

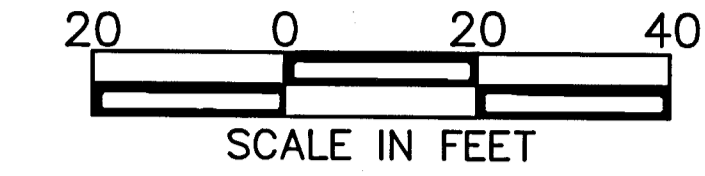
**LOCATION**  
 LOCATED IN THE EAST HALF OF SECTION 25,  
 TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 WEST HAVEN CITY, WEBER COUNTY, UTAH

**REFERENCE DOCUMENT**  
 SHADY BROOK OF WEST HAVEN PHASE 1  
 ENTRY NO. 1790023 BOOK: 54 PAGE: 48  
  
 DEDICATION OF SHADY BROOK LANE  
 ENTRY NO. 1896255 BOOK: 57 PAGE: 24

**CLIENT**  
 KRAUSE DEVELOPMENT LLC  
 2166 EAST WILD PINE DRIVE  
 OGDEN, UTAH 84403

**BENCHMARK**  
 EAST QUARTER CORNER OF SECTION 25,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST,  
 BENCHMARK ELEV=4276.2

REFERENCE MONUMENT  
 1100 WEST AND WILSON LANE  
 (MONUMENT FOUND)



- LEGEND**
- BOUNDARY LINE
  - ADJOINING PARCELS
  - SECTION LINE
  - EXISTING CURB & GUTTER
  - EXISTING FENCE LINE
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - EXISTING STORM DRAIN
  - EXISTING COMMUNICATIONS
  - EXISTING GAS LINE
  - EXISTING ELECTRICAL LINE
  - EXISTING CATCH BASIN
  - EXISTING SEWER MANHOLE
  - EXISTING STORM DRAIN MANHOLE
  - EXISTING FIRE HYDRANT
  - SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988
  - ⊕ TITLE EXCEPTION NUMBER

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE :	SURVEY BY : PEPG CREW	BOB	1"=20'
DRAWN BY :	DESIGNED BY :	ASL	SCALE :
CHECKED BY :			

**TITLE REPORT EXCEPTIONS**

Chicago Title Insurance Company  
 File Number: 20-4041 AB  
 Commitment Date: July 31, 2020 at 7:30 a.m.

- 1-9. (Not a survey matter)
- 10. An easement for pipe lines facilities for the transportation of oil, petroleum, gas, gasoline, water or other substances and incidental purposes, the exact location of which was not disclosed, as created in favor of Salt Lake Pipe Line Company, a Nevada corporation by Instrument recorded January 31, 1950 as Entry No. 161012 in Book 329 at Page 600 of Official Records. (Not plottable due to unreadable document)
- 11. Easements, notes and restrictions as shown on the Official Plat recorded August 20, 2001 as Entry No. 1790023 in Book 54 at Page 48. (Affects subject property as shown hereon)
- 12. (Not a survey matter)

**LEGAL DESCRIPTION**

LOT 2, SHADY BROOK OF WEST HAVEN PHASE 1, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

**NARRATIVE**

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its adjoiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

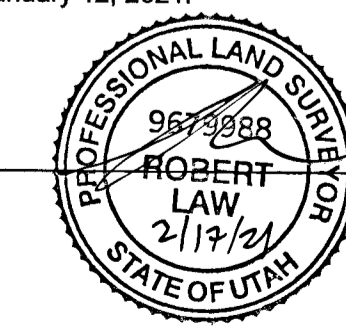
Basis of Bearing is North 01°28'17" East between the East Quarter Corner Old Monument Position of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian and the Reference Monument as shown hereon. The relationship of the positions of the monuments old and new were established from county tie sheet records.

**SURVEYORS CERTIFICATE**

To: Krause Development, LLC, a Utah limited liability company, Chicago Title Insurance Company, and National Title Agency of Utah, Inc.

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. The field work was completed on: January 12, 2021.

Robert Law  
 PLS# 9679988



02/17/2021  
 Date:

RECEIVED  
 FEB 19 2021  
 BY: G806

**PEPG CONSULTING**  
 9270 SOUTH 300 WEST • SHADY, UT 84070  
 PHONE: (801) 562-2521 • FAX: (801) 562-2551  
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT  
 GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

**KRAUSE DEVELOPMENT, LLC**  
**ALTA/NSPS SURVEY**  
 PARCEL: 15-308-0002  
 WEST HAVEN, UTAH  
 JANUARY 12, 2021 1450.2011 DWG VAL-1-01  
 LAST REVISED PROJECT NUMBER DRAWING FILE

**WEST HAVEN CITY**  
 SHEET NO. **1**

