

SURVEYOR'S CERTIFICATE:

To Scannell Properties, 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on January 18, 2021. To the best of my knowledge, information and belief, all information thereon is true and accurately shown.

BOUNDARY DESCRIPTION

Parcel 1 (Entry No. 2977900): Part of the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey; BEGINNING South 19 chains and North 62'30" East to a point 50 feet East of the west section line from the Northwest Corner of said Southwest quarter, thence South 13.38 chains, thence North 73'54" East to the west line of the O.S.L.R.R. Co right-of-way, thence Northwesterly along said line to a point North 62'30" East OF BEGINNING, thence South 62'30" West to BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:

Part of the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; BEGINNING at a point of the westerly right of way line of U.S. Highway 30-S, 89 and 91; said point being 1178.25 feet North 0°33'41" east along the quarter section line and 1164.69 feet West from the South Quarter Corner of said Section 24; running thence South 49°43'31" West 104.01 feet, thence South 51°32'23" West 144.53 feet, thence South 57°59'34" West 161.57 feet, thence South 52°43'43" West 162.62 feet, more or less, to the easterly right of way line of the Union Pacific Railroad, then follows the existing roadway, thence North 26°46' West 100.00 feet along said right of way, thence North 52°43'43" East 159.83 feet, thence North 57°59'34" East 161.37 feet, thence North 51°32'23" East 143.08 feet, thence North 49°43'31" East 108.56, more or less, to the Westerly right of way line of said highway, thence South 26°35' East 100.00 feet along said right of way line to the POINT OF BEGINNING.

Parcel 2 (Entry No. 1954047): Part of the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Meridian:

BEGINNING at the Southwest Corner of said Quarter Section, and running thence North 7.64 chains, thence North 73°54' East 16.23 chains; thence South 26°46' East 13.55 chains; thence West 21.7 chains to the PLACE OF BEGINNING.

Parcel 3 (Entry No. 2413462): Part of the Southeast Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey.

BEGINNING at the Southeast Corner of said Quarter Section; running thence North 950.3 feet; thence South 88°30' West to the East line of C.P.R.R. right of way; thence Southeasterly along the said right of way, to the South line of said Quarter Section; thence East to the PLACE OF BEGINNING.

Parcel 4 (Entry No. 1954053): Part of the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Meridian:

BEGINNING at the Northeast Corner of said Quarter Section, running thence West along the north line of said Quarter Section to the east line of the right-of-way of the Central Pacific Railway Company, thence Southeasterly along said right-of-way to the east line of said Quarter Section, thence North along said east line to the PLACE OF BEGINNING.

Parcel 5 (Entry No. 1623913): Part of the West 1/2 of the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey:

BEGINNING at a point 702 feet East of the Northwest Corner of said Quarter Section, and running thence East 654.5 feet, more or less, to the east line of the West 1/2 of said Quarter Section, thence South 2640 feet, more or less, to south line of said Quarter Section, thence West 654.5 feet, more or less, to a place directly South of PLACE OF BEGINNING, thence North 2640 feet, more or less, to the PLACE OF BEGINNING.

Parcel 6 (Entry No. 1954049): Part of the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey:

BEGINNING at the Northwest Corner of said Quarter Section, and running thence East 702 feet, thence South 2640 feet, more or less to the south line of said Quarter Section, thence West to east line of the Central Pacific Railroad Company right-of-way, thence Northwesterly along said line to the west line of said Quarter Section, thence North to BEGINNING.

Date March 2, 2022

Mark N Gregory
P.L.S. No. 334576



NARRATIVE:

The purpose of this survey is to retrace parcels 1 through 6 in order to perform an ALTA/NSPS Land Title Survey of said parcels in order to facilitate a pending transaction. The Weber County monuments found marking the corners of Sections 24, 25 and 26 of Township 7 North, Range 2 West, Salt Lake Base and Meridian, the Utah Department of Transportation monuments found marking the Interstate 15 right-of-way and the street monuments found in 2775 North and Stone Field Way are used to control the location of the property.

The Oregon Short Line Railroad right-of-way is held 33.00 feet perpendicularly distant both easterly and westerly of the existing railroad tracks.

The south line of Parcels 5 and 6 is held at the north line of Wasatch View Estates Subdivision. The east line of Parcel 5 is held along the east line of the West Half of the Northwest Quarter of Section 25.

Commitments for title insurance prepared by First American Title Insurance Company (Commitment No.'s NCS-1040966-2-CH12, dated October 23, 2020, NCS-1040966-1-CH12, dated October 23, 2020, NCS-1040966-CH12, dated October 23, 2020 and NCS-1040966-3-CH12, dated November 05, 2020) were provided and relied upon for the preparation of this survey.

No buildings were observed on the subject property.

Record dimensions are shown in brackets [].

BASIS OF BEARING:

The basis of bearing for this survey is North 00°50'03" East along the west line of said Section 24.

