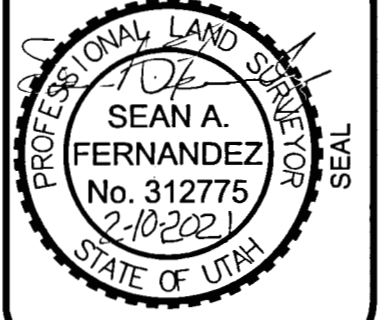


MOUNTAIN DREAMS LLC PROPERTY SURVEY

Located in the SE/SW Quarter of
Section 7, T6N, R2E, S.L.B. & M.
Weber County, Utah
February 2021



A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374-6262



HUNTSVILLE, UTAH
MOUNTAIN DREAMS LLC
Land Title Survey

No.	Revision	Date

1
OF 2 SHEETS
Proj # 124 - 322

NARRATIVE:

I was asked by Jeff and Linda Burton to perform a Land Title Survey of the subject property being located in Huntsville, Weber County, Utah.

The survey began at the Weber County Brass Cap Monument located in 200 South Street and 7300 East. Basis of Bearing was from said monument North 88°49'46" East to a Weber County Brass Cap Monument in 200 South Street and 7600 East. From this monument at 200 South Street and 7300 East thence North 42°56'53" East 1761.66 feet to the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East.

The survey data was calculated and plotted together with the deeds, plats, and surveys from the office of Weber County Recorder of the surrounding properties to show any gaps or overlaps between the deeds and the field survey of the subject property. The intent of this survey is to match the long standing fence lines as described in other surveys and descriptions.

In 2003, ALM conducted a survey of a portion of this property. The surveyor, Lewis Pratt (who is now deceased), had a discussion with the property owner who had noticed the original stone for the S 1/4 of 7 had been moved and was leaning up against the fence. Lewis had explained to me that in discussions with property owners, this stone had been out in the field and removed because it was interfering with the use of the field by the farmer some years before.

In the 2003 survey, the original stone location appears to have been established based on the ties of the following properties: Warranty Deed-326373-1959 USA; Warranty Deed-418040-1964 USA; Warranty Deed-342574-1960 USA

It seems reasonable that these descriptions were intended to follow the long standing fence lines on the property and when the descriptions were placed starting at the assumed section corner established by Lewis Pratt, they fall much more in line with the existing fence lines.

This differs from the original stone location indicated in the Trappers Cove Subdivision in 2002 or the Jack J Davis Family Trust 2018 Survey conducted by Dominion Engineering in 2018.

We have noted both original corner locations on this survey but believe the one established based on the earlier descriptions and the 2003 survey to be more accurate.

This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.

SURVEY BOUNDARY DESCRIPTION:

PARCEL A BOUNDARY DESCRIPTION:

COMMENCING AT A POINT LOCATED SOUTH 70°23'45" WEST 28.90 FEET TO THE SOUTH QUARTER CORNER (AS NOTED IN THE TRAPPERS COVE SUBD AND JACK J DAVIS FAMILY TRUST SURVEY 2018) AND NORTH 89°05'46" EAST ALONG THE SECTION LINE 32.28 FEET FROM THE SOUTH QUARTER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°06'26" ALONG AN EXISTING FENCE LINE AND THE JACK J DAVIS FAMILY TRUST 2018 SURVEY 684.96 FEET; THENCE NORTH 02°26'50" EAST ALONG AN EXISTING FENCE LINE AND THE JACK J DAVIS FAMILY TRUST 2018 SURVEY 194.34 TO AN EXISTING FENCE CORNER; THENCE NORTH 02°24'38" EAST ALONG AN EXISTING FENCE LINE 339.58 FEET TO AN EXISTING FENCE LINE; THENCE ALONG AN EXISTING FENCE LINE ALONG 500 NORTH THE FOLLOWING TWO (2) CALLS: THENCE (1) NORTH 83°26'03" EAST ALONG AN EXISTING FENCE LINE 120.52 FEET; (2) NORTH 89°16'34" EAST ALONG AN EXISTING FENCE LINE 403.81 FEET TO AN EXISTING FENCE INTERSECTION; THENCE SOUTH 00°40'43" WEST ALONG AN EXISTING FENCE LINE 975.28 FEET; THENCE NORTH 74°04'00" WEST 130.16 FEET; THENCE SOUTH 32°28'00" WEST 104.00 FEET; THENCE SOUTH 57°32'00" EAST 213.31 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 00°52'24" WEST ALONG AN EXISTING FENCE LINE 86.31 FEET TO AN EXISTING FENCE CORNER AND SECTION LINE AND NORTHERN PROPERTY LINE OF TRAPPERS COVE SUBDIVISION; THENCE SOUTH 89°05'46" WEST ALONG AN EXISTING FENCE LINE AND SECTION LINE AND NORTHERN PROPERTY LINE OF TRAPPERS COVE SUBDIVISION 557.26 FEET TO THE POINT OF BEGINNING

