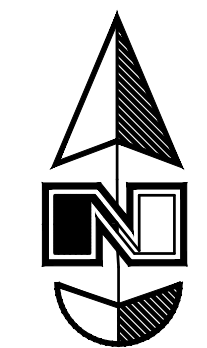
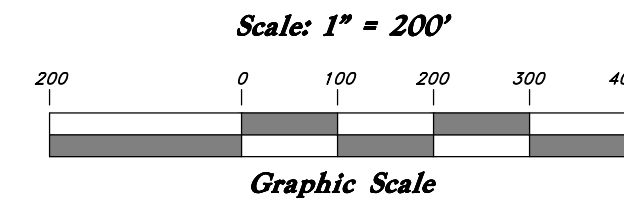


Legend

(Note: All items may not appear on drawing)

- Sanitary Sewer, Culinary Water, Gas Line, Irrigation Line, Storm Drain, Telephone Line, Secondary Waterline, Over Head Power, Under-Ground Power, Fiber Optic, Power pole, Power pole w/guy, Light pole, Fence, Ditch, Record, Calculated, Existing Inlet Box, Existing Valve, Existing Catch Basin, Existing Post, Existing Water Meter, Existing Gas Meter, Existing Telephone Box, Calculated Section Monument, Found Section Monument

- Existing Irrigation Box, Existing Electrical Box, Existing Diversion Box, Storm Drain, Existing Light Pole, Existing Fire Hydrant, Existing Telephone Manhole, Existing Gas Manhole, Existing Asphalt, Existing Concrete, Existing Building, Potential Wetlands, Flood Zone AE, Acquired Area, Gravel Road, Weber County Survey, Found Rebar and Cap



EXCEPTIONS TO COVERAGE CONTINUED

EXCEPTION NO. 29 (PLOTTED AS THE DEED READS HOWEVER NO PHYSICAL EVIDENCE OF SUCH RIGHT OF WAY EXIST ON THE GROUND EXCEPT FOR THAT ROAD WAY THAT TO THE WEST WHICH IS LIKELY INTENT OF THE RIGHT OF WAY BEING ADJUSTED IN POSITIONS TO THE PHYSICAL LOCATION OF THE RIGHT OF WAY BY THE DOCTRINE OF PRESCRIPTIVE RIGHTS) The legal description contained in that certain ORSON W. HERRICK and FAYE A. HERRICK, husband and wife executed by JAMES WESLEY GROSE and GAY GROSE, husband and wife, as joint tenants, in favor of Warranty Deed, recorded July 8, 1980 as Entry No. 814407 in Book 1360 at Page 1611 of Official Records, overlaps and conflicts with the Land described herein to the extent of approximately 25 feet, together with a right of way for ingress and egress over the West 2 roads thereof.

EXCEPTIONS TO COVERAGE

EXCEPTION NO. 39 (NOT PLOTTED BLANKETS AREA NOT INCORPORATED INTO MUNICIPALITIES WITHIN WEBER COUNTY) Resolution No. 27-201 for Municipal Services of Weber County, recorded December 13, 2012 as Entry No. 2610456 of Official Records. EXCEPTION NO. 40 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015 as Entry No. 2718461 of Official Records. EXCEPTION NO. 41 (PLOTTED SEE RESOLUTION IN NARRATIVE) The legal description contained in that certain Warranty Deed executed by ORSON WRIGHT HERRICK FAMILY TRUST, with Rodney J. Herrick, Kristy H. Morgan, Gay H. Grose and Jodie H. Butters, Trustees and LORETTA FAY ANDERSON HERRICK FAMILY TRUST, with Rodney J. Herrick, Kristy H. Morgan, Gay H. Grose and Jodie H. Butters, as Trustees, in favor of Jodie H. Butters, recorded March 30, 2015 as Entry No. 2728183 of Official Records, overlaps and conflicts with the Land described herein, to the extent of approximately 65 feet.

NARRATIVE

This survey was requested by Ed Gramp for the purpose performing an ALTA/NSPS Land Title Survey to aid in resolutions to title issues that may exist within the property shown. Basis of bearing for this survey is S 89°23'10" E measured between the found Reference Monument to the Southeast corner of Section 16 and the found Reference monument to the Southeast corner of Section 15. A. Lines designated as A are established by holding the record position from the Historical lots of the 1898 Subdivision of Section 16 Signed June 14, 1899. Said Subdivision has been rotated from the record to match the measured Section line Bearing. B. Lines designated as B were established by holding the Warranty Deed found at Entry No. 3005744. I believe this to be the controlling document over the description provided by the title report having been conveyed, adding Jana B. Surrage to the deed in 2007. Said Warranty Deed was written with the basis of bearing matching the Historic 1898 Subdivision of Section 16. The record bearings of said parcel was rotated to match the basis of bearing of this survey. C. Line C was found to have latent ambiguity between the measured fence line and the call North as described in the descriptions contained in the title report. The adjoining parcel currently owned by Mark Harper (Entry No. 1882052) contains more detail in resolving said ambiguity when it calls "to the southerly extension of the existing fence line... thence North along said fence 692.00' or less, to the North line of said lot 23." Further research in the grantor's land was unable to locate the origin of the call to the fence. It is my belief that there may have been an oral agreement or an implied agreement that the fence was in fact the property line and the length of time that the line has existed and maintained up to said fence. Due to the explained evidence, a best fit line along said fence was used as the boundary between said landowners. D. Record of Survey filed with the Weber County under filing #004804 was held and record of survey Map #000213 being in harmony with the record of that contained in the title report. E. Established by holding the record of Warranty Deed recorded Entry No. 2997554. F. Established by holding the record of Parcel 2 contained in the Title report. G. Holding the record of Herrick Heritage Subdivision. G.a. Boundary by Acquisition may exist along this line being the fence line on the outlined record of survey. The following four requirements may have been met as set forth in Utah Common Law. G.a.1. Visible line marked by monuments, fences, buildings, or natural features treated as a boundary. G.a.2. The occupation of his or her property up to the visible line such that it would give a reasonable landowner notice that the claimant is using the line as a boundary. G.a.3. Actual acquiescence in the line as a boundary by adjoining landowners. G.a.4. For the purposes of at least 20 years. G.a.5. If the four requirements are not met legally, the recorded deed lines would be the controlling boundary. However if the four elements are met then title to the acquired line transfers instantly as set forth in the Utah Court of Appeals, Q-2, LLC v. Hughes, Judge Michele M. Christiansen, January 24, 2014. In determining boundary by Acquiescence along this line, more evidence would need to be collected by the surveyor to support the claim. H. Holding the boundary line agreement recorded Entry No. 1395262 Book 1797 Page 1989 Weber County Recorder's Office. Said Boundary Line Agreement generated from Record of survey done by Great Basin Engineering as filing #001044 filed Aug 29, 1994. I. The conveying deeds describing these lines required many resolutions to patent and latent ambiguities. Some of the patent ambiguities being that of the record deed does not mathematically close and deeds overlapping. Reconstruction of this deed took into account that the deed can only be as precise as which it was measured with having the record of survey recorded January 29, 2019 as Entry No.2963079 of Official Records. EXCEPTION NO. 45 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Certificate of Creation of the Western Weber Park District, recorded August 1, 2017 as Entry No. 2870841 of Official Records. Notice of an Impending Boundary Action for the Western Weber Park District, recorded August 1, 2017 as Entry No.2870842 of Official Records. EXCEPTION NO. 46 (NOT PLOTTED BLANKETS THIS AND OTHER PROPERTIES) Annexation to Weber Park District, recorded August 1, 2017 as Entry No. 2870843 of Official Records. (NOTE: Annexation plat was prepared by Great Basin Engineering) EXCEPTION NO. 47 (PLOTTED SEE NARRATIVE FOR RESOLUTION) The legal description contained in that certain Special Warranty Deed executed by Sharon Skeen, in favor of Sharon P. Skeen, or her successor, as Trustee of "The Sharon P. Skeen Trust" u/l/d June 20, 2018, recorded June 21, 2018 as Entry No. 2926956 of Official Records, overlaps and conflicts with the Land described herein, to the extent of approximately 65 feet. EXCEPTION NO. 48 (PLOTTED SEE NARRATIVE FOR RESOLUTION) The legal description contained in that certain Quitclaim Deed executed by Sharon Skeen, in favor of Sharon P. Skeen, or her successor, as Trustee of "The Sharon P. Skeen Trust" u/l/d June 20, 2018, recorded June 21, 2018 as Entry No. 2926957 of Official Records, overlaps and conflicts with the Land described herein, and as shown on the Weber County Parcel Maps filed in the Weber County Recorder's Office, affecting Tax Parcels 140530061 and 150430089. EXCEPTION NO. 49 (PLOTTED SEE NARRATIVE FOR RESOLUTION) The legal description contained in that certain Warranty Deed executed by Shad D. Hansen and Scott Hansen and Vernessa T. Hansen, as joint tenants, in favor of Erik E. Garcia and Ofelia Sandoval and Jose L. Sandoval and Ezequiel Garcia, Joint Tenants, recorded August 16, 2019 as Entry No. 2997554 of Official Records, overlaps and conflicts with the Land described herein, to the extent of approximately 18 feet. EXCEPTION NO. 50 (PLOTTED BLANKETS PARCEL 9) The effect of a NOTE by the Weber County Recorder as disclosed on the County Abstract Index, reciting as follows: [NOTE: A DIVISION OF PROPERTY TOOK PLACE ON THIS PARCEL WITHOUT WRITTEN AUTHORIZATION AS REQUIRED BY UCA TITLE 17, CHAPTER 27a, PART 6.]