NOTES:

- 1. The subject property is located within a MP-1, Planned Manufacturing Zone as specified in Chapter 18.32 of The Pleasant View City Code. MP-1 Zones impose no area, width, yard, or height regulations except that "no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary."
- 2. The subject property is located in a Zone Designation of X, "Area of Minimal Flood Hazard", by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0200E, with a date of identification of December 16, 2005, for Community No. 49057C, in Weber County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.
- 3. The vertical benchmark for this survey is the Weber County monument found marking the Center Quarter Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, elevation 4274.30 feet (NAVD88.)
- 4. There are no observable encroachments located on the subject property.
- 5. There are no trees located on the subject property.
- 6. There are no parking spaces located on the subject property.
- 7. There are no known proposed changes in street right-of-way lines and no observable evidence of recent street or sidewalk construction or repairs.

SCHEDULE B - SECTION 2 EXCEPTIONS:

Parcel 1
First American Title Insurance Company Commitment for Title Insurance File No: NCS-1040966-2-CH12, dated October 23, 2020.

Exception No.'s 10A, 10B, 10C, 12A, 11A, 11C and 10E: The effect of the 1969 Farmland Assessment Act by reason of those certain Applications for Assessment and Taxation of Agricultural Land recorded August 08, 2000 as Entry No. 1720032 in Book 2085 at Page 1832, October 2, 2003 as Entry No. 1979502, March 8, 2011 as Entry No. 2327321, August 11, 2009 as Entry No. 2429297, July 8, 2019 as Entry No. 2989715, November 16, 2016 as Entry No. 282700, September 15, 1999 as Entry No. 1662517 in Book 2034 at Page 188 and Agreement of Beneficiaries of Trust and Trustees recorded March 1, 1993 as Entry No. 1214298 in Book 1654 at Page 978 of official records. Survey findings: The issues cited in these exceptions are not matters of survey.

Exception No. 13A: An easement for Telephone and Telegraph lines recorded December 15, 1905 in Book 48 at Page 549 of official records. Survey findings: The easement cited in this exception cannot be plotted with only the information provided. The document only describes a "Part of Section Twenty four (24) Township Seven (7) North, Range Two (2) Adjoining and extending along the Railroad right of way through the land."

Exception No.'s 14A, 18B, 17C, 19C and 12E: An easement over for to use the existing water distribution system of canals, ditches, pipelines and all appurtenant works and facilities recorded May 17, 1996 as Entry No. 1406843 in Book 1806 at Page 2925, March 11, 1980 as Entry No. 805359 in Book 1347 at Page 696, May 17, 1996 as Entry No. 1406848 in Book 1806 at Page 2938 and May 13, 1977 as Entry No. 805359 in Book 1347 at Page 696 of official records. Survey findings: The easement cited in this exception is blanket in nature claiming the rights to use all existing water distribution system canals, ditches and pipelines located on the subject property.

Exception No. 15A: Right of Way Deed recorded July 17, 2000 as Entry No. 1716428 in Book 2081 at Page 2999 of official records. Survey findings: The easement cited lies within the Stone Field Business Park Phases 1 and 2 Subdivisions easterly of the railroad right-of-way. 1500 West Street, a publicly dedicated right-of-way currently exists in this area and provides access the U.S. Highway 89.

Exception No. 16A: Notice of Agreement recorded July 01, 2004 as Entry No. 2041324 of official records. Survey findings: The document cited in this exception describes Parcel 1 and its accompanying right-of-way. The conditions and reimbursements cited are not matters of survey.

Exception No. 17A, 13B and 15E: Resolution No. 2005-00 (ROA) approving and adopting the draft economic Development Plan for the Pleasant View Business Park Economic Development Project area as the official plan for The Pleasant View Business Park Economic Development Project Area recorded November 04, 2005 as Entry No. 2140380 of official records. Survey findings: All of the subject property is located within the area described in this Resolution and is subject to its terms.

Exception No. 18A: Trust Deed with Assignment of Rents dated April 22, 2019 recorded May 3, 2019 as Entry No. 2977901 of official records. Survey findings: The Trust Deed cited in this exception describes Parcel 1. The issues listed in this deed are not matters of survey.

Exception No.'s 19A and 22C: Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. Survey findings: The issues cited in this exception are not matters of survey.

Exception No.'s 20A, 24B and 24C: Any claim to ownership of or rights to minerals and similar substances located in, on, or under the Land or produced from the Land and any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto. Survey findings: The issues cited in this exception are not matters of survey.

Exception No.'s 20A, 24B and 24C: Any claim to ownership of or rights to minerals and similar substances located in, on, or under the Land or produced from the Land and any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto. Survey findings: The issues cited in this exception are not matters of survey.

Parcels 2 and 6
First American Title Insurance Company Commitment for Title Insurance File No: NCS-1040966-1-CH12, dated October 23, 2020.

Exception No. 11B: Any charge upon the Land by reason of its inclusion in Central Weber Sewer District, Pleasant View Business Park Economic Development Project Area and Pleasant View City. Survey findings: The issues cited in this exception are not matters of survey.

Exception No.'s 12B and 13E: Ordinance Creating and Establishing a County Service Area recorded December 22, 1981 as Entry No. 849262 in Book 1394 at Page 1772 of official records. Survey findings: All of the subject property is located with in the County Service Area and is subject to its terms.

Exception No.'s 14B and 16E: Resolution No. 23-2005 of the Board of County Commissioners of Weber County creating and establishing the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401 of official records. Survey findings: All of the subject property is located with in the Weber Area Dispatch 911 and Emergency Services District and is subject to its terms.

