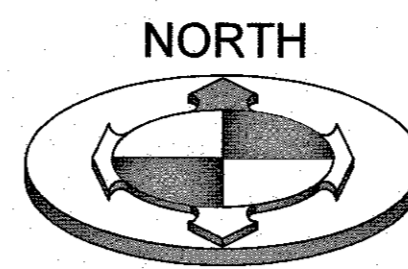


ALTANSPTS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH



GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

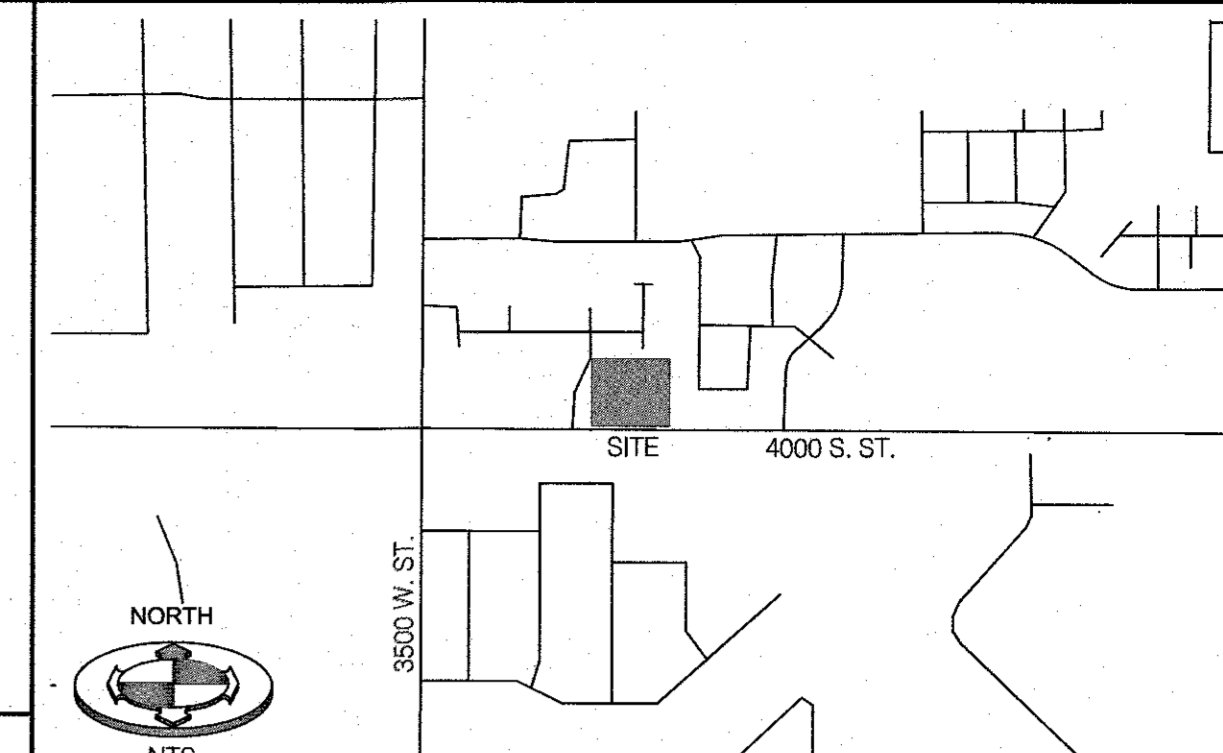
SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY
MOUNTAIN VIEW TITLE AND ESCROW, INC
ACRES DEVELOPMENT GROUP, LLC
MIKE SCHULTZ, INC.

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 ALTANSPTS 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 JANUARY 19, 2022.



VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

ALL OF COMMERCIAL LOT 2, ELLIES LANDING TOWNHOMES 1ST AMENDMENT, WEST HAVEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY MOUNTAIN VIEW TITLE AND ESCROW INC., ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 192981, EFFECTIVE DATE NOVEMBER 16, 2021.
- R2) ELLIES LANDING TOWNHOMES 1ST AMENDMENT, RECORDED AS ENTRY NO. 3096909, IN BOOK 89 AT PAGE 08 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY MOUNTAIN VIEW TITLE AND ESCROW INC., ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 192981, EFFECTIVE DATE NOVEMBER 16, 2021.

- NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:
- ITEMS 1-12 NOT ADDRESSED IN THIS SURVEY
 - ITEM 13 EASEMENT AND CONDITIONS CONTAINED THEREIN
GRANTOR: WILSON IRRIGATION COMPANY
GRANTEE: STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES
LOCATION: SEE DEED FOR EXACT LOCATION
PURPOSE: AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES TO THE WILSON IRRIGATION COMPANY
DATED: OCTOBER 25, 1990
RECORDED: MAY 17, 1996
ENTRY NO: 1406858
BOOK: 7 / PAGE: 1606 / 2985
(SURVEY FINDINGS: AS SHOWN)
 - ITEM 14 WEST HAVEN SPECIAL SERVICE DISTRICT EASEMENT AGREEMENT
DATED: FEBRUARY 26, 2002
BY AND BETWEEN: WEST HAVEN SPECIAL SERVICE DISTRICT AND KENNETH D. BRADSHAW AND WIFE PENN M.
RECORDED: JULY 10, 2006
ENTRY NUMBER: 2192461
(SURVEY FINDINGS: AS SHOWN)
 - ITEM 15 EASEMENT AND CONDITIONS CONTAINED THEREIN
GRANTOR: MANDIE WELCH AND MICHAEL WELCH
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
LOCATION: SEE DEED FOR EXACT LOCATION
PURPOSE: FOR THE PURPOSE OF CONSTRUCTION OF ROADWAY IMPROVEMENTS, DRIVEWAYS, SIDE TREATMENTS AND APPURTENANT PARTS THEREOF AND BLENDING SLOPES TO FACILITATE THE WIDENING OF A HIGHWAY STATE ROUTE 37, KNOWN AS PROJECT F-0037(12)10
DATED: DECEMBER 9, 2015
RECORDED: JANUARY 13, 2016
ENTRY NUMBER: 2773687
(SURVEY FINDINGS: AS SHOWN)
 - ITEM 16 PUBLIC UTILITY EASEMENTS INCLUDING BUT NOT LIMITED TO UTILITY LINES, CABLE LINES, OVERHEAD POWER LINES, AND THEIR SUPPORTING STRUCTURES LOCATED OVER THE PROPERTY LINES, AS DISCLOSED BY A VISUAL INSPECTION OF THE SUBJECT PROPERTY.
(SURVEY FINDINGS: ITEMS SHOWN ON THIS SURVEY ONLY)
 - ITEM 17 EASEMENT AGREEMENT
DATED: MARCH 1, 2002
BY AND BETWEEN WEST HAVEN SPECIAL SERVICE DISTRICT TO JEAN G. NIELSEN AND VIRGINIA M. NIELSEN TRUSTEE.
LOCATION: ALL THAT REAL PROPERTY SITUATED IN WEBER COUNTY, UTAH, SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PERMANENT EASEMENT, 10 FEET ON THE LEFT AND 15 FEET ON THE RIGHT OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 289.63 FEET NORTH AND 678.23 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SAID POINT BEING THE CENTER OF A SEWER MANHOLE, THENCE BEGINNING A 25 FOOT PERMANENT EASEMENT, 10 FEET ON THE LEFT AND 15 FEET ON THE RIGHT, ALONG THE FOLLOWING SIX COURSES: EAST 321 FEET; SOUTH 0 DEG 30 MIN EAST 288 FEET; SOUTH 88 DEG 10 MIN EAST 300 FEET; SOUTH 89 DEG 30 MIN EAST 500 FEET; SOUTH 240 FEET; AND SOUTH 89 DEG 20 MIN EAST 250 FEET MORE OR LESS TO THE EAST PROPERTY LINE OF PARCEL 08034004.
RECORDED: JULY 10, 2006
ENTRY NUMBER: 2192462
(SURVEY FINDINGS: AS SHOWN)
 - ITEM 18 EASEMENT AND CONDITIONS CONTAINED THEREIN
GRANTOR: WESCO MACHINE & TOOL CO., INC.
GRANTEE: THE UTAH DEPARTMENT OF TRANSPORTATION
LOCATION: SEE DEED FOR EXACT LOCATION
PURPOSE: IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, FOR THE PURPOSE OF CONSTRUCTING THEREON ROADWAY IMPROVEMENTS, DRIVEWAYS, SIDE TREATMENTS AND APPURTENANT PARTS THEREOF AND BLENDING SLOPES TO FACILITATE THE WIDENING OF A HIGHWAY, STATE ROUTE 37, KNOWN AS PROJECT F-0037(12)10. THIS EASEMENT SHALL COMMENCE UPON THE BEGINNING OF ACTUAL CONSTRUCTION OF THE PROPERTY AND SHALL CONTINUE ONLY UNTIL PROJECT CONSTRUCTION ON THE PROPERTY IS COMPLETE, OR FOR TWO YEARS, WHICHEVER FIRST OCCURS. THE EASEMENT SHALL BE NON-EXCLUSIVE SUCH THAT THE GRANTEE MAY USE THE PROPERTY AT ANY TIME IN A MANNER WHICH DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
DATED: NOVEMBER 25, 2015
RECORDED: DECEMBER 28, 2015
ENTRY NUMBER: 2771283
(SURVEY FINDINGS: AS SHOWN)
 - ITEM 19 BOUNDARY LINE AGREEMENT
DATED: SEPTEMBER 24, 2013
BY AND BETWEEN: JEAN NIELSEN AND VIRGINIA M. NIELSEN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JEAN NIELSEN LIVING TRUST, DATED MAY 2, 2013 AND VERNAL E. ANDERSON AND VALOY H. ANDERSON, TRUSTEES OF THE JOINT AND MUTUAL TRUST AGREEMENT MADE MARCH 17, 1992
RECORDED: SEPTEMBER 25, 2013
ENTRY NUMBER: 2657042
(SURVEY FINDINGS: AS SHOWN, SEE NARRATIVE)
 - ITEM 20 SUBJECT TO EASEMENTS, PUBