



SURVEYOR'S CERTIFICATE

To: STAKER & PARSONS COMPANIES
 FIDELITY NATIONAL TITLE
 COTTONWOOD TITLE

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 [1, 2, 4, 5, 7, 8, & 19] of the Table A Thereof. The fieldwork was completed on 8/28/2020

SURVEY PREPARED IN REFERENCE TO:
 File No.: 132384-CAB
 Title Officer: Cort Ashton
 cort@cottonwoodtitle.com

BASIS OF BEARING

The Basis of bearings for this survey is as noted between the SE and East quarter corner monuments shown hereon. NAD83 Utah North Zone, US Foot. All distances are ground distances. The project scale factor is 0.9997267480.

BENCHMARK

the benchmark for this project is the Southeast Corner of Section 13 as noted. Elevation = 4850.68

UTILITY CONTACTS

UTILITY LOCATIONS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY CALL BLUE STAKES BEFORE DIGGING.

FEMA FLOOD ZONE

FLOOD ZONE DESIGNATION: ZONE X - AREA OF MINIMAL FLOODING
 COMMUNITY PANEL NUMBER: 49057C0200E

TITLE REPORT DESCRIPTION

PARCEL 1:
 PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 640 FEET SOUTH AND 1113 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 13 AND RUNNING THENCE WEST 300 FEET; THENCE SOUTH 300 FEET; THENCE EAST 300 FEET; THENCE NORTH 300 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:
 THE RIGHT TO CONSTRUCT, MAINTAIN, AND USE A 20 FOOT ROADWAY LEADING FROM THE AFORESAID SITE GENERALLY IN AN EASTERLY AND SOUTHERLY DIRECTION TO AN EXISTING OPEN ROAD WHICH COMMENCES NEAR THE SOUTHEAST CORNER OF SAID SECTION 13 AND EXTENDS EASTERLY THEREFROM.

PARCEL 2:
 PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 660 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13 AND RUNNING THENCE SOUTH TO THE SOUTHEAST CORNER OF SECTION 13; THENCE WEST 1563.9 FEET; THENCE NORTH 00°46' EAST 2641.0 FEET; THENCE EAST TO A POINT 1326.5 FEET, WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 640 FEET; THENCE WEST 86.5 FEET; THENCE SOUTH 300 FEET; THENCE EAST 300 FEET; THENCE NORTH 280 FEET; THENCE EAST 1113 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
 BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. POINT OF BEGINNING LYING WEST 1563.9 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST, 551.4 FEET; THENCE NORTH 00°46' EAST 571.6 FEET; THENCE WEST 571.6 FEET; THENCE NORTH 00°46' EAST 2114.6 FEET; THENCE SOUTH 88°05' EAST 1123.0 FEET; THENCE SOUTH 00°46' WEST 2641.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3A:
 A 30 FEET BY 1563.9 FEET RIGHT OF WAY ALONG THE SOUTH SECTION AND PROPERTY LINE OF THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 4:
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; STARTING AT THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST AND RUNNING THENCE NORTH 00°46' EAST 571.6 FEET; THENCE EAST 571.6 FEET; THENCE SOUTH 00°46' WEST 571.6 FEET; THENCE WEST 571.6 FEET TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

Beginning at the Southeast corner of Section 13, Township 7 North, Range 2 West, Salt Lake Meridian; thence North 89°46'43" West 2685.63 feet along section line to the South quarter corner of said Section 13; thence North 01°20'20" East 2686.12 feet along quarter section line to the center quarter corner of said Section 13; thence South 89°47'11" East 1328.08 feet along quarter section line; thence South 00°41'01" West 629.22 feet; thence South 89°19'14" East 213.50 feet; thence South 00°40'46" West 20.00 feet; thence South 89°19'14" East 1113.00 feet to a point on the easterly line of said Section 13; thence South 00°40'32" West 2026.05 feet to the POINT OF BEGINNING. Contains 6307225 square feet or 144.794 acres, more or less.

EXCEPTIONS - SCHEDULE B PART II

NOTE: Exceptions 1-8 will be eliminated in an ALTA Extended Lender's Policy

1. a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, of adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. a) Unpatented mining claims; b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; c) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) are shown by the Public Records.
6. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
 1-8 NOT A SURVEY MATTER

9. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 19-001-0007. Taxes for the year 2019 have been paid in the amount of \$625.10 under Parcel No. 19-001-0007. (affects Parcel 1)
10. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 19-001-0015. Taxes for the year 2019 have been paid in the amount of \$10,014.10 under Parcel No. 19-001-0015. (affects Parcel 2)
11. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 19-001-0016. Taxes for the year 2019 have been paid in the amount of \$7,104.01 under Parcel No. 19-001-0016. (affects Parcel 3)
12. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 19-001-0018. Taxes for the year 2019 have been paid in the amount of \$900.14 under Parcel No. 19-001-0018. (affects Parcel 4)
 9-12 TAXES DUE AND PAYABLE

13. The herein described Land is located within the boundaries of Pleasant View City, Weber Basin Water Conservancy District, Central Weber Sewer Improvement District, Ben Lomond Cemetery Maintenance District, Weber County Mosquito Abatement District, Weber Area Dispatch 911 and Emergency Services District, North View Fire District, and is subject to any and all charges and assessments levied thereunder.

