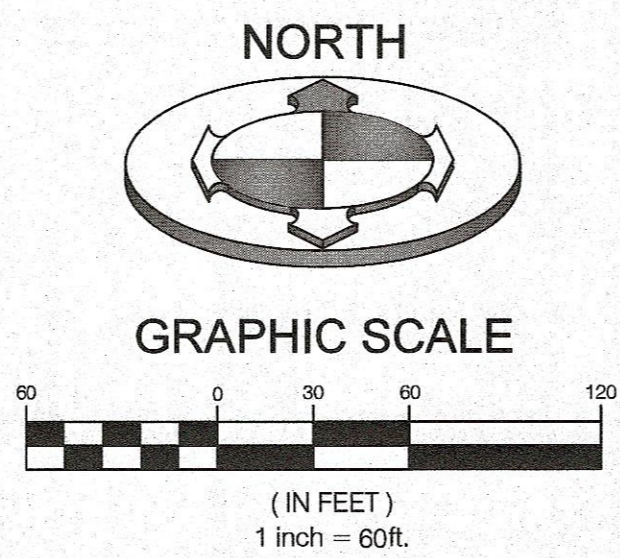


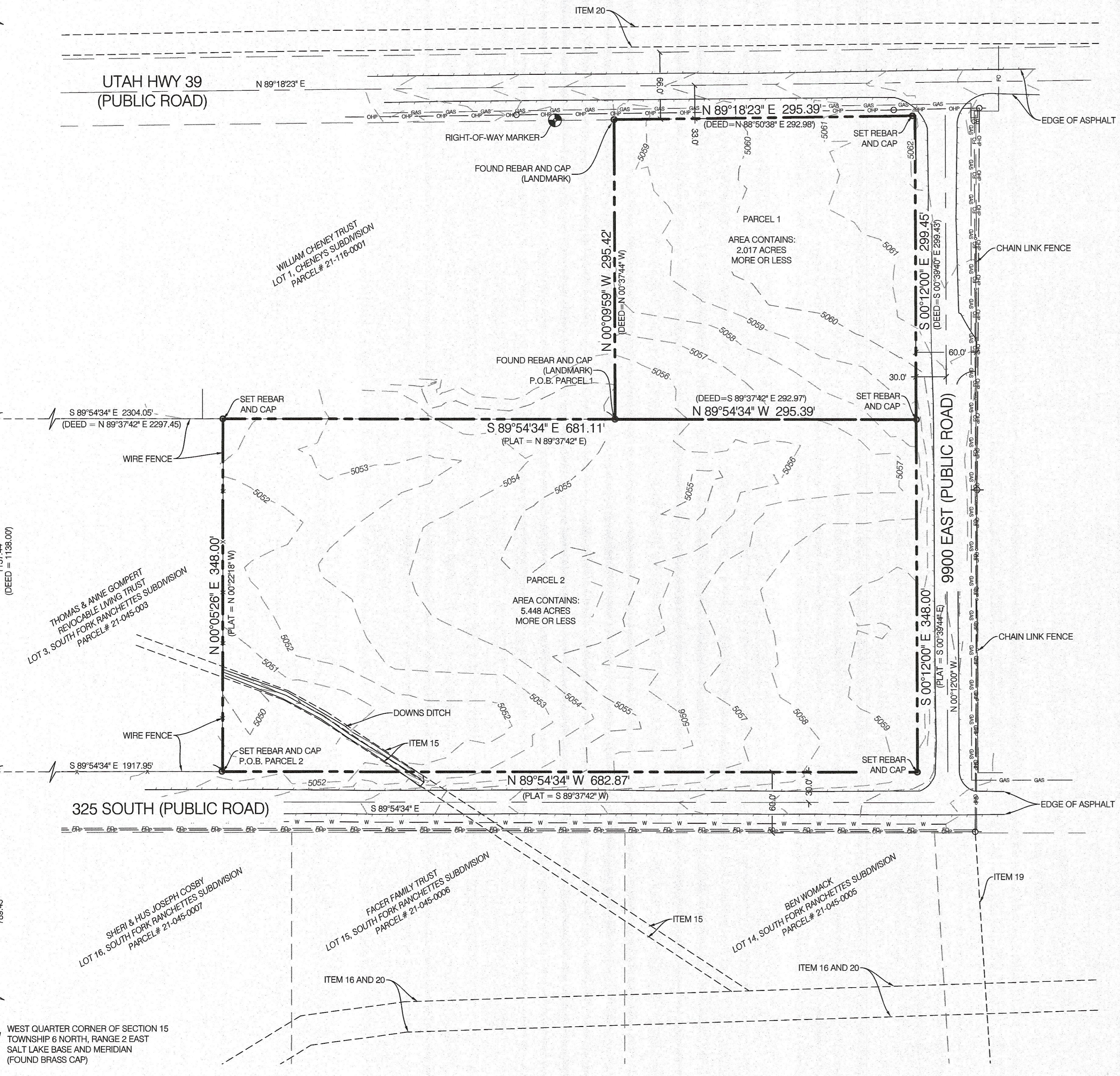
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
HUNTSVILLE CITY, WEBER COUNTY, UTAH