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company Under File No. NCS-1021327-SLC1 of a commitment date of July 27, 2021 at 7:30 am.

EXCEPTION NO. 1, 3, 5-6, 8-16, 18, 32-33, 51-53 (NOT A SURVEY MATTER/NO FINDINGS)

EXCEPTION NO. 2, 4, AND 7 (NOTHING TO PLOT SEE NARRATIVE FOR SURVEY FINDINGS)

EXCEPTION NO. 17 (NOT PLOTTED BLANKETS ALL PARCELS) The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded November 22, 2019 as Entry No. 3018417 of Official Records.

EXCEPTION NO. 19 (THE LOCATION OF WEBER RIVER AND WEBER RIVER CHANNEL HAS BEEN LOCATED AS SHOWN ON THE PLAT) Any easements, rights and/or claims of Warren Irrigation Company, a corporation and others, which may be associated with the Weber River, also known as the Weber River Channel, including but not limited to, maintenance, use of water and any other interest(s) affecting portions of the subject property, as disclosed by various instruments of record and its location as depicted on the Weber County Parcel Maps. Notwithstanding the above, the land is also subject to any rights of the public to use or pass through the land for recreational purposes and/or access to the waterway known as the Weber River, provided that such public rights have been or may be established by documented or otherwise proven use for a period of time.

EXCEPTION NO. 20 (PLOTTED AND RETRACED, EFFECTS THE BOUNDARY BETWEEN PARCELS) Rights of way, subdivided lots, as located, and such state of facts, as shown on the recorded survey plat of Section 16, Township 6 North Range 2 West, April 1898, prepared and signed by Washington Jenkins, a Surveyor, on June 14, 1899 and recorded November 20, 1899, as File No. 1774 in Book 6 at Page 72.

EXCEPTION NO. 21 (BLANKETS ALL OF SECTION 15, T6N, R2W CALLING ROAD WAYS WITH SAID SECTION) Any easements over, across or through the Land for telephone and telegraph lines and appurtenances and incidental purposes (exact location not disclosed), as granted to American Telephone and Telegraph Company Wyoming by Instrument, recorded June 28, 1929 in Book 3-P at Pages 504 of Official Records.

EXCEPTION NO. 22 (BLANKETS ALL OF SECTION 16, T6N, R2W CALLING ROAD WAYS WITH SAID SECTION) An easement over, across or through the Land for telephone and telegraph lines and appurtenances and incidental purposes (exact location not disclosed), as granted to American Telephone and Telegraph Company Wyoming by Instrument recorded June 28, 1929 in Book 3-P at Page 505 of Official Records.

EXCEPTION NO. 23 (BLANKETS ALL OF SECTION 21, T6N, R2W CALLING ROAD WAYS WITH SAID SECTION) An easement over, across or through the Land for telephone and telegraph lines and appurtenances and incidental purposes (exact location not disclosed), as granted to American Telephone and Telegraph Company Wyoming by Instrument recorded June 28, 1929 in Book 3-P at Page 506 of Official Records.

EXCEPTION NO. 24 (EFFECTS PARCELS 7, 9, 2, AND 3-4 EAST OF THE SECTION LINE AND A PORTION OF THE SOUTHEAST CORNER OF PARCEL 4) A right of way, as disclosed in various deeds of record, including, but not limited to, that certain Warranty Deed, recorded November 16, 1949 as Entry No. 158579 in Book 324 at Page 305 of Official Records.