TAXING ENTITIES

14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, and under that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

MINERAL RIGHTS - NOT A SURVEY MATTER

15. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
WATER RIGHTS - NOT A SURVEY MATTER

16. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.
AS SHOWN HEREON

17. Any easements and/or rights-of-way for the water distribution system and appurtenances of the Ogden River Water Users' Association and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded March 11, 1980 as Entry No. 805359 in Book 1347 at Page 696.
BLANKET EASEMENT

18. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015 as Entry No. 2718461.
TAXING ENTITY

19. Reservations as set forth in that certain Deed recorded July 23, 1896 as Entry No. 3327 in Book 27 at Page 158. Notice recorded March 17, 1965 as Entry No. 446554 in Book 800 at Page 317.
BLANKET RESERVATION

20. Easement Deed between Harry S. Cragun and Mary Ekberg and Fern Mc Cleery and The Denver and Rio Grande Western Railroad Company, a Delaware corporation to construct, maintain and operate a microwave repeater station and all appurtenant structures and facilities thereof and incidental purposes, by instrument dated December 10, 1958 and recorded April 15, 1959, as Entry No. 311861, in Book 609, at Page 161.
EASEMENT DEED PARCEL 1 & 1A AS SHOWN

21. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded March 18, 1960, as Entry No. 331922, in Book 641, at Page 93.
SHOWN HEREON

22. A right of way as disclosed by various instruments of record including, but not limited to, that certain Warranty Deed recorded September 19, 1962 as Entry No. 387457 in Book 721 at Page 627. (affects Parcel 2)
WARRANTY DEED PARCEL 1 & 1A AS SHOWN

23. A right of way as disclosed by various instruments of record including, but not limited to, that certain Warranty Deed recorded July 10, 1972 as Entry No. 574348 in Book 998 at Page 472. (affects Parcel 2)
WARRANTY DEED PARCEL 1 & 1A AS SHOWN

24. A right of way as disclosed by various instruments of record including, but not limited to, that certain Warranty Deed recorded October 1, 1982 as Entry No. 865138 in Book 1410 at Page 608. (affects Parcel 2)
WARRANTY DEED PARCEL 3 & 3A AS SHOWN

25. Notwithstanding the covered risks and insuring clauses as set forth in the policy or any assumption there exists a valid and subsisting right-of-way for access over and across an adjoining land for that purpose, the Company does not insure against loss or damage by reason of a lack of access to and from the Land to a dedicated public road, street or highway. (affects Parcel 4)
PRESCRIPTIVE ACCESS SHOWN HEREON 4300 NORTH

26. A Trust Deed to secure an indebtedness in the amount shown below, and any other obligations secured thereby. Trustor: C. Ernest Butters, Jr., aka C. E. Butters, Jr.; Trustee: Hickman Land Title Company, Beneficiary: American Towers LLC; Amount: \$16,000.00; Dated: July 1, 2014; Recorded: October 3, 2014 as Entry Number 2705295.
TRUST DEED PARCEL 1 & 1A AS SHOWN

27. A Judgment against Staker & Parson Companies, a Utah corporation as Defendant in favor of William L. Baughn, an individual as Plaintiff, represented by Jeffery A. Balls, recorded November 29, 2017 as Entry No. 2892282 for the Principal Amount of \$1,545,527.76 and any other amounts due thereunder, Case No. 178906492 issued from the Second Judicial District Court of Weber County.
NOT A SURVEY MATTER

28. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
NOT A SURVEY MATTER

29. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.
PURPOSE OF THIS SURVEY

RECEIVED
 MAR 11 2021
 BY: 6818

0	final draft	9/18/20
REV NO.	COMMENT	DATE

PROFESSIONAL LAND SURVEYOR

09/21/20

No. 189369

DALE J. ROBINSON

STATE OF UTAH

SUNRISE ENGINEERING

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ALTA/ASCM LAND TITLE SURVEY/BOUNDARY SURVEY

TOWER INVESTMENT, LLC
 IN THE SE/4 OF SECTION 13
 T7N R2W SLM

SEI NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	20-016
07540	GP	DJR KD	DJR	1 of 1	