NORTHWEST CORNER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

BASIS OF BEARINGS
NORTH-2359.86'



WEST QUARTER CORNER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

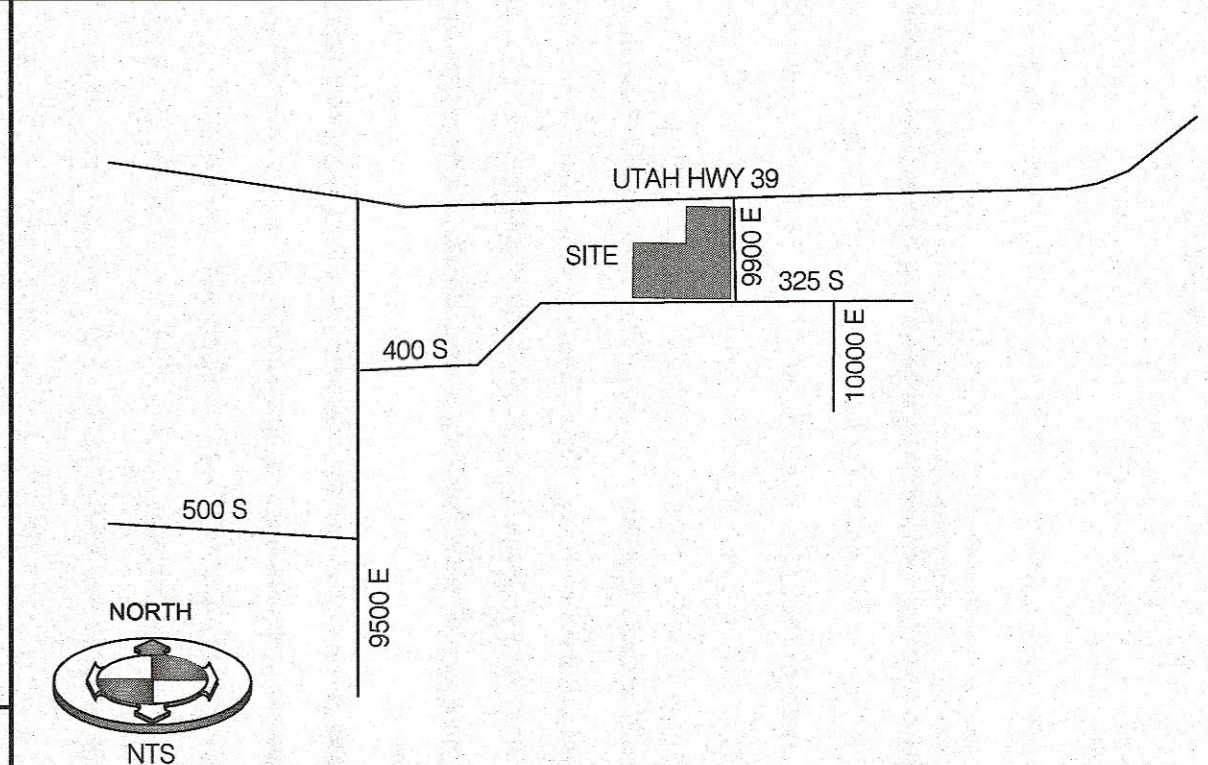
SURVEYOR'S CERTIFICATE

TO: PROVIDENT AGRICULTURE LLC
STEWART TITLE OF UTAH, INC
STEWART TITLE GUARANTY 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, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 10, 2022.



VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

PARCEL 1:
A PART OF THE NORTH-WEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS NORTH 1138.00 FEET AND NORTH 89°37'42" EAST 2297.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 15 (SAID POINT IS NORTH 89°37'42" EAST 388.14 FEET FROM THE NORTH-WEST CORNER OF LOT 4, SOUTH FORK RANCHETTES SUBDIVISION); RUNNING THENCE NORTH 0°37'44" WEST 295.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH FORK HIGHWAY; THENCE NORTH 88°50'38" EAST 292.98 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 0°39'4" EAST 299.43 FEET TO THE NORTH LINE OF THE SOUTH FORK RANCHETTES SUBDIVISION; THENCE SOUTH 89°37'42" WEST 292.97 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TAX ID NO. 21-021-0044

PARCEL 2:
ALL OF LOT 4, SOUTH FORK RANCHETTES SUBDIVISION, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TAX ID NO. 21-045-0004

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY PROVIDENT AGRICULTURE LLC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH AS SHOWN HEREON.