Exception No.'s 15B, 17C and 17E: Notice of Creation of the North View Fire District Service Area and any amounts due thereunder recorded November 26, 2008 as Entry No. 2377664 of official records. Certificate of Creation of the North View Fire District recorded December 10, 2008 as Entry No. 2379362 of official records. Survey findings: All of the subject property is located with in the North View Fire District Service Area and is subject to its terms.

Exception No.'s 16B, 19C and 18E: Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA") recorded January 20, 2015 as Entry No. 2718461 of official records. Survey findings: All of the subject property is located with in the Northern Utah Environmental Resource Agency boundary and is subject to its terms.

Exception No. 20B: Right of Way and Easement Grant recorded September 12, 2000 as Entry No. 1726109 in Book 2091 at Page 46 of official records. Survey findings: A sewer line exists within the limits of an easement encompassing the west 20 feet of Parcels 4 and 6 as shown hereon.

Exception No. 21B: Unrecorded Street Improvements Payback Agreement as disclosed by that certain Notice of Agreement recorded July 1, 2004 as Entry No. 2041325 of official records. Survey findings: The document cited in this exception describes Parcel 2. The conditions and reimbursements cited are not matters of survey.

Exception No. 22B: Unrecorded Street Improvements Payback Agreement as disclosed by that certain Notice of Agreement recorded July 1, 2004 as Entry No. 2041330 of official records. Survey findings: The document cited in this exception describes Parcel 6. The conditions and reimbursements cited are not matters of survey.

Exception No. 23B: Easement Deed by Court Order in Settlement of Landowner Action recorded October 30, 2013 as Entry No. 2662268 of official records. Survey findings: The Court Order cited grants an easement of no more than 10 feet on each side of an existing fiber optic line located within the Oregon Short Line Railroad right-of-way. The approximate location of this line and a line 10 feet perpendicularly distant westerly of the line are located along the easterly line of Parcels 1 and 2 and shown hereon.

Exception No.'s 25B, 21E and 20C: Lack of a legal right of access to and from the Land. Survey findings: The Parcel 1 description and Exception No. 15A describe an access easement to U.S. Highway 89 from the easterly line of the Oregon Short Line Railroad right-of-way to the westerly line of Highway 89 which is shown hereon.

Exception No. 26B: Any conflicts, discrepancies and claim arising due to the fact that the legal descriptions of the land described herein do not affect mathematical closures and/or cannot be adequately plotted and compared with boundary parcels. Survey findings: The discrepancies in boundary descriptions between the Parcels encompassing this survey have been resolved.

Exception No. 27B and 21C: Easements and rights of way associated with existing railroad(s) running over and across or adjacent to the subject property. Survey findings: A 66 foot wide railroad right-of-way exists along the easterly line of Parcels 1 and 2 and is shown hereon.

Parcel 3
First American Title Insurance Company Commitment for Title Insurance File No: NCS-1040966-CH12, dated October 23, 2020.

Exception No. 11C: Agreement of Beneficiaries of Trust and Trustees recorded March 1, 1993 as Entry No. 1214298 in Book 1654 at Page 978 of official records. Due to the fact that said document appears to name beneficiaries who do not appear of record. Survey findings: The issues cited in these exceptions are not matters of survey.

Exception No. 12C: The effect of a document entitled "Quit Claim Deed" recorded May 28, 1993 as Entry No. 1228265 in Book 1665 at Page 1540 of official records. Due to the fact that the grantors did not hold title as individuals. Survey findings: The issues cited in these exceptions are not matters of survey.

Exception No. 13C: A right-of-way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other sewer transmission and distribution facilities and incidental purposes, recorded September 12, 2000 as Entry No. 1726112 in Book 2091 at Page 51 of official records. Survey findings: A sewer line exists within the limits of an easement encompassing the west 20 feet of Parcel 3 as shown hereon.

Exception No. 14C: The effect of a document entitled "Warranty Deed" recorded October 14, 2003 as Entry No. 1982626 of official records. Due to the fact that documents of record indicate multiple beneficiaries and trustees, whose interest has not been properly conveyed of record. Survey findings: The issues cited in these exceptions are not matters of survey.

Exception No. 15C: The effect of a document entitled "Affidavit" recorded September 7, 2005 as Entry No. 2127266 of official records. Due to the fact that said document does not clear any outstanding interests of the beneficiaries named in documents of record. Survey findings: The issues cited in these exceptions are not matters of survey.

Exception No. 16C: The effect of documents entitled "Warranty Deed" and "Quit Claim Deed" recorded September 7, 2005 as Entry Nos. 2127267 and 2127268 of official records. At the date of recording of the document, the parties thereto had no record interest in the land. Survey findings: The issues cited in these exceptions are not matters of survey.

Exception No. 18C: Resolution No. 2009-C (RDA) approving and authorizing the execution of a Tax Increment Participation Agreement with Western States Rebar in the Pleasant View Business Park Economic Development Area recorded September 29, 2009 as Entry No. 2436872 of official records. Survey findings: All of the subject property is located within the area described in this Resolution and is subject to its terms.

Parcel 5
First American Title Insurance Company Commitment for Title Insurance File No: NCS-1040966-3-CH12, dated November 05, 2020.

Exception No. 11E: An unrecorded Agreement for the construction of concrete pipe-lines as disclosed by that certain Amendment to Agreement recorded May 13, 1977 as Entry No. 805355 in Book 1347 at Page 687 of official records. Amendment to Agreement recorded May 13, 1977 as Entry No. 805355 in Book 1347 at Page 687 of official records. Survey findings: The Agreement cited is blanket in nature encompassing all of the subject property.

Exception No. 14E: An unrecorded Street Improvement Payback Agreement recorded July 1, 2004 as Entry No. 2041316 of official records. Survey findings: The document cited in this exception describes Parcel 5. The conditions and reimbursements cited are not matters of survey.

Exception No. 19E: The legal description contained in that certain Warranty Deed recorded December 17, 2018 as Entry No. 2957284 of official records, overlaps and conflicts with the Land described herein. Survey findings: The east line of Parcel 5 is held along the east line of the West Half of the Northwest Quarter of Section 25. This location does not overlap the adjoining property and the existing fence lies between approximately 4 and 12 feet to the east.

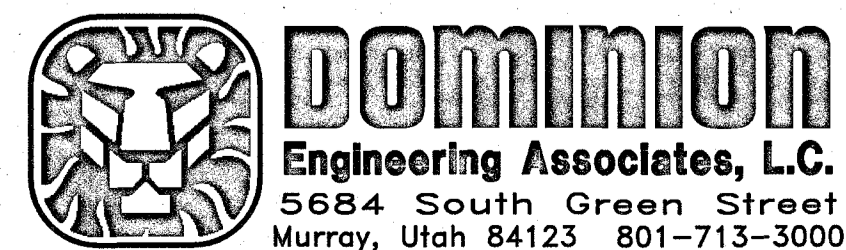
Exception No. 20E: Affidavit of Successor Trustee Acceptance of Appointment reaffirmation of Trust recorded February 19, 2015 as Entry No. 2722540 of official records. Survey findings: The issues cited in these exceptions are not matters of survey.

RECEIVED
APR 05 2021
BY: 6826

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DRAWN	MNG 1/21	CHECKED	JDP 1/21
DESIGNED		PROJECT ENGINEER	
APPROVED		CAB	PROJECT MANAGER