AREA = 641,967.17 SQUARE FEET / 14.74 ACRES

Basis of Bearing is from a Weber County Brass Cap monument in 200 South and 7300 East North 88°49'46" East to a Weber County Brass Cap Monument in 200 South Street and 7600 East, and from said Weber County monument in 200 South and 7300 East North 42°56'53" East 1761.66 feet to the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East.

PARCEL B BOUNDARY DESCRIPTION:

LOT 3 AND REMNANT PARCEL B BOUNDARY DESCRIPTION: COMMENCING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 351.82 FEET AND WEST 265.43 FEET FROM THE SOUTH QUARTER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 64°53'43" WEST ALONG AN EXISTING FENCE LINE 79.03 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 88°00'34" WEST ALONG AN EXISTING FENCE CORNER 202.85 FEET TO AN END OF FENCE; THENCE SOUTH 58°19'14" WEST 28.06 FEET TO AN EXISTING END OF FENCE; THENCE NORTH 89°34'20" WEST ALONG AN EXISTING FENCE LINE 14.19 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 74°24'18" WEST ALONG AN EXISTING FENCE LINE 115.72 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 02°33'58" WEST ALONG AN EXISTING FENCE LINE 865.47 FEET TO AN EXISTING FENCE INTERSECTION AND SOUTHERLY RIGHT-OF-WAY OF 500 NORTH; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF 500 NORTH NORTH 89°11'33" EAST 525.23 FEET; THENCE SOUTH 04°11'56" WEST ALONG THE JACK J DAVIS FAMILY TRUST 2018 SURVEY 855.04 FEET TO THE POINT OF BEGINNING

AREA = 395,710.51 SQUARE FEET / 9.08 ACRES

Basis of Bearing is from a Weber County Brass Cap monument in 200 South and 7300 East North 88°49'46" East to a Weber County Brass Cap Monument in 200 South Street and 7600 East, and from said Weber County monument in 200 South and 7300 East North 42°56'53" East 1761.66 feet to the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East.

