

SURVEYOR'S CERTIFICATE

I, BRYAN YATES DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8589857 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE DIRECTION OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS SURVEY AND DESCRIBED HERewith AND THE MONUMENTS DEPICTED ON THE SURVEY ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY:



RECORD LEGAL DESCRIPTIONS

PER SPECIAL WARRANTY DEED, ENTRY NUMBER 3148437

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING ON THE EAST LINE OF 1900 WEST STREET, SAID POINT: BEING NORTH 00°04'22" WEST ALONG THE SECTION LINE 1072 FEET AND EAST 50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 00°04'22" WEST ALONG SAID ROAD RIGHT OF WAY 110 FEET, THENCE EAST 200 FEET, THENCE SOUTH 00°04'22" EAST 110 FEET, THENCE WEST 200 FEET TO THE POINT OF BEGINNING.

PER SPECIAL WARRANTY DEED, ENTRY NUMBER 1394561

PARCEL 1:
BEGINNING AT A POINT WHICH IS NORTH 00 DEGREES 04'22" WEST, ALONG THE SECTION LINE, 858.00 FEET AND EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00 DEGREES 04'22" WEST 897.56 FEET; THENCE ALONG A 523.00 FOOT RADIUS CURVE TO THE RIGHT 476.79 FEET ALONG THE ARC, CHORD BEARS NORTH 26 DEGREES 02'38" EAST 460.45 FEET; THENCE NORTH 52 DEGREES 09'38" EAST 288.29 FEET; THENCE SOUTH 37 DEGREES 50'22" EAST 175 FEET; THENCE SOUTH 36 DEGREES 28'22" EAST 49.95 FEET; THENCE NORTH 73 DEGREES 52'02" EAST 136.05 FEET (DEED EQUAL NORTH 73 DEGREES 42'38" EAST 138.79 FEET) TO THE WESTERLY LINE OF THE SALT LAKE AND OGDEN RAILROAD RIGHT OF WAY; THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING THREE CALLS SOUTH 12 DEGREES 43'04" WEST 902.87 FEET; THENCE SOUTH 12 DEGREES 43'04" WEST 473.85 FEET; THENCE WEST 434.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE 5 PARCELS, 3 OF WHICH ARE DESCRIBED IN ONE DESCRIPTION.

PAD C:
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING ON THE EAST LINE OF U.S. HIGHWAY 91 (1900 WEST STREET) A POINT NORTH 0 DEGREES 04'22" WEST ALONG THE SECTION LINE 1472.84 FEET AND EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN IN ROY, UTAH AND RUNNING THENCE NORTH 0 DEGREES 04'22" WEST ALONG SAID EAST LINE 282.72 FEET TO A POINT OF A 523.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 02'00" A DISTANCE OF 265.02 FEET; THENCE SOUTH 73 DEGREES 29'45" EAST 151.02 FEET; THENCE NORTH 52 DEGREES 09'38" EAST 108.22 FEET; THENCE SOUTH 37 DEGREES 50'22" EAST 197.16 FEET; THENCE SOUTH 12 DEGREES 43'04" WEST 38.00 FEET; THENCE SOUTH 77 DEGREES 16'56" EAST 85.00 FEET; THENCE NORTH 26 DEGREES 15'00" EAST 101.74 FEET; THENCE SOUTH 63 DEGREES 45'00" EAST 97.91 FEET TO THE WESTERLY LINE OF THE SALT LAKE AND OGDEN RAILROAD RIGHT OF WAY; THENCE SOUTH 12 DEGREES 43'04" WEST ALONG SAID WESTERLY LINE 531.00 FEET; THENCE WEST 76.75 (DEED EQUALS 76.98 FEET) FEET; THENCE NORTH 0 DEGREES 04'22" WEST 148.64 FEET; THENCE NORTH 77 DEGREES 16'56" WEST 110.00 FEET (DEED EQUALS 96.00 FEET); THENCE SOUTH 12 DEGREES 43'04" WEST 76.32 FEET (DEED EQUALS 73.16 FEET); THENCE WEST 105.64 FEET (DEED EQUALS 119.76 FEET); THENCE NORTH 0 DEGREES 04'22" WEST 23.00 FEET; THENCE WEST 200.00 FEET TO THE POINT OF BEGINNING.