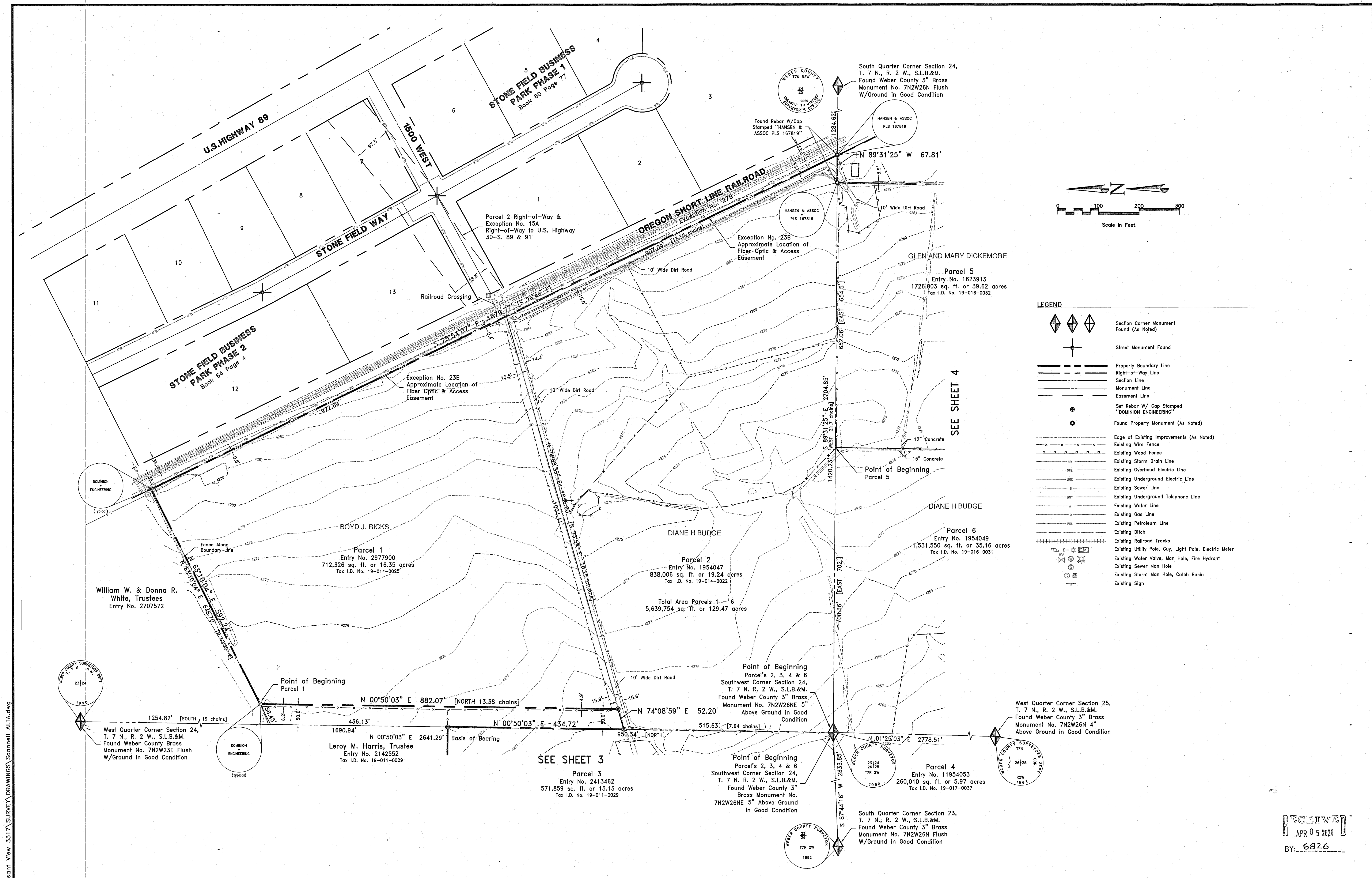
SCANNELL PROPERTIES
PLEASANT VIEW, WEBER COUNTY, UTAH



IN THE SOUTH HALF OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 24, THE NORTHWEST QUARTER OF SECTION 25 & THE NORTHEAST QUARTER OF SECTION 26, T. 7 N., R. 2 W., S.L.B.&M.

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.	3317-01		
SHEET NO.	1 of 5		
FILE NAME:			
SCALE:	1" = 100'		
NO.	REVISIONS	BY	DATE



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DESIGNED	DATE	PROJECT ENGINEER	DATE
APPROVED	DATE	CAB	PROJECT MANAGER

SCANNELL PROPERTIES

PLEASANT VIEW, WEBER COUNTY, UTAH

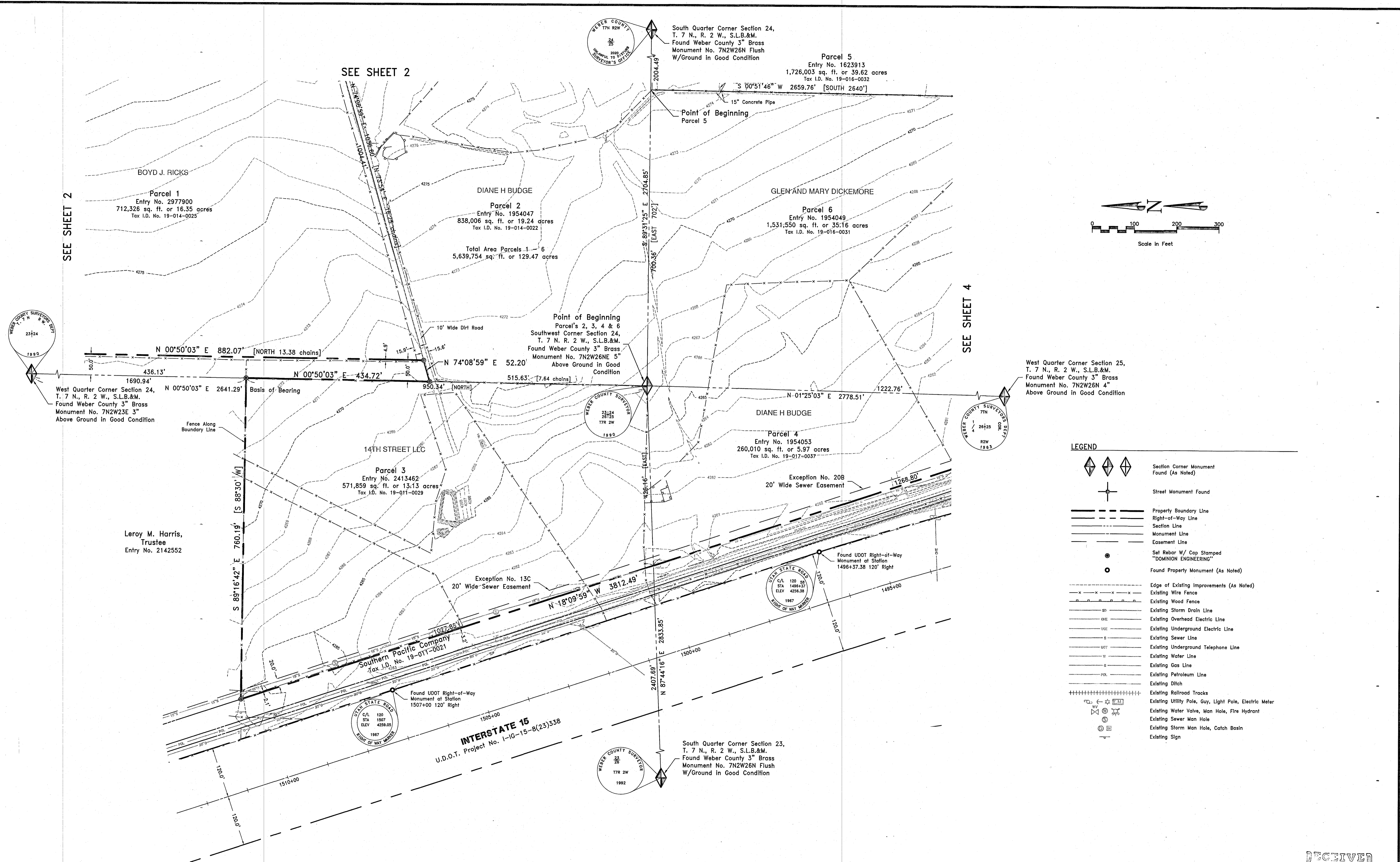
DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

IN THE SOUTH HALF OF SECTION 28, THE SOUTHWEST QUARTER OF SECTION 24, THE NORTHWEST QUARTER OF SECTION 26 & THE NORTHEAST QUARTER OF SECTION 26, T. 7 N., R. 2 W., S.L.B.&M.