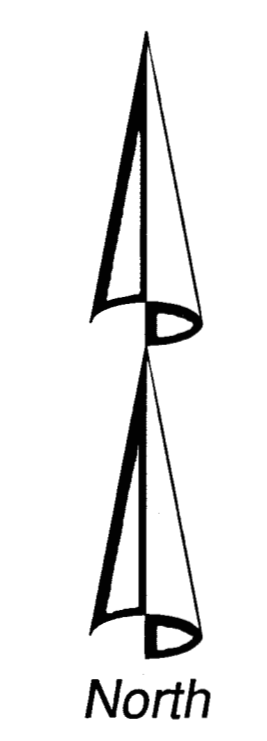
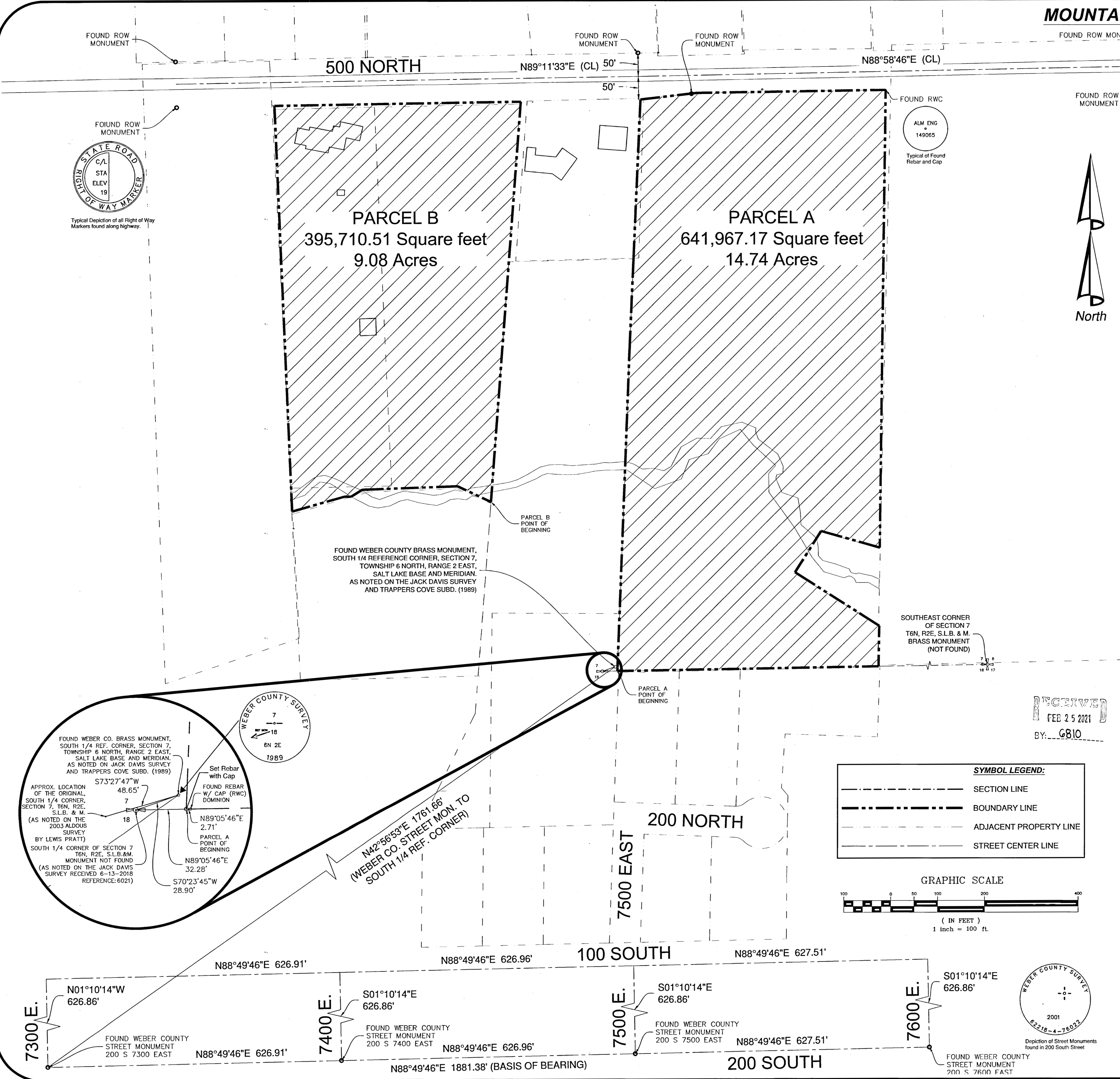
TOTAL AREA = 1,037,677.68 SQUARE FEET / 23.82 ACRES

SURVEY CERTIFICATE

I SEAN A. FERNANDEZ, Professional Land Surveyor, as prescribed by the laws of the State of Utah and holding license No. 312775 do hereby certify, that this plat was prepared from notes of a field survey made by me or under my direction together with records from the Weber County Recorders Office. That due care was exercised in performing said survey and calculations used to prepare the plat. That this plat is a true and correct representation of said survey to the best of my knowledge and conviction.