EXCEPTIONS TO COVERAGE CONTINUED

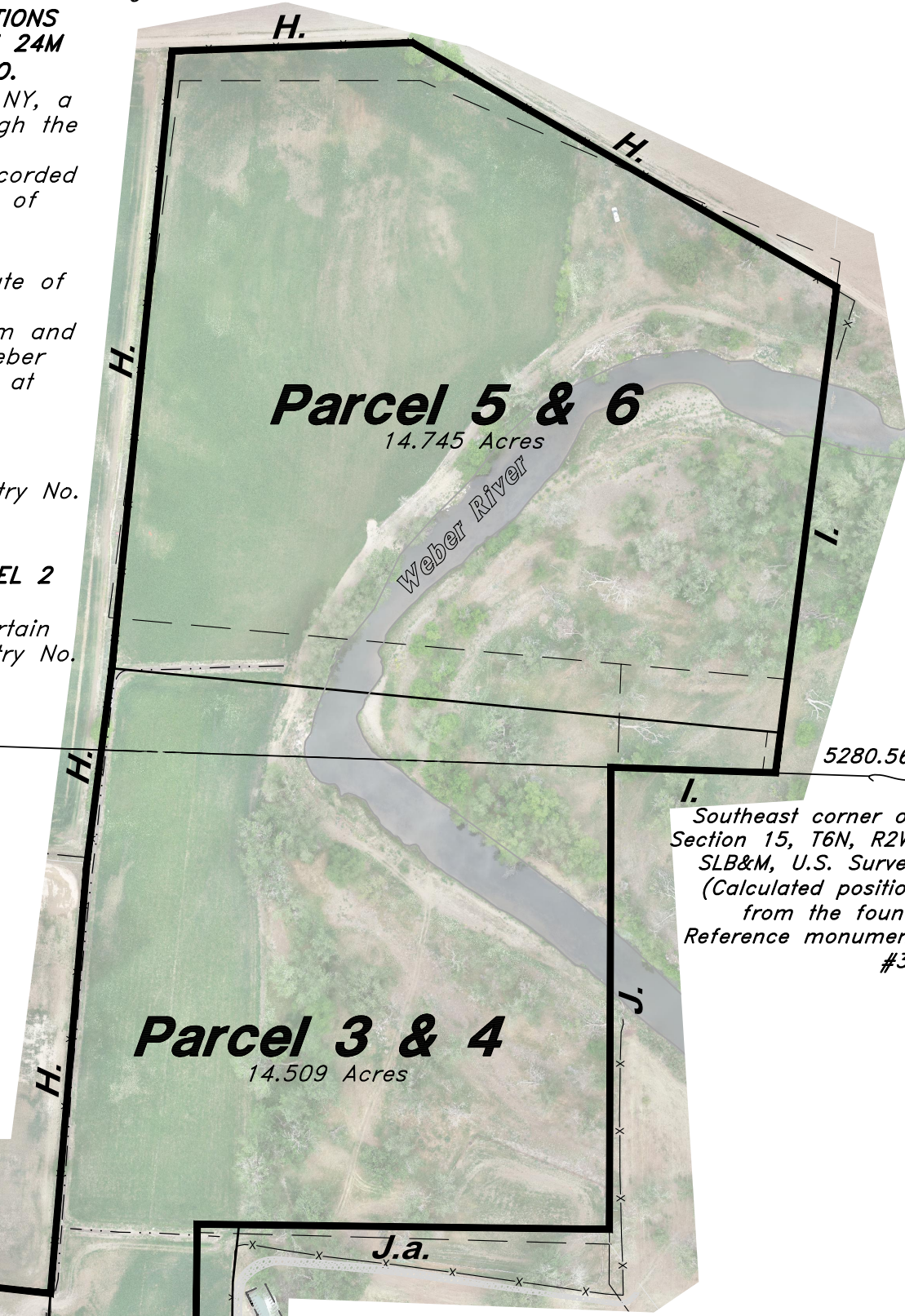
EXCEPTION NO. 25 (NOT PLOTTED BLANKETS PARCELS SECTIONS 5 TO 8, 18, T6N, R 2W; 9, 10, 12 TO 15, 22, 23, 24, 27, T6N, R3W; 1 TO 4, 19, 30, 31, T7N, R2W; 24, 25, 35, 36, T7N, R3W, SLB&M. GRANTED TO PROMOTE A WATER CONSERVATION PROJECT IN SECTIONS 4, 5, 9, 10, AND 15, T6N, R2W SLB&M) Any easement(s) and rights of the WARREN IRRIGATION COMPANY, relating to the Weber River, creeks, ditches and irrigation distributing system, found to interest the land, as disclosed in that certain Agreement with the State of Utah, acting through the UTAH WATER AND POWER BOARD, recorded December 29, 1961 as Entry No. 371452 in Book 699 at Page 304 of Official Records.

EXCEPTION NO. 26 (NOT PLOTTED BLANKETS SECTIONS 4, 5, 9, 10, AND 15 T6N, R2W, SLB&M "ENTRY NO. 371456" NOT PLOTTED BLANKETS SECTIONS 5, 6, 7, 8, AND 18 T6N, R2W; 9, 10M 12M 13M 14M 15M 22M 23M 24M AND 27, T6N, R3W; 24, 25, 35, AND 36 T7N, R3W, SLB&M "ENTRY NO. 634445") Deed of Easement, executed by WARREN IRRIGATION COMPANY, a corporation, as Grantor, in favor of the State of Utah, acting through the WATER AND POWER BOARD, to construct works and impound a certain amount of water in the Weber River Channel, recorded December 29, 1961 as Entry No. 371456 in Book 699 at Page 311 of Official Records.

The effect of a Transfer and Conveyance of Easement from the State of Utah, acting through the BOARD OF WATER RESOURCE TO WARREN IRRIGATION COMPANY, relating to an easement of an irrigation system and an easement for the impounding of water in the channel of the Weber River, recorded March 28, 1975 as Entry No. 634445 in Book 1081 at Page 1 of Official Records.

EXCEPTION NO. 27 (BLANKETS SECTION 16) Rights and reservations contained in that certain Patent, recorded February 17, 1965 as Entry No. 444627 in Book 798 at Page 19 of Official Records.

EXCEPTION NO. 28 (PLOTS OFF SITE, THERE ARE NO WELLS ON PARCEL 2 TO THE KNOWLEDGE OF THE SURVEYOR) Any easement and rights associated with an underground water well, as disclosed by that certain Certificate of Appropriation of Water, recorded May 26, 1965 as Entry No. 451536 in Book 806 at Page 473 of Official Records.



EXCEPTIONS TO COVERAGE CONTINUED

EXCEPTION NO. 34 (PLOTTED CONTROLS THE BOUNDARIES BETWEEN PARCELS) The effect of a Boundary Line Agreement, between Warren S. Powell and Lella L. Powell and Almyra Hansen, recorded March 25, 1996 as Entry No. 1395262 in Book 1797 at Page 1989 of Official Records.

EXCEPTION NO. 35 (PLOTTED BOUNDARY IS EAST OF THE CENTER OF THE WEBER RIVER) Boundary line re-location or conflicts, if any, resulting from variances in the legal description(s) of the actual physical location of Weber River from record description(s) of the city boundary of Marriott-Slaterville City, recorded July 29, 1999, as Entry No. 1852953, Map Book 50 Page 10, of Official Records, referring to said river or center thereof and being the adjoining boundary of the Land.

EXCEPTION NO. 36 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Resolution No. 23-2005, establishing the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006 as Entry No. 2156401 of Official Records.