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.	3317-01		
SHEET NO.	2 of 5		
FILE NAME:	SCALE: 1"=100'		
NO.	REVISIONS	BY	DATE

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LEGEND

	Section Corner Monument Found (As Noted)
	Street Monument Found
	Property Boundary Line
	Right-of-Way Line
	Section Line
	Monument Line
	Easement Line
	Set Rebar W/ Cap Stamped "DOMINION ENGINEERING"
	Found Property Monument (As Noted)
	Edge of Existing Improvements (As Noted)
	Existing Wire Fence
	Existing Wood Fence
	Existing Storm Drain Line
	Existing Overhead Electric Line
	Existing Underground Electric Line
	Existing Sewer Line
	Existing Underground Telephone Line
	Existing Water Line
	Existing Gas Line
	Existing Petroleum Line
	Existing Ditch
	Existing Railroad Tracks
	Existing Utility Pole, Guy, Light Pole, Electric Meter
	Existing Water Valve, Man Hole, Fire Hydrant
	Existing Storm Man Hole
	Existing Sewer Man Hole, Catch Basin
	Existing Sign

DRAWN	MNG 1/21	CHECKED	JDP 1/21
DESIGNED	DATE	PROJECT ENGINEER	
APPROVED	DATE	CAB	PROJECT MANAGER

SCANNELL PROPERTIES

PLEASANT VIEW, WEBER COUNTY, UTAH

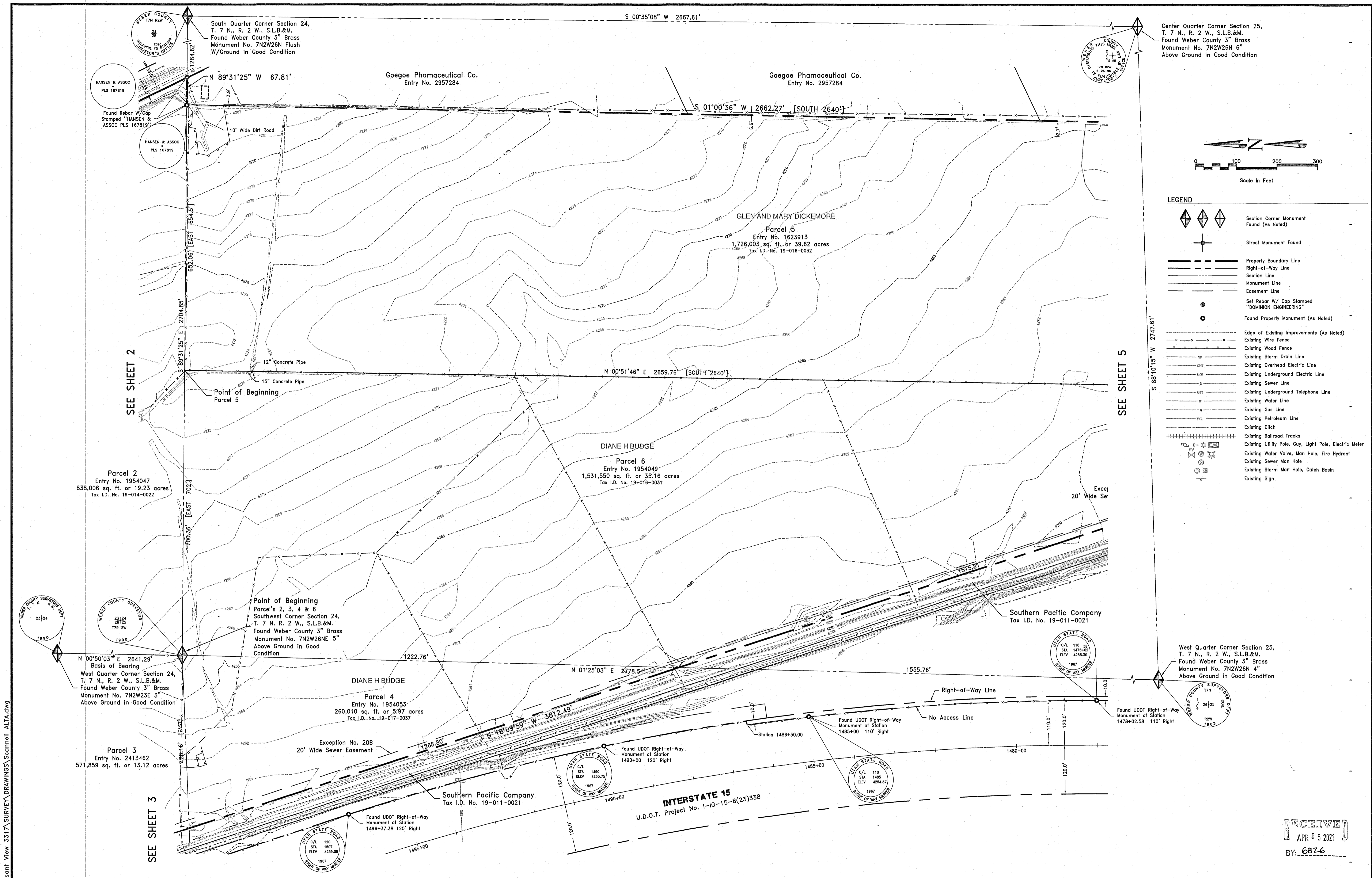
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ALTA/NSPS LAND TITLE SURVEY

