR REVIEWED DURING THE PROCESS OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY'S QUALITY OF TITLE.
6. DEED LINES WHICH RUN PERPENDICULAR TO THE ROAD ARE SHOWN FOR REFERENCE ONLY AND WERE NOT SURVEYED.
7. ADJOINING DEEDS ARE SHOWN FOR REFERENCE ONLY AND WERE NOT SURVEYED. PREFERENCE WAS GIVEN TO POSITIONING DEEDS AS TO BEST SHOW THEIR RECORD PLATTED POSITION WITH THE CENTERLINE OF THE ROAD BUT NOT NECESSARILY WITH EACH OTHER.
8. THIS SURVEY IS MEANT TO BE AN AID TO FUTURE DEVELOPERS OF PROPERTY ALONG THE ROAD SO THAT ANY FUTURE DEDICATIONS CREATE A CONSISTENT AND CONTINUOUS CENTERLINE.
9. THE CENTERLINE SHOWN HEREON IS AN EXISTING CENTERLINE BUT MAY NOT REFLECT THE DESIRED FUTURE CENTERLINE. DEVELOPERS SHOULD CONSULT WEBER COUNTY ENGINEERING TO OBTAIN A "FUTURE PROPOSED CENTERLINE" AS A DIRECTION FOR RIGHT-OF-WAY DEDICATIONS.
10. THE TERMS "ROAD" & "HIGHWAY" USED HEREON ARE DEFINED BY UCA 68-3-12.5 AND UCA 72-1-102 RESPECTIVELY.

8900 EAST STREET CENTERLINE SURVEY

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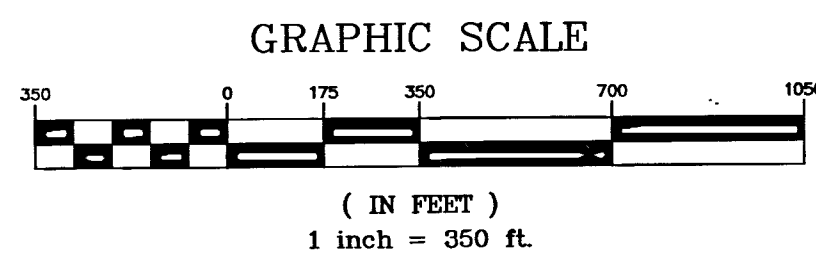
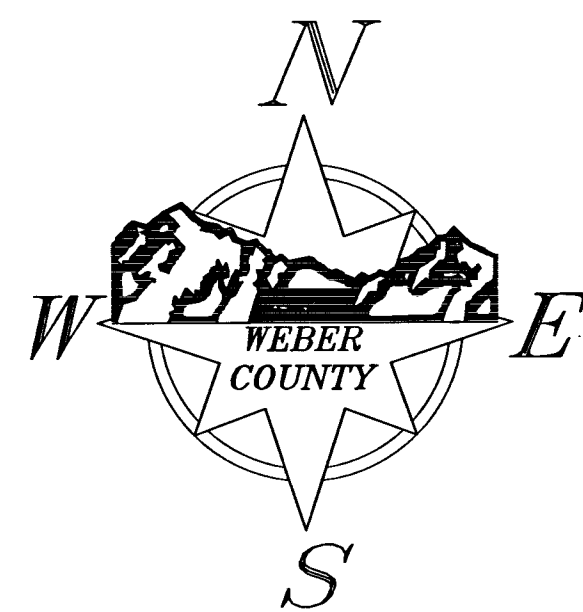
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APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 5/24/2019	
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MAY 25 2021
BY: COL