EXCEPTION NO. 37 (PLOTTED SEE NARRATIVE FOR RESOLUTION) The legal description contained in that certain Warranty Deed executed by DALE N. HANSEN and ALMYRA D. HANSEN, in favor of DALE N. HANSEN and ALMYRA D. HANSEN and DANA B. SURRAGE, as joint tenants, recorded December 17, 2007 as Entry No. 2311002 of Official Records, overlaps and conflicts with the Land described herein.

EXCEPTION NO. 38 (PLOT IS CONSTRUCTIVE NOTICE TO A PRESCRIPTIVE EASEMENT FOLLOWING ALONG THE CANAL AS MEASURED ON THIS PLAT) An easement or rights in favor of Hooper Irrigation Company for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Declaration of Prescriptive Easement Map 4, wherein the Hooper Canal is shown as located, but does not show and describe all of the Hooper Irrigation Company irrigation systems as located on the land which a prescription easement is claimed. Said instrument, recorded April 6, 2010 as Entry No.2466175 in Book 71 at Page 18 of Official Records.

EXCEPTIONS TO COVERAGE CONTINUED

EXCEPTION NO. 39 (NOT PLOTTED BLANKETS AREA NOT INCORPORATED INTO MUNICIPALITIES WITHIN WEBER COUNTY) Resolution No. 27-201 for Municipal Services of Weber County, recorded December 13, 2012 as Entry No. 2610456 of Official Records.

EXCEPTION NO. 40 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015 as Entry No. 2718461 of Official Records.

EXCEPTION NO. 41 (PLOTTED SEE RESOLUTION IN NARRATIVE) The legal description contained in that certain Warranty Deed executed by ORSON WRIGHT HERRICK FAMILY TRUST, with Rodney J. Herrick, Kristy H. Morgan, Gay H. Grose and Jodie H. Butters, Trustees and LORETTA FAY ANDERSON HERRICK FAMILY TRUST, with Rodney J. Herrick, Kristy H. Morgan, Gay H. Grose and Jodie H. Butters, as Trustees, in favor of Jodie H. Butters, recorded March 30, 2015 as Entry No. 2728183 of Official Records, overlaps and conflicts with the Land described herein, to the extent of approximately 65 feet.

EXCEPTION NO. 42 (PLOTTED SEE RESOLUTION IN NARRATIVE) The legal description contained in that certain Warranty Deed executed by ORSON WRIGHT HERRICK FAMILY TRUST, with Rodney J. Herrick, Kristy H. Morgan, Gay H. Grose and Jodie H. Butters, Trustees and LORETTA FAY ANDERSON HERRICK FAMILY TRUST, with Rodney J. Herrick, Kristy H. Morgan, Gay H. Grose and Jodie H. Butters, as Trustees, in favor of Jodie H. Butters, recorded March 30, 2015 as Entry No. 2728409 of Official Records, overlaps and conflicts with the Land described herein, to the extent of approximately 65 feet.

EXCEPTION NO. 43 (NOT PLOTTED AFFECTS THIS AND OTHER PROPERTIES) Marriott-Slaterville City Ordinance 2015-02, adopting the Community Development and Renewal Agency, recorded April 16, 2015 as Entry No. 2731074 of Official Records. Certificate of Creation of the Marriott-Slaterville City Community Development and Renewal Agency, recorded April 16, 2015 as Entry No.2731075 of Official Records. A joint resolution of Marriott-Slaterville City, changing the name to the "Marriott-Slaterville City Community Reinvestment Agency", as disclosed by Resolution 2018-L, recorded January 29, 2019 as Entry No.2963079 of Official Records.

EXCEPTION NO. 44 (NOT PLOTTED AFFECTS THIS AND OTHER PROPERTIES) Marriott-Slaterville City Ordinance 2015-02, adopting the Community Development and Renewal Agency, recorded April 16, 2015 as Entry No. 2731074 of Official Records. Certificate of Creation of the Marriott-Slaterville City Community Development and Renewal Agency, recorded April 16, 2015 as Entry No.2731075 of Official Records. A joint resolution of Marriott-Slaterville City, changing the name to the "Marriott-Slaterville City Community Reinvestment Agency", as disclosed by Resolution 2018-L, recorded January 29, 2019 as Entry No.2963079 of Official Records.

EXCEPTION NO. 45 (NOT PLOTTED BLANKETS THIS AND OTHER PARCELS) Certificate of Creation of the Western Weber Park District, recorded August 1, 2017 as Entry No. 2870841 of Official Records. Notice of an Impending Boundary Action for the Western Weber Park District, recorded August 1, 2017 as Entry No.2870842 of Official Records.

EXCEPTION NO. 46 (NOT PLOTTED BLANKETS THIS AND OTHER PROPERTIES) Annexation to Weber Park District, recorded August 1, 2017 as Entry No. 2870843 of Official Records. (NOTE: Annexation plat was prepared by Great Basin Engineering)

EXCEPTION NO. 47 (PLOTTED SEE NARRATIVE FOR RESOLUTION) The legal description contained in that certain Special Warranty Deed executed by Sharon Skeen, in favor of Sharon P. Skeen, or her successor, as Trustee of "The Sharon P. Skeen Trust" u/l/d June 20, 2018, recorded June 21, 2018 as Entry No. 2926956 of Official Records, overlaps and conflicts with the Land described herein, to the extent of approximately 65 feet.

Notes

- 1. Gross land area for Parcel 1, is 9.654 Acres, For Parcel 2 is 24.038, Parcel 3 and 4 is 14.509 acres, Parcel 5 and 6 14.745 acres, Parcel 7 6.005 acres, Parcel 8 3.236, and Parcel 9 containing 4.469 acres. 1.1. Net acreage being calculated as 77.645 acres. 2. The parcels shown here on have not been assigned according to data available to the surveyor at the time of survey. 3. Vertical bench mark being the Reference Monument to the Southeast corner of Section 16, T6N, R2W SLB&M held at an elevation of 4237.72'. 4. No Zoning report was provided to the surveyor at the time of survey. 5. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.

CERTIFICATION

To First American Title Insurance Company, and Blue Highland Group, LLC. 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/NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11(a), 11(b), 13, 15, 16, 18 and 19 of Table A thereof.

The field work was completed on 05/25/2021.

RECEIVED NOV. 15 2021 FILE # 7052

Date Andy Hubbard Utah PLS No. 6242920

Vertical sidebar containing company logo 'GREAT BASIN ENGINEERING', address '5746 S 900 W, UTAH 84403', and project title 'ALTA/NSPS LAND TITLE SURVEY Rivers Bend'.

RECORD DESCRIPTIONS

PARCEL 1 (15-045-0015) All of Lot 24, in Section 16, Township 6 North, Range 2 West, Salt Lake Meridian according to the record of survey map, recorded November 20, 1899, as file no. 1774 in Map Book 6 on Page 72 of Official Records.
 ALSO: Part of Lot 23, in the South Half of Section 16, Township 6 North, Range 2 West, Salt Lake Base & Meridian; beginning North 88°24' East 606.6 feet from the Southwest corner of said Lot 23, running thence North 692.8 feet, thence North 89°07' East 459.30 feet, thence South 5°20' West 348.3 feet, thence South 14°09' East 100.6 feet, thence North 88°24' West 184.68 feet, thence South 1°36' East 244.03 feet to center of county road, thence South 88°24' West along center of road 273.60 feet to the point of beginning.