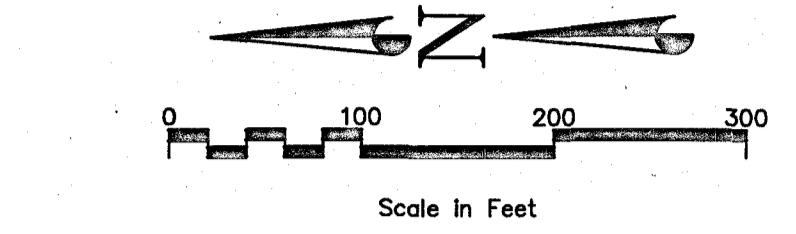
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SHEET NO.	3 of 5
FILE NAME:	SCALE: 1"=100'
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BY	DATE

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Center Quarter Corner Section 25,
T. 7 N., R. 2 W., S.L.B.&M.
Found Weber County 3" Brass
Monument No. 7N2W26N 6"
Above Ground in Good Condition

South Quarter Corner Section 24,
T. 7 N., R. 2 W., S.L.B.&M.
Found Weber County 3" Brass
Monument No. 7N2W26N Flush
W/Ground in Good Condition



- LEGEND**
- Section Corner Monument Found (As Noted)
 - Street Monument Found
 - Property Boundary Line
 - Right-of-Way Line
 - Section Line
 - Monument Line
 - Easement Line
 - Set Rebar W/ Cop Stamped "DOMINION ENGINEERING"
 - Found Property Monument (As Noted)
 - Edge of Existing Improvements (As Noted)
 - Existing Wire Fence
 - Existing Wood Fence
 - Existing Storm Drain Line
 - Existing Overhead Electric Line
 - Existing Underground Electric Line
 - Existing Sewer Line
 - Existing Underground Telephone Line
 - Existing Water Line
 - Existing Gas Line
 - Existing Petroleum Line
 - Existing Ditch
 - Existing Railroad Tracks
 - Existing Utility Pole, Guy, Light Pole, Electric Meter
 - Existing Water Valve, Man Hole, Fire Hydrant
 - Existing Sewer Man Hole
 - Existing Storm Man Hole, Catch Basin
 - Existing Sign

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DRAWN	MNG 1/21	CHECKED	JDP 1/21
DESIGNED		PROJECT ENGINEER	
APPROVED		CAB	PROJECT MANAGER