BENCHMARK
WEST QUARTER CORNER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

NARRATIVE
THE EAST BOUNDARY LINE OF PARCEL 1 WAS EXTENDED TO THE WESTERLY RIGHT-OF-WAY LINE OF 9900 EAST. IT WAS ALSO ROTATED AND SHIFTED TO COINCIDE WITH CHENY'S SUBDIVISION AND SOUTH FORK RANCHETTES SUBDIVISION.

SOUTH FORK RANCHETTES SUBDIVISION WAS ROTATED AND SHIFTED TO MATCH REBAR AND CAPS FOUND AT THE FOLLOWING LOCATIONS: 1) NORTHWEST AND NORTHEAST CORNER OF LOT 17; 2) SOUTH WEST CORNER LOT 3; AND THE EAST BOUNDARY LINE OF LOT 3 TO THE FENCE LINE.

CHENY'S SUBDIVISION WAS ROTATED AND SHIFTED TO MATCH THE REBAR AND CAPS FOUND ON EACH CORNER OF THE PROPERTY WHICH COINCIDE WITH SOUTH FORK RANCHETTES SUBDIVISION.

GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS. NO ENCROACHMENTS OBSERVED.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BULLESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO FOLLOWING: 1) PARCEL 1 - 9900 EAST AND UTAH STATE HWY 39; 2) PARCEL 2 - 9900 EAST AND 325 SOUTH.
- 5) NO GAUGES, CORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 1562247, EFFECTIVE DATE DECEMBER 30, 2021.
- R2) CHENY'S SUBDIVISION, FILED ON APRIL 1 2008, ENTRY NO 2331823 IN BOOK 68 OF PLATS ON PAGE 1 AT THE RECORDERS OFFICE OF WEBER COUNTY.
- R3) SOUTH FORK RANCHETTES SUBDIVISION, FILED ON MAY 23, 1972, ENTRY NO 517310 IN BOOK 17 OF PLATS ON PAGE 40 AT THE RECORDERS OFFICE OF WEBER COUNTY.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 1562247, EFFECTIVE DATE DECEMBER 30, 2021.

- NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:
- ITEMS 1-14: NOT ADDRESSED IN THIS SURVEY
- ITEM 15: A 10 FOOT EASEMENT FOR DOWNS DITCH AS SHOWN TRAVERSING SAID PROPERTY ON THE DEDICATED PLAT. (SURVEY FINDINGS: AS SHOWN)
- ITEM 16: A 30 FOOT EASEMENT FOR DRAINAGE AND THE HUNTSVILLE DITCH SHOWN TRAVERSING SAID PROPERTY ON THE DEDICATED PLAT. (SURVEY FINDINGS: AS SHOWN)
- ITEM 17: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ASSESSMENTS, IF ANY, RECORDED JUNE 1, 1972, AS ENTRY NO. 571908, IN BOOK 995, PAGE 203, OF OFFICIAL RECORDS, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN. (SURVEY FINDINGS: BLANKET IN NATURE. NOT PLOTTABLE.)
- ITEM 18: COVENANT TO RUN WITH THE LAND RECORDED JUNE 14, 1972, AS ENTRY NO. 572721 IN BOOK 995, PAGE 308, OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET IN NATURE. NOT PLOTTABLE.)
- ITEM 19: EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED MARCH 12, 1973 AS ENTRY NO. 588956, IN BOOK 1018, PAGE 620 OF OFFICIAL RECORDS. (SURVEY FINDINGS: DOES NOT EFFECT PARCEL 1 OR PARCEL 2. EASEMENT DESCRIPTION IS CENTER LINE ONLY WITH NO WIDTH SPECIFIED. AS SHOWN)
- ITEM 20: HUNTSVILLE IRRIGATION COMPANY NOTICE OF INTEREST OF CANAL PROPERTY EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 12, 2012, AS ENTRY NO. 2610397 OF COUNTY RECORDS. (SURVEY FINDINGS: AS SHOWN.)

LEGEND AND ABBREVIATIONS

- SECTION CORNER & LINE (FOUND)
- PROPERTY CORNER (PLAT NOTED)
- ADJACENT PL or LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- EASEMENT LINE
- EDGE OF EXISTING ASPHALT
- FENCE, CHAIN
- FENCE, WIRE
- POWER POLE & OVERHEAD POWER
 - OHP
 - OHP
 - OHP
- CUJINARY PIPE LINE
 - W
 - W
 - W
- GAS LINE
 - GAS
 - GAS
 - GAS
- FIBER OPTIC
 - FO
 - FO
 - FO
- POB POINT OF BEGINNING

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BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PROVIDENT AGRICULTURE LLC
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HUNTSVILLE CITY, UTAH