PARCEL 2 (15-045-0006) Part of Lot 15, Section 16, and part of the Southwest quarter of Section 15, Township 6 North, Range 2 West Salt Lake Base & Meridian, basis of bearing being South 0°48'58" West 2652.51 feet along the East monumented line of the Southeast quarter of said Section 16, re-established Southeast corner of said Section 16, being South 0°43'36" West (South) 2641.3 feet from the East quarter corner (stone replaced by a county monument) of said Section 16; beginning at a point on the re-established Section line South 0°43'36" West (South) 1447.68 feet from said East quarter corner said point of beginning, also being North 0°43'36" East (North) 51.72 feet from the Southeast corner of said Lot 15, and running thence North 80°44'53" West 1084.30 feet to the West line of said Lot 15, thence North 9°23'36" East (North 8°40' East) 361.48 feet along said Lot line, thence South 81°54'24" East (South 82°38" East) 129.30 feet, thence North 48°03'36" East (North 47°20" East) 266.00 feet, thence North 17°13'36" East (North 16°30' East) 189.84 feet to a fence, thence five courses along said fence as follows: South 86°14'20" East 63.44 feet, South 81°52'12" East 595.62 feet, South 83°35'30" East 443.95 feet South 4°41'15" West 610 feet, more or less, and South 80°41'14" East 228.18 feet thence South 0°43'36" West (South) 243.54 feet to a point that bears South 80°44'53" East of the point of beginning, thence North 80°44'53" West 634.01 feet to the point of beginning.

PARCEL 3 (15-043-0033) Part of the Northwest quarter of Section 15, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning at a point 7.60 chains East of the Southwest corner of said quarter Section, and running thence North 4°38' East 1.52 chains, thence South 86°45' East 12.80 chains to grantors East line, thence South along said line 8 rods, more or less, to the South line of said quarter Section, thence West 37.08 rods more or less, to beginning.
 ALSO: part of the Southwest quarter of said Section 15, beginning at a point South 115 feet and South 84°32'56" East 449.80 feet from the Northwest corner of said quarter Section and running thence North 145 feet, more or less, to Section line, thence East 46.08 rods, thence South 36 rods, thence West 32.08 rods, thence South 684.63 feet, thence North 80°41'14" West 228.18 feet, thence North 4°41'15" East 610 feet, more or less, thence North 4°50'20" East 551.04 feet, thence North 84°32'56" West 84.47 feet to beginning.
 Excepting that part lying within the corporate limits of Marriott-Slaterville City, recorded July 29, 1999, as Entry No. 1647400, in Map Book 50 at page 10 of Official Records.

PARCEL 4 (15-043-0061) That part of the following described property lying within the corporate limits of Marriott-Slaterville City, recorded July 29, 1999, as Entry No. 1647400, in Map Book 50 at page 10 of Official Records. Part of the Northwest quarter of Section 15, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning at a point 7.60 chains East of the Southwest corner of said quarter Section, and running thence North 4°38' East 1.52 chains, thence South 86°45' East 12.80 chains to grantors East line, thence South along said line 8 rods, more or less, to the South line of said quarter Section, thence West 37.08 rods, more or less, to beginning.
 ALSO: part of the Southwest quarter of said Section 15, beginning at a point South 115 feet and South 84°32'56" East 449.80 feet from the Northwest corner of said quarter Section and running thence North 145 feet, more or less, to Section line thence East 46.08 rods, thence South 36 rods, thence West 32.08 rods, thence South 684.63 feet, thence North 80°41'14" West 228.18 feet, thence North 4°41'15" East 610 feet, more or less, thence North 4°50'20" East 551.04 feet, thence North 84°32'56" West 84.47 feet to beginning.

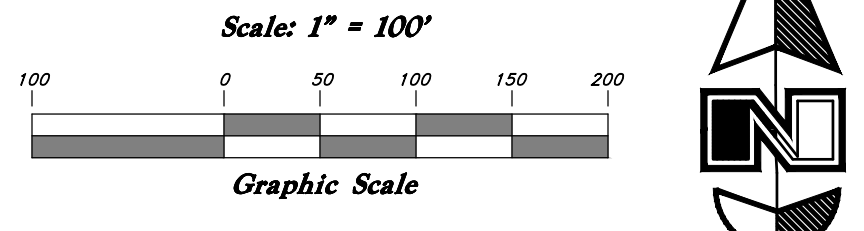
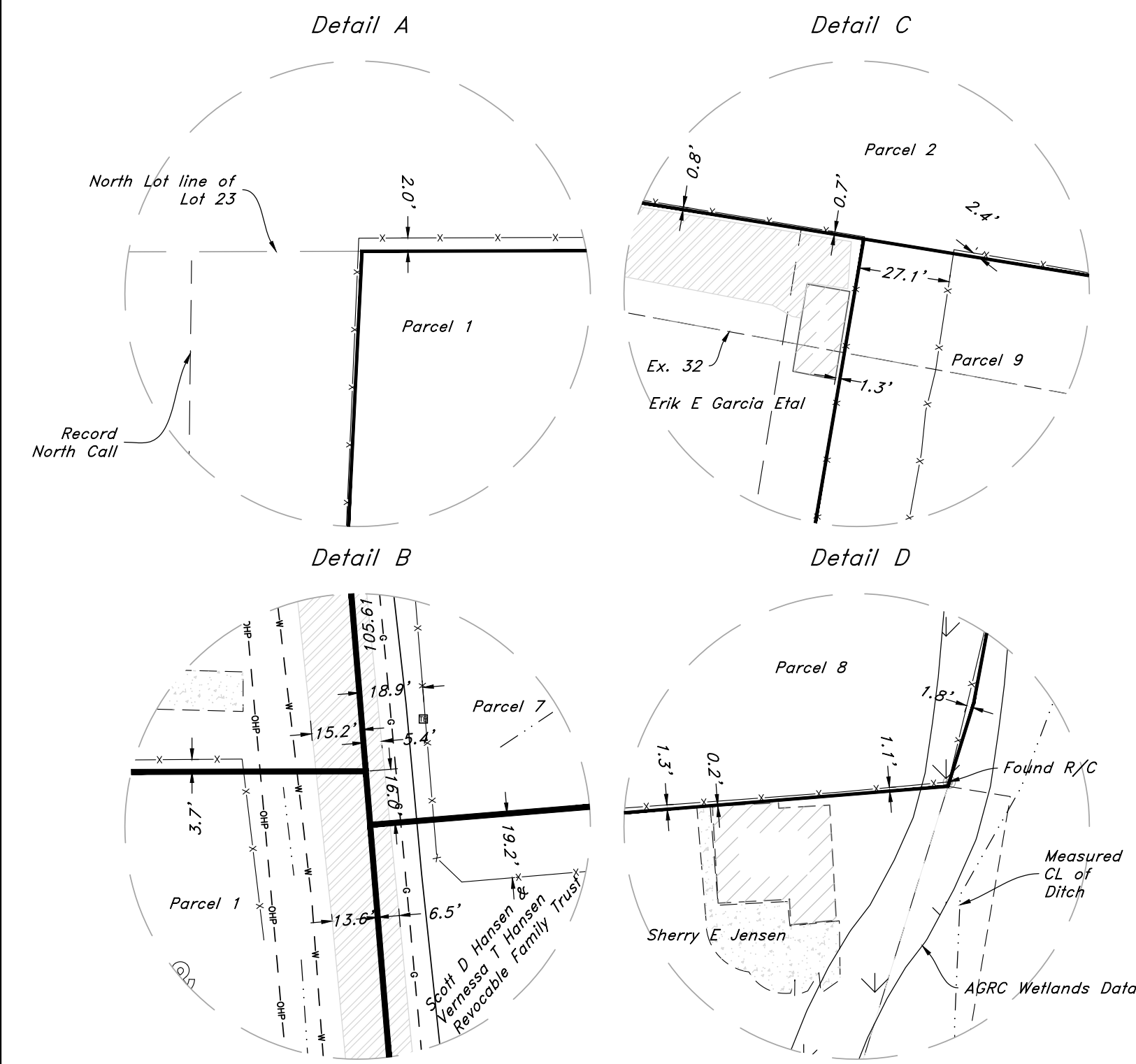
PARCEL 5 (15-043-0062) That part of the following described property lying within the corporate limits of Marriott-Slaterville City, recorded July 29, 1999, as Entry No. 1647400, in Map Book 50 at page 10 of Official Records. Part of the Northwest quarter of Section 15, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; beginning 70.08 rods East and 132 feet North from the Southwest corner of the Northwest quarter of said Section 15, thence South 86°45' East 212.98 feet, thence North 5°14' East 6.69 chains, thence North 60°01'10" West 616.97 feet, thence South 88°00'26" West 307.05 feet, thence South 5°35'21" West 791.88 feet, thence South 86°45' East to beginning.
 Excepting that part lying within the corporate limits of Marriott-Slaterville City, recorded July 29, 1999, as Entry No. 1647400, in Map Book 50 at page 10 of Official Records.

PARCEL 6 (15-043-0034) Part of the Northwest quarter of Section 15, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; beginning 70.08 rods East and 132 feet North from the Southwest corner of the Northwest quarter of said Section 15, thence South 85°45' East 212.98 feet, thence North 5°14' East 6.69 chains, thence North 60°01'10" West 616.97 feet, thence South 88°00'26" West 307.05 feet, thence South 5°35'21" West 791.88 feet, thence South 86°45' East to beginning.
 Excepting that part lying within the corporate limits of Marriott-Slaterville City, recorded July 29, 1999, as Entry No. 1647400, in Map Book 50 at page 10 of Official Records.

PARCEL 7 (15-045-0061) Part of Lots 15 and 25 in Section 16 and part of the Southwest quarter of Section 15, Township 6 North, Range 2 West, Salt Lake Base & Meridian, (basis of bearing being state plane grid bearing of South 0°48'58" West 2652.51 feet along the East monumented line of the Southeast quarter of said Section 16) re-established Southeast corner of said Section 16 being South 0°43'36" West (South) 2641.3 feet from the East quarter corner (stone replaced by a county monument) of said Section 16; beginning at a point on said re-established section line that bears South 0°43'36" West (South) 1613.56 feet from said East quarter corner of Section 16, and running thence North 81°16'13" West 1071.75 feet to the West line of lot 25, thence South 4°40'24" East (South 5°24' East) 121.63 feet along said lot line, thence North 85°19'36" East (North 84°36' East) 290.40 feet, thence South 4°40'24" East (South 5°24' East) 148.49 feet to a fence, thence North 85°29'15" East 155.32 feet along said fence, thence South 55°32'33" East 36.45 feet along said fence, thence South 41°28'46" East 30.96 feet along said fence, thence South 32°30'53" East 84.12 feet along said fence, thence North 89°07'36" East 1122.88 feet, thence North 0°43'36" East (North) 72.24 feet to a point that bears South 81°16'13" East of point of beginning, thence North 81°16'13" West 633.17 feet to the point of beginning.

PARCEL 8 (15-045-0042) Part of Lot 25, Section 16, Township 6 North, Range 2 West, Salt Lake Base and Meridian, basis of bearings being South 0°48'58" West 2652.51 feet along the East monumented line of the Southeast quarter of said Section 16, re-established Southeast corner of said Section 16, being South 0°43'36" West (South) 2641.3 feet from East quarter corner (stone replaced by a county monument) of said Section 16; beginning at a point North 4°40'24" West (North 5°24' West) 254.04 feet from the Southwest corner of said lot 25 and running thence North 4°40'24" West (North 5°24' West) 264.17 feet along the West lot line of said lot 25 to a westerly projection of a fence, thence seven courses along said fence as follows: North 84°25'15" East 274.64 feet, North 85°29'15" East 171.16 feet, South 55°32'33" East 36.45 feet, South 41°23'46" East 30.96 feet, South 32°30'53" East 148.62 feet, South 10°37'07" West 67.20 feet, and South 17°15'47" West 25.87 feet to a point that bears North 85°19'36" East from the point of beginning, thence South 85°19'36" West 534.62 feet to the point of beginning.

PARCEL 9 (15-045-0070) Part of Lots 25 and 15, Section 16, and a part of the Southwest quarter of Section 15, Township 6 North, Range 2 West, Salt Lake Base & Meridian, basis of bearing being South 0°48'58" West 2652.51 feet along the East monumented line of the Southeast quarter of said Section 16, re-established Southeast corner of said Section 16, being South 0°43'36" West (South) 2641.3 feet from the East quarter corner (stone replaced by a county monument) of said Section 16; said point of beginning being North 4°40'24" West (North 5°24' West) 668.21 feet from the Southwest corner of lot 25, running thence North 4°40'24" West (North 5°24' West) 121.65 feet, more or less, to a point South 5°24' East 154.75 feet from the Northwest corner of lot 25, thence South 81°16'13" East 503.86 feet, thence North 0°40'38" East 169.39 feet, thence South 80°44'53" East 1176.03 feet, more or less to an existing fence thence South 0°43'36" West (South) 172.80 feet, thence North 81°16'13" West (West) 1185.81 feet, more or less to the point of beginning.



Reference to the East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Monument held as obliterated Found Reference Monument in 2011). Weber County conformed destruction of the monument in 2019 having been impacted by farming equipment.)

Reference to the East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Monument held as obliterated Found Reference Monument in 2011)

SIGNIFICANT OBSERVATIONS

- There appears to be a prescriptive easement for the existing road ways being 900 S and 3600 W.
- Along Parcel 2 3600 W does not follow the record Center line.