SCANNELL PROPERTIES
PLEASANT VIEW, WEBER COUNTY, UTAH

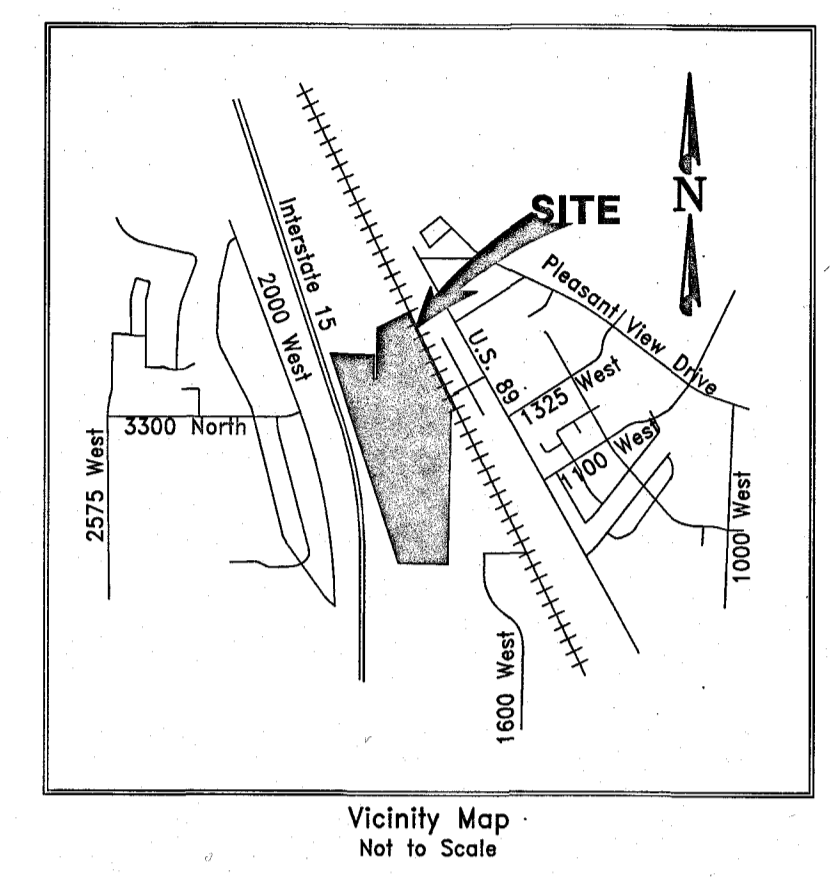
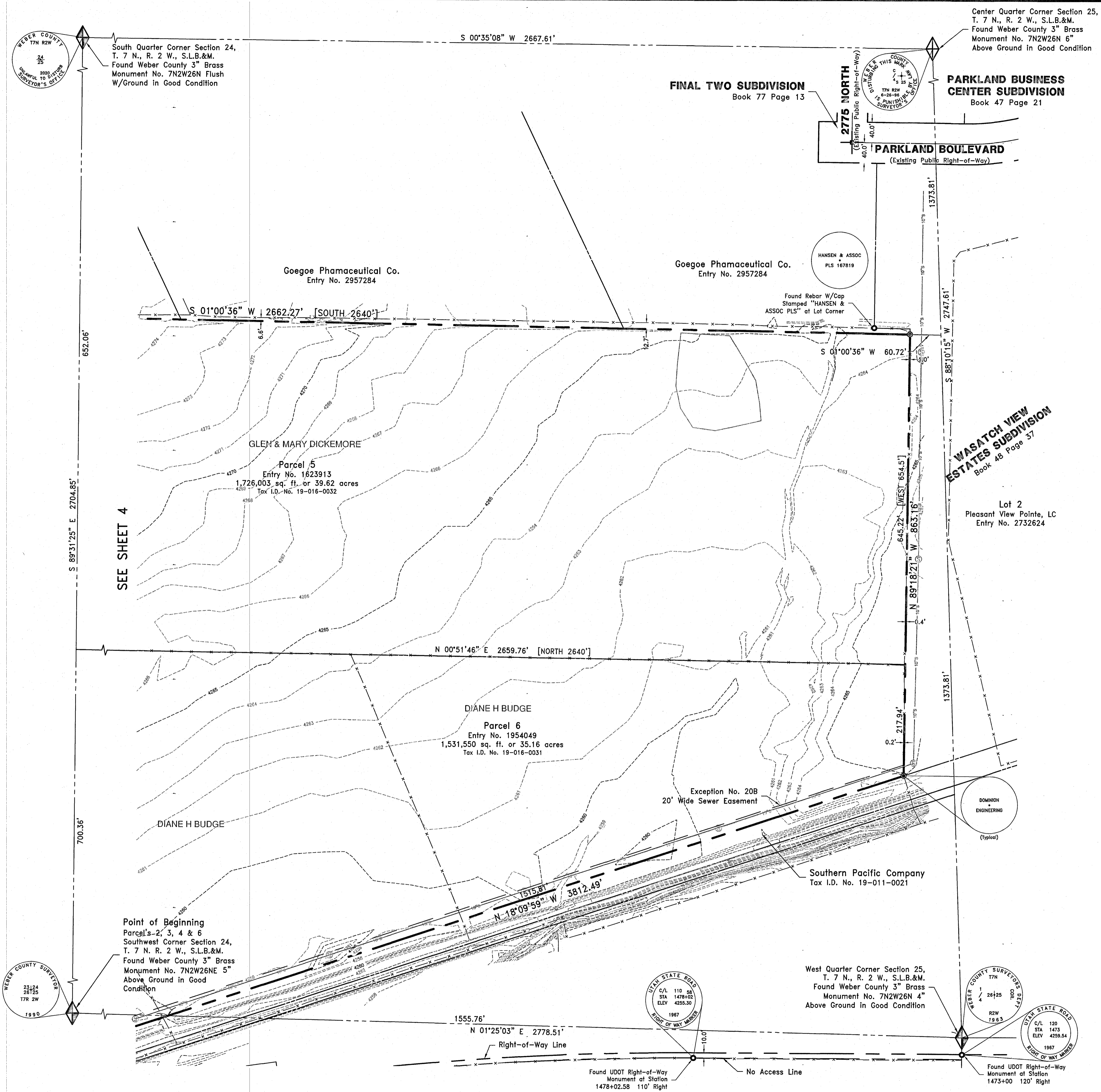
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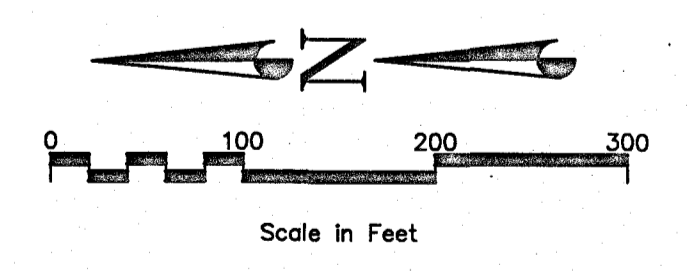
ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.	3317-01		
SHEET NO.	4 of 5		
FILE NAME:	SCALE: 1"=100'		
NO.	REVISIONS	BY	DATE

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BY: 6876



- LEGEND**
- Section Corner Monument Found (As Noted)
 - Street Monument Found
 - Property Boundary Line
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 - Monument Line
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 - Set Rebar W/ Cap Stamped "DOMINION ENGINEERING"
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 - Existing Railroad Tracks
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 - Existing Sign



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DESIGNED	DATE	PROJECT ENGINEER	
APPROVED	DATE	PROJECT MANAGER	

SCANNELL PROPERTIES

PLEASANT VIEW, WEBER COUNTY, UTAH

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Murray, Utah 84123 801-713-3000

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ALTA/NSPS LAND TITLE SURVEY

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