Date of Survey: February 10, 2021

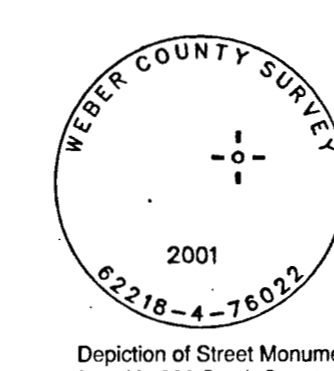
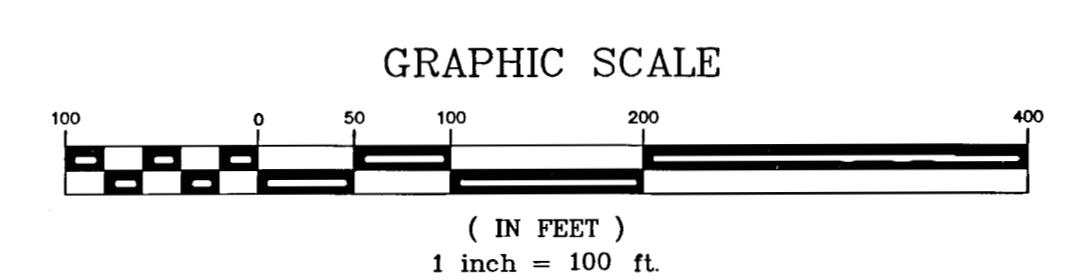
Sean A. Fernandez - Registered Public Surveyor No.: 312775
2230 N. University Parkway, Suite 6D, Provo UT 84604 (801-374-6262)



RECEIVED
FEB 25 2021
BY: G810

SYMBOL LEGEND:

---	SECTION LINE
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	STREET CENTER LINE



P:\124-322\DWG-NORTH.ZONE - USE THIS 322 Survey.rvt.dwg 10 Feb 2021 10:52am

500 NORTH (A PUBLIC ROAD)

N89°11'33"E (CL)

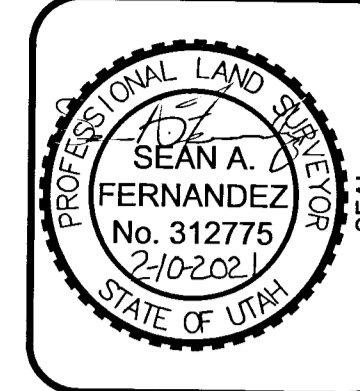
50'

N88°58'46"E (CL)

FOUND REBAR WITH CAP ALM 149065

MOUNTAIN DREAMS LLC PROPERTY SURVEY

Located in the SE/SW Quarter of
Section 7, T6N, R2E, S.L.B. & M.
Weber County, Utah
February 2021



A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374-6262

HUNTSVILLE, UTAH
MOUNTAIN DREAMS LLC
Land Title Survey

No.	Revision	Date

2
OF 2 SHEETS

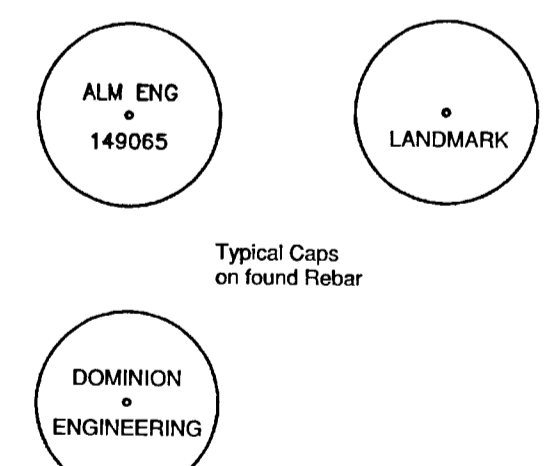
Proj# 124-322

SYMBOL LEGEND:

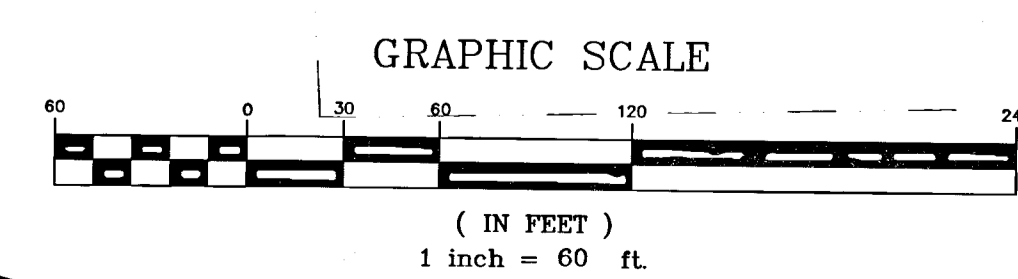
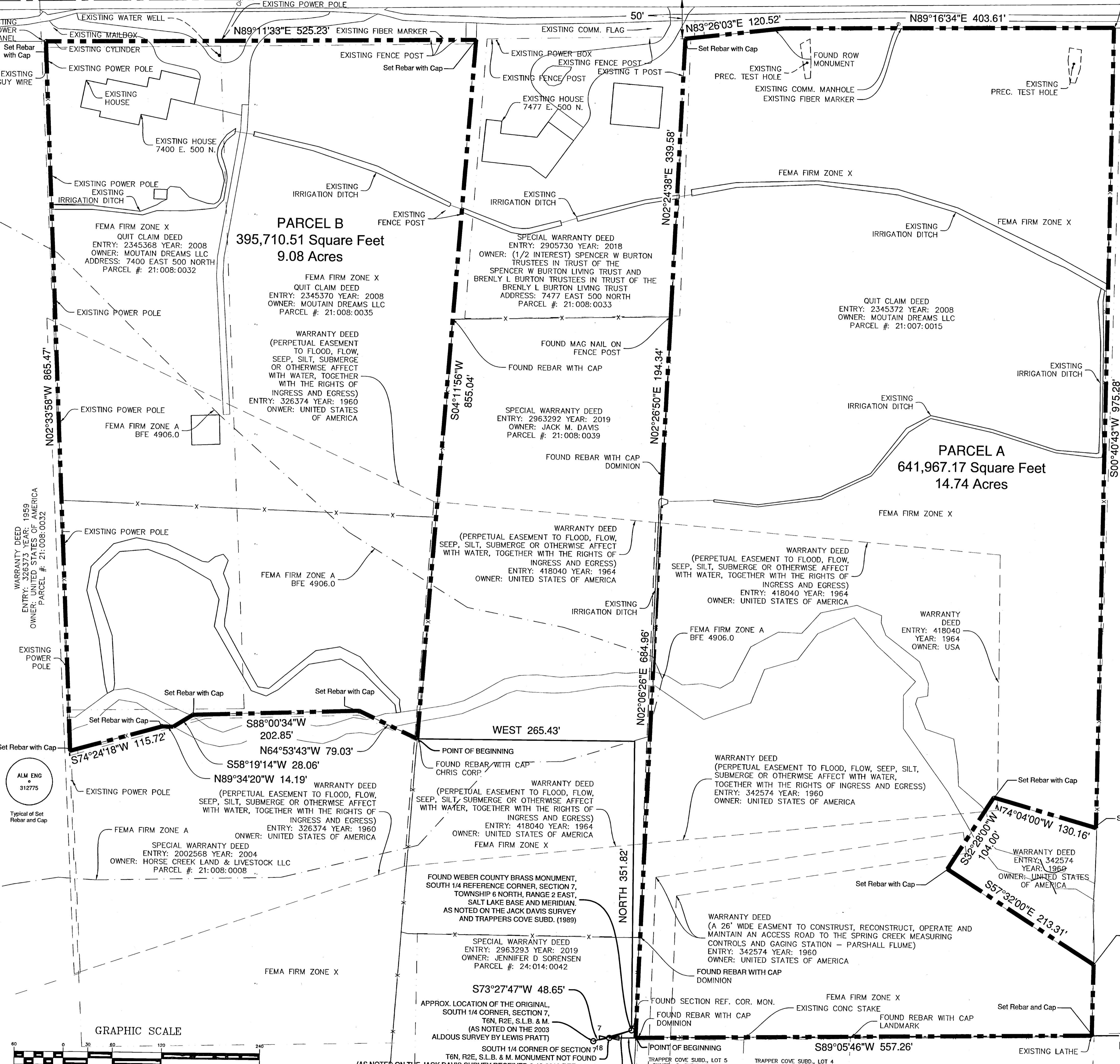
---	SECTION LINE
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	STREET CENTER LINE
---	FEMA LINE
---	FENCE

FEMA FIRM ZONE X (Areas determined to be outside the 0.2% annual chance floodplain)

FEMA FIRM ZONE A
FEMA Flood Insurance Rate map for Weber County Utah and Incorporated Areas.
Panel 244 of 600, Map Number 49057C0244F, Map Revised June 2, 2015.
NOTE: Zone A is in the Special flood hazard areas subject to inundation by the 1% annual chance flood. The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the Water-surface elevation of the 1% annual chance flood.



RECEIVED
FEB 25 2021
BY: 6810



P:\124-322\DWG-NORTH.ZONE - USE THIS322-Survey 17.dwg 10 Feb 2021 10:55am