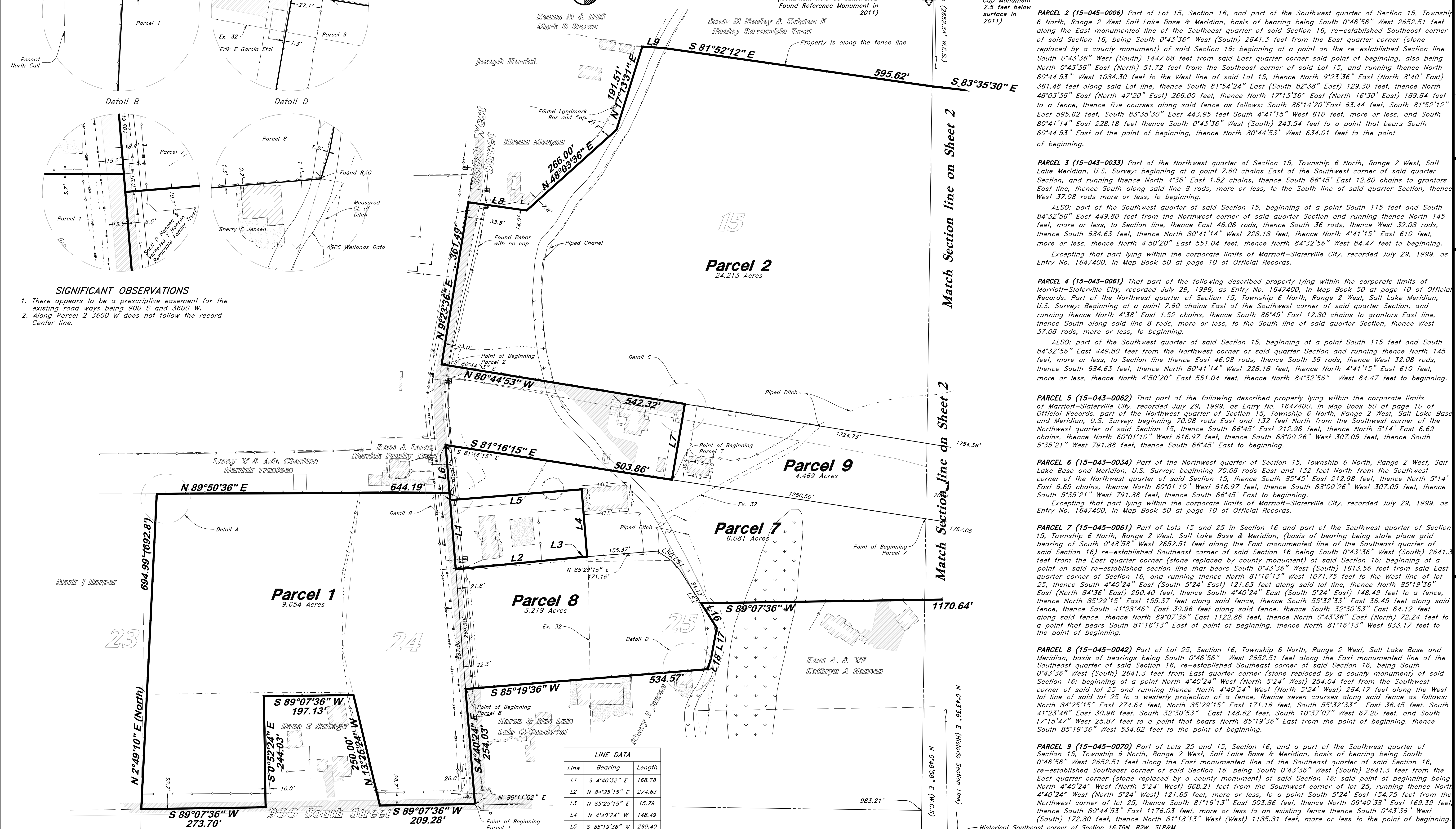
UTILITIES

The underground utilities shown have been located from field survey information and all respectable utility companies. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Notes

- Wetlands location is established by data pulled from AGRC and positioned using State Plane North Zone NAD83 Projection in the U.S. survey feet.
 - Surveyor makes no assertion to the validity of wetlands data and it should be assessed by a wetland specialist.

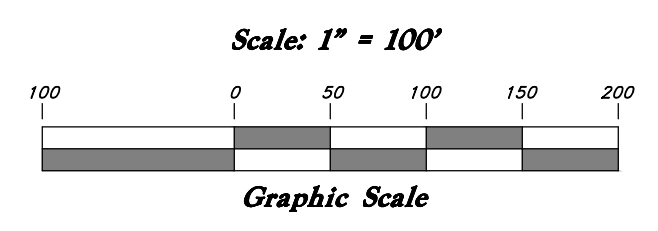
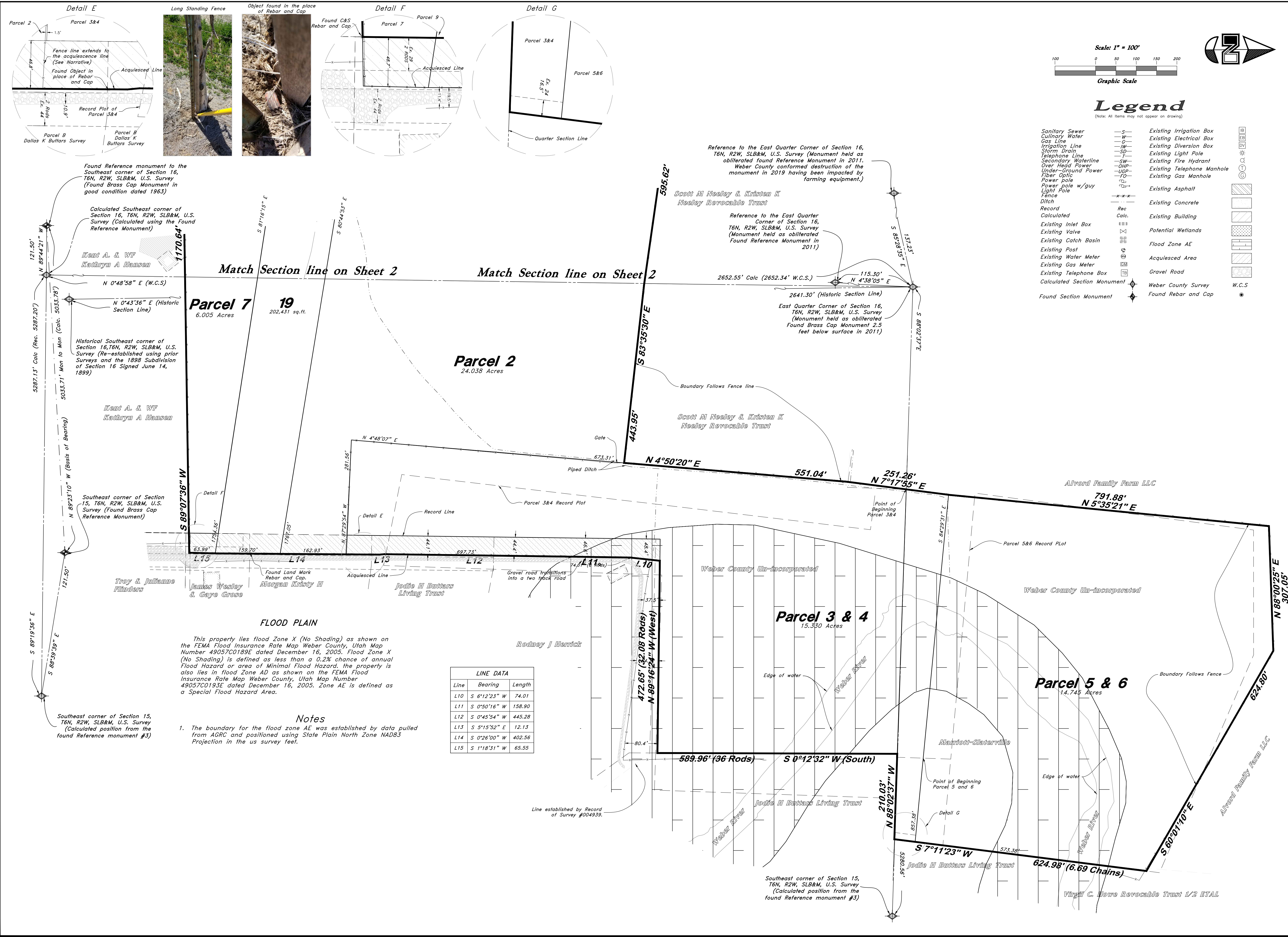
LINE DATA	Line	Bearing	Length
L1	S 4°40'32" E	168.78	
L2	N 84°25'15" E	274.63	
L3	N 85°29'15" E	15.79	
L4	N 4°40'24" W	148.49	
L5	S 85°19'36" W	290.40	
L6	N 4°39'25" W	121.60	
L7	N 9°40'38" E	169.23	
L8	S 81°54'24" E	129.31	
L9	S 86°04'53" E	48.09	
L16	S 32°28'31" E	64.51	
L17	S 10°37'07" W	67.20	
L18	S 17°15'47" W	25.87	
L50	S 55°32'33" E	36.45	
L51	S 41°28'46" E	30.96	
L52	S 32°29'51" E	148.63	