PAD H:
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING ON THE SOUTHERLY LINE OF RIVERDALE ROAD AT A POINT NORTH 0 DEGREES 04'22" WEST ALONG THE SECTION LINE 2252.07 FEET AND EAST 359.41 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN IN ROY, UTAH AND RUNNING THENCE NORTH 52 DEGREES 09'38" EAST ALONG THE SOUTHERLY LINE 153.29 FEET; THENCE SOUTH 37 DEGREES 50'22" EAST 175.00 FEET; THENCE SOUTH 52 DEGREES 09'38" WEST 153.29 FEET; THENCE NORTH 37 DEGREES 50'22" WEST 175 FEET TO THE POINT OF BEGINNING.

PADS L AND N:
BEGINNING AT A POINT WHICH IS NORTH 00 DEGREES 04'22" WEST 858.00 FEET AND EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00 DEGREES 04'22" WEST 436.84 FEET; THENCE EAST 200 FEET; THENCE SOUTH 00 DEGREES 04'22" EAST 272.84 FEET; THENCE WEST 40.00 FEET; THENCE SOUTH 00 DEGREES 04'22" EAST 164 FEET; THENCE WEST 160.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS IN: (I) THAT CERTAIN DEVELOPMENT AGREEMENT WITH EASEMENTS, COVENANTS, AND RESTRICTIONS AFFECTING LAND DATED JULY 28, 1983 AND RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON JULY 28, 1983 AS ENTRY NO. 886296 IN BOOK 1429 AT PAGE 767; AND (II) DEVELOPMENT AGREEMENT WITH EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING LAND DATED OCTOBER 1, 1983 AND RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON AUGUST 15, 1986 AS ENTRY NO. 978921 IN BOOK 1496 AT PAGE 2245.

AS SURVEYED LEGAL DESCRIPTION

COMMENCING AT A FOUND BRASS CAP SECTION MONUMENT AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13, NORTH 00°16'45" EAST 1072.00 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°38'53" EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 1900 WEST STREET AND THE POINT OF BEGINNING.

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°16'45" EAST 110.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 89°38'53" EAST 200.00 FEET; THENCE NORTH 00°16'45" EAST 112.84 FEET; THENCE NORTH 89°38'53" WEST 200.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 1900 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°16'45" EAST 52.56 FEET TO AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 1900 WEST STREET AS ESTABLISHED PER WARRANTY DEED, RECORDED OCTOBER 3, 2013, ENTRY NUMBER 2658483, ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°43'30" EAST 3.07 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN SUBDIVISION PLAT TITLED "ROY MARKETPLACE", RECORDED DECEMBER 9, 2020 AS ENTRY NUMBER 3108317, THENCE ALONG SAID WEST LINE SOUTH 00°18'19" WEST 1.73 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE THE NEXT THREE (3) CALLS ALONG THE SOUTHERLY LINE OF SAID PLAT, (1) SOUTH 88°57'53" EAST 196.95 FEET; (2) NORTH 00°16'45" EAST 4.09 FEET; (3) SOUTH 89°38'53" EAST 34.98 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID PLAT NORTH 00°16'45" EAST 102.43 FEET TO A NORTHEASTERLY CORNER OF SAID PLAT; THENCE DEPARTING SAID CORNER ALONG THE SOUTHERLY LINE OF PAD C AS DEFINED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED MARCH 21, 1996 AS ENTRY NUMBER 1394561, ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE, THE NEXT FIVE (5) CALLS: (1) SOUTH 89°38'53" EAST 70.66 FEET; (2) NORTH 13°04'11" EAST 76.33 FEET; (3) SOUTH 76°55'49" EAST 110 FEET; (4) SOUTH 00°16'45" WEST 148.64 FEET; (5) SOUTH 89°38'53" EAST 76.75 FEET TO A POINT ON THE EAST LINE OF PARCEL 1 PER SAID SPECIAL WARRANTY DEED; THENCE THE NEXT THREE (3) CALLS ALONG THE EASTERLY LINES OF SAID PARCEL 1: (1) SOUTH 13°04'11" WEST 32.01 FEET; (2) SOUTH 89°38'53" EAST 39.98 FEET; (3) SOUTH 13°04'11" WEST 473.84 FEET (RECORD 473.85 FEET) TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 89°38'53" WEST 274.55 FEET; THENCE DEPARTING SAID SOUTHERLY LINE NORTH 00°16'45" EAST 164 FEET; THENCE SOUTH 89°38'53" EAST 40.00 FEET; THENCE NORTH 00°16'45" EAST 50.00 FEET; THENCE NORTH 89°38'53" WEST 200.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