8900 EAST STREET CENTERLINE SURVEY

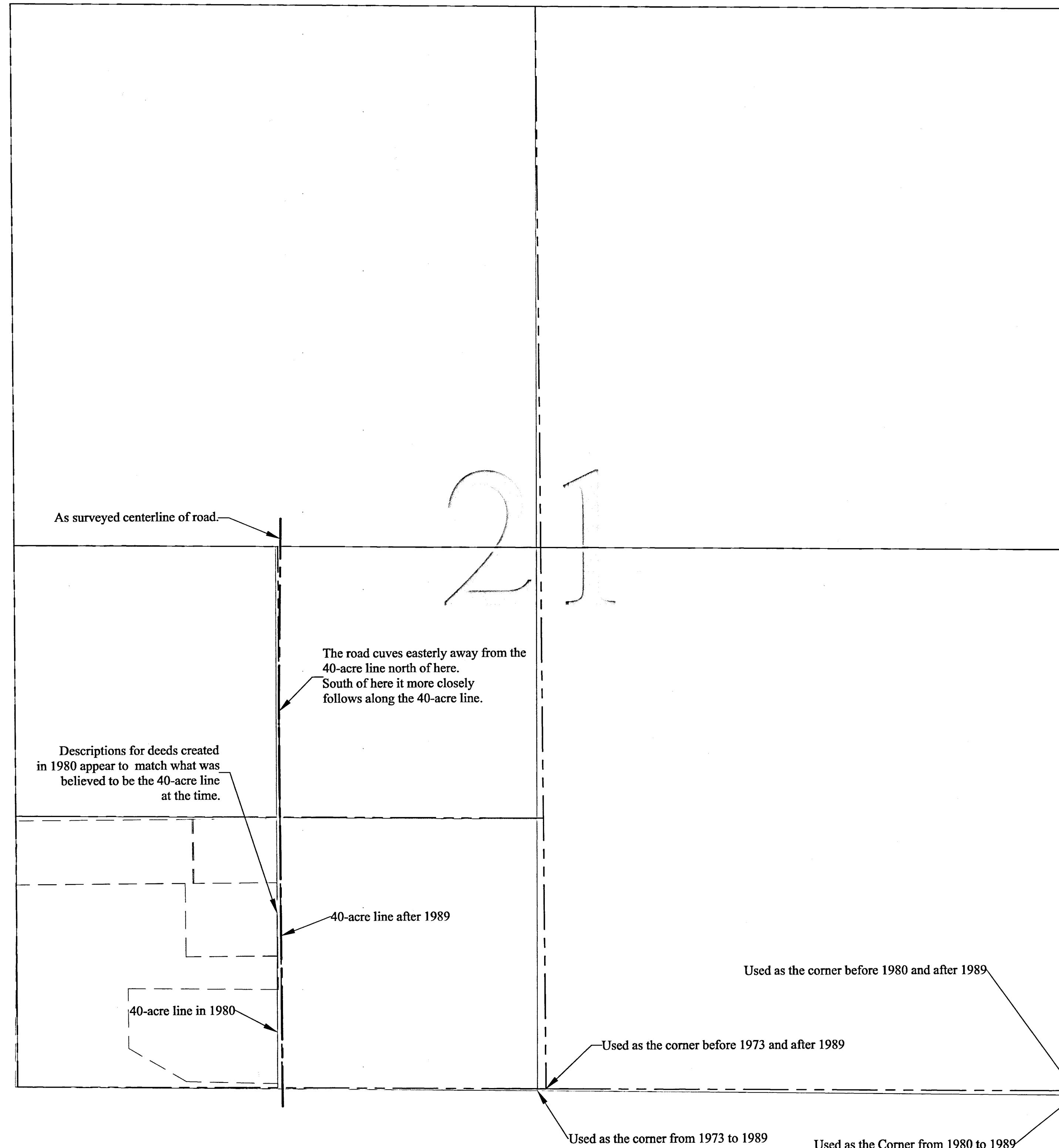
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Comparison of 40-Acre Lines in Section 21 1980 vs. 2019



LEGEND (THIS SHEET ONLY):

- SECTION LINES BEFORE 1973 OR AFTER 1989
- SECTION LINES IN 1980
- ROAD CENTERLINE
- RECORD DEED LINE

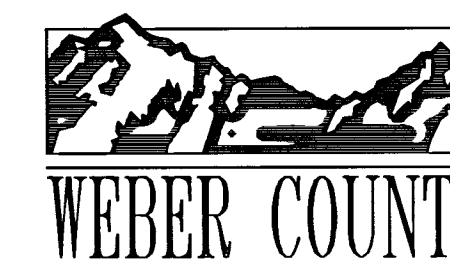


SECTION 21 CORNER MONUMENTATION NOTES:

PLOTTED DESCRIPTIONS OF DEEDS ALONG THE WEST SIDE OF 8900 EAST LEAVE A SIGNIFICANT GAP BETWEEN THEM, AND DEEDS ON THE EAST SIDE OF THE SAME ROAD. THIS APPARENT GAP IS A RESULT OF HAVING DESCRIPTIONS WHICH WERE CREATED DURING A TIME WHEN 2 OF THE SECTION CORNERS FOR SECTION 21 WERE IN DIFFERENT LOCATIONS FROM WHAT IS KNOWN TODAY. TIE SHEETS FOR THE SOUTH CORNER OF SECTION 21 SHOW THAT IT WAS SET NORTHERLY OF A NORTH/SOUTH FENCE LINE ON 7/26/1973. THIS POSITION WAS LATER RECOGNIZED AS BEING IN ERROR IN 1989 BY BOTH MARTIN MOORE AND RANDALL J. WILLIFORD (WHO WAS THE WEBER COUNTY DEPUTY SURVEYOR AT THE TIME). HE SEARCHED FOR AND FOUND THE ORIGINAL STONE AND MONUMENTED IT WITH A BRASS CAP IN 1989. AN ACCOUNT OF THIS RESEARCH CAN BE FOUND IN A LETTER WRITTEN BY RANDALL J. WILLIFORD ON OCTOBER 18TH 1989 WHICH IS ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE AND IS NOW INCLUDED IN THE TIE SHEETS FOR 6N2E28N AND 6N2E28NE. THE ORIGINAL (AND NOW RECOVERED) POSITION IS NORTH 77° 17' 37" EAST A DISTANCE OF 43.42 FEET FROM THE 1973 POSITION AS SHOWN ON THE MERTZ SUBDIVISION NO. 1 (34-082). SIMILARLY, THAT SAME YEAR THE ORIGINAL STONE FOR SOUTHEAST CORNER OF SECTION 21 WAS ALSO RECOVERED AND MONUMENTED WITH A BRASS CAP. THAT POSITION IS SOUTH 01° 58' 17" WEST A DISTANCE OF 21.9 FEET AND EAST A DISTANCE OF 8.0 FEET FROM THE POSITION USED AS THE CORNER IN 1980. THE 1980 POSITION WAS OCCUPIED BY A WOOD HUB (NOT RECOVERED) AND WAS REFERENCED BY A BRASS CAP MONUMENT WHICH STILL EXISTS TODAY. THE REFERENCE MONUMENT WAS RECOVERED IN PERFORMING THIS SURVEY. USING THE DIFFERENT POSITIONS FOR THESE TWO CORNERS REVEALS THE LOCATION OF THE 40-ACRE LINES IN THE SOUTHWEST QUARTER OF SECTION 21 AS THEY WERE IN 1980. AS LATE AS 1979 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WAS STILL AN ALIQUOT PART AS IS SHOWN IN A WARRANTY DEED FROM MARLIN K. JENSEN & WF KATHLEEN TO BALLY WATTS ASSOCIATES "THE SW QUARTER OF THE SW QUARTER OF SEC 21, T 6N R 2 EAST" (ENTRY #765996, BOOK 1285 PAGE 448). HOWEVER IN 1980, BALLY WATTS ASSOCIATES CARVED UP THIS ALIQUOT PART INTO SEPARATE DEEDS (BALLY WATTS ASSOCIATES TO CRAIG CROSS ENTRY #807005 BOOK 1350 PAGE 210, AND ENTRY #851807 BOOK 1387 PAGE 389; AND BALLY WATTS ASSOCIATES TO BRIAN A. MERTZ AND SUSAN MERTZ ENTRY #909136 BOOK 1446 PAGE 1529) WHOSE DESCRIPTIONS THEN CHANGED AND WERE GIVEN BY METES AND BOUNDS. BECAUSE THE SECTION CORNERS WERE MONUMENTED DIFFERENTLY AT THE TIME, THOSE METES AND BOUNDS WOULD HAVE BEEN GIVEN USING A DIFFERENT POSITION FOR THE EAST BOUNDARY OF SAID ALIQUOT PART. THE DIFFERENT 40-ACRE LINE FALLS ON THE WEST SIDE OF 8900 EAST. METES IN THE DEED DESCRIPTIONS FROM THAT TIME MATCH THIS LINE VERY WELL. THIS CREATES AN APPARENT GAP BETWEEN DEEDS IF ONE IS TRYING TO TIE THOSE DEEDS TO THE CURRENTLY MONUMENTED SECTION CORNERS (ESPECIALLY THE SOUTH QUARTER CORNER OF SECTION 21). A CONCLUSION COULD BE DRAWN IN WHICH ANY CONVEYANCE FROM BALLY WATTS ASSOCIATES TO CROSS AND MERTZ WAS NOT TO LEAVE A GAP BETWEEN THOSE PARCELS AND THE 40-ACRE LINE. THE 40-ACRE LINE ESTABLISHED AFTER 1989 VERY CLOSELY MATCHES THE AS SURVEYED CENTERLINE OF THE ROAD SHOWN HEREON IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21. HOWEVER, THIS ROAD NOW CURVES SLIGHTLY EASTWARD IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SAID SECTION.

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BY: [Signature]