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ALTA/NSPS LAND TITLE SURVEY
 Rivers Bend
 Approximately 606 South 3600 West
 Ogden, Weber County, Utah
 A part of Section 16, 15, T6N, R2W, SLB&M, U.S. Survey

Aug, 2021
 SHEET NO. **C1**
 21N724



Legend

(Note: All items may not appear on drawing)

- | | | | |
|-----------------------------|--------|-----------------------------|---|
| Sanitary Sewer | —S— | Existing Irrigation Box | □ |
| Culinary Water | —W— | Existing Electrical Box | □ |
| Gas Line | —G— | Existing Diversion Box | □ |
| Irrigation Line | —IW— | Existing Light Pole | ⊙ |
| Storm Drain | —SD— | Existing Fire Hydrant | ⊙ |
| Telephone Line | —T— | Existing Telephone Manhole | ⊙ |
| Secondary Waterline | —SW— | Existing Gas Manhole | ⊙ |
| Over Head Power | —OHP— | Existing Asphalt | ▨ |
| Under-Ground Power | —UGP— | Existing Concrete | ▨ |
| Fiber Optic | —FO— | Existing Building | ▨ |
| Power pole w/guy | ⊙ | Existing Inlet Box | □ |
| Light Pole | ⊙ | Existing Valve | □ |
| Fence | —x—x— | Existing Catch Basin | □ |
| Ditch | —d—d— | Existing Post | ⊙ |
| Record | —Rec— | Existing Water Meter | ⊙ |
| Calculated | —Calc— | Existing Gas Meter | ⊙ |
| Existing Inlet Box | □ | Existing Telephone Box | □ |
| Existing Valve | □ | Calculated Section Monument | ⊙ |
| Existing Catch Basin | □ | Found Section Monument | ⊙ |
| Existing Post | ⊙ | | |
| Existing Water Meter | ⊙ | | |
| Existing Gas Meter | ⊙ | | |
| Existing Telephone Box | □ | | |
| Calculated Section Monument | ⊙ | | |
| Found Section Monument | ⊙ | | |
| | | Existing Irrigation Box | □ |
| | | Existing Electrical Box | □ |
| | | Existing Diversion Box | □ |
| | | Existing Light Pole | ⊙ |
| | | Existing Fire Hydrant | ⊙ |
| | | Existing Telephone Manhole | ⊙ |
| | | Existing Gas Manhole | ⊙ |
| | | Existing Asphalt | ▨ |
| | | Existing Concrete | ▨ |
| | | Existing Building | ▨ |
| | | Existing Inlet Box | □ |
| | | Existing Valve | □ |
| | | Existing Catch Basin | □ |
| | | Existing Post | ⊙ |
| | | Existing Water Meter | ⊙ |
| | | Existing Gas Meter | ⊙ |
| | | Existing Telephone Box | □ |
| | | Calculated Section Monument | ⊙ |
| | | Found Section Monument | ⊙ |
| | | Potential Wetlands | ▨ |
| | | Flood Zone AE | ▨ |
| | | Acquiesced Area | ▨ |
| | | Gravel Road | ▨ |
| | | Weber County Survey | ▨ |
| | | W.C.S | ⊙ |

FLOOD PLAIN

This property lies flood Zone X (No Shading) as shown on the FEMA Flood Insurance Rate Map Weber County, Utah Map Number 49057C0189E dated December 16, 2005. Flood Zone X (No Shading) is defined as less than a 0.2% chance of annual Flood Hazard or area of Minimal Flood Hazard, the property is also lies in flood Zone AD as shown on the FEMA Flood Insurance Rate Map Weber County, Utah Map Number 49057C0193E dated December 16, 2005. Zone AE is defined as a Special Flood Hazard Area.

Line	Bearing	Length
L10	S 6°12'23" W	74.01
L11	S 0°50'16" W	158.90
L12	S 0°45'54" W	445.28
L13	S 5°15'52" E	12.13
L14	S 0°26'00" W	402.56
L15	S 1°18'31" W	65.55

Notes

1. The boundary for the flood zone AE was established by data pulled from AGRC and positioned using State Plain North Zone NAD83 Projection in the us survey feet.

	GREAT BASIN ENGINEERING 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM
ALTA/NSPS LAND TITLE SURVEY Rivers Bend Approximately 696 South 3600 West Ogden, Weber County, Utah A part of Section 16, 15, 14, T6N, R2W, SLB&M, U.S. Survey	Aug, 2021 SHEET NO. C1 21N724