NORTH 00°16'45" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

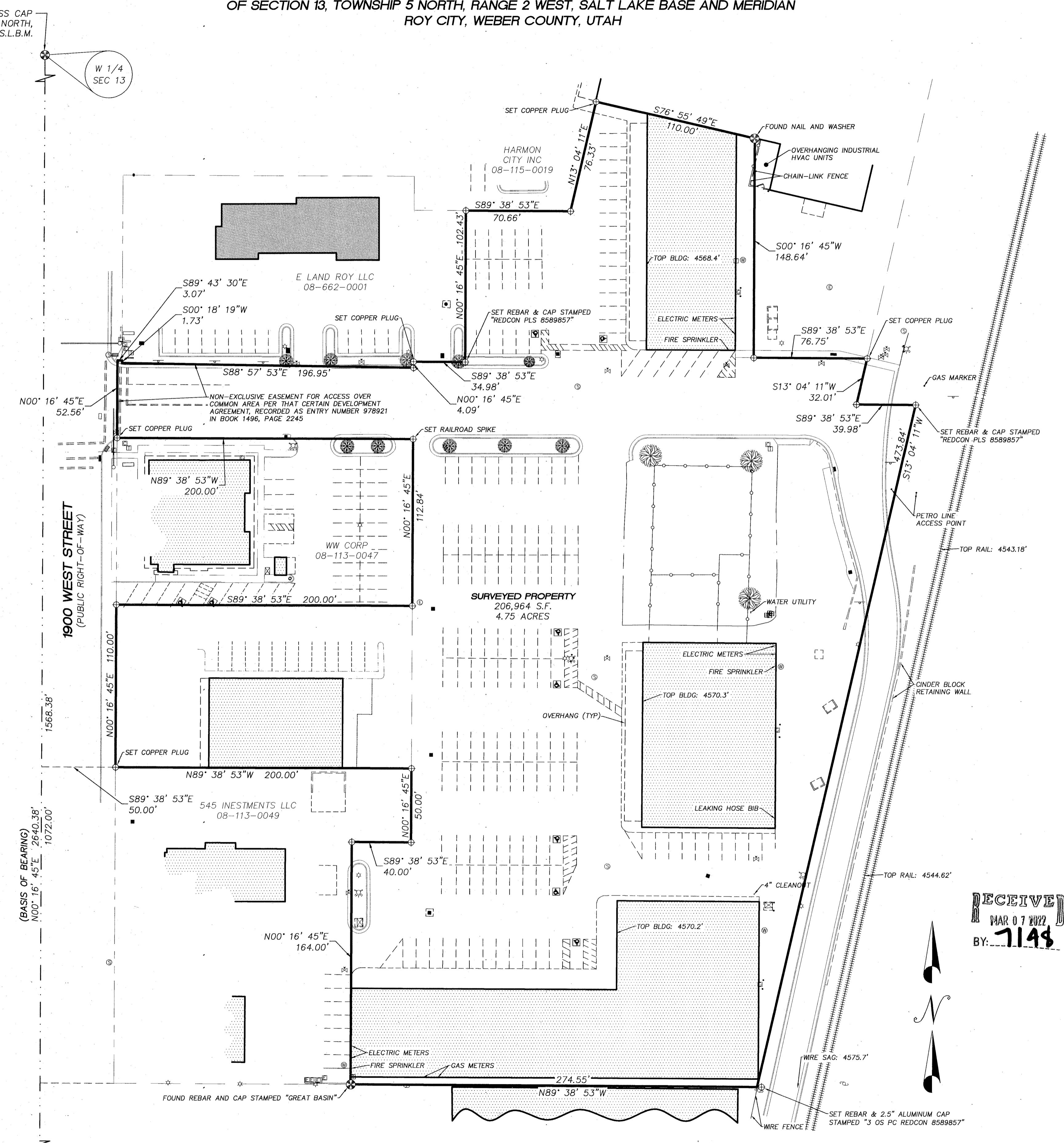
LEGEND

- | | | | |
|--|---|--|------------------------|
| | BOUNDARY LINE | | GAS METER |
| | ADJOINING PROPERTY LINE | | WATER VALVE |
| | SECTION LINE | | WATER BOX |
| | TIE LINE | | FIBER OPTIC BOX |
| | EXISTING RIGHT-OF-WAY LINE | | UTILITY BOX |
| | CURB AND GUTTER | | SANITARY SEWER MANHOLE |
| | FENCE LINE | | ELECTRIC MANHOLE |
| | SIDEWALK | | WATER MANHOLE |
| | BLOCK WALL | | POWER POLE |
| | BUILDING | | TREE |
| | OVERHANG | | AREA LIGHT |
| | OVERHEAD POWER LINE | | |
| | CONCRETE | | |
| | FOUND STREET MONUMENT | | |
| | FOUND SURVEY MONUMENT AS DESCRIBED | | |
| | SET NAIL AND WASHER STAMPED "REDCON PLS 8589857" (UNLESS OTHERWISE NOTED) | | |
| | EXISTING FIRE HYDRANT | | |

FOUND BRASS CAP SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.M.

RECORD OF SURVEY

ROY MARKETPLACE
LYING WITHIN THE THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ROY CITY, WEBER COUNTY, UTAH



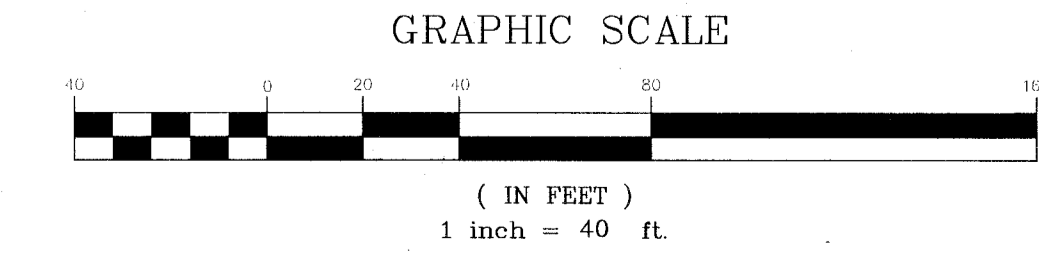
W 1/4 SEC 13

SW COR SEC 13

RECEIVED
MAR 07 2022
BY: 7148

SURVEYOR'S NARRATIVE

THIS SURVEY WAS COMPLETED AT THE DIRECTION OF THE OWNERS. THE PURPOSE OF THE SURVEY IS TO LOCATE PHYSICAL EVIDENCE PERTINENT TO THE BOUNDARY OF THE SURVEYED PROPERTY AND SET PROPERTY CORNERS. ANALYZE PUBLIC RECORD INFORMATION INCLUDING PLANS, MAPS, DEEDS, NOTES AND OTHER RELEVANT DOCUMENTS VERSUS PHYSICAL EVIDENCE.



SCALE (H):	1" = 40'
DRAWN BY:	P. RICHTER
CHECKED BY:	B. YATES
TAX ID NO.:	
RECORD OF SURVEY ROY MARKETPLACE LYING WITHIN THE SW 1/4, SEC. 13, T5N, R2W, S.L.B.M.	
REDCON, INC. LAND SURVEYING 25 SOUTH MAIN STREET, SUITE 200 CENTERTVILLE, UTAH 84014 (801) 298-2401 FAX (801) 298-2024 REDCON.COM	
JOB NUMBER:	421047
DWG:	421047 ROS
DATE:	2/3/2022
SHEET:	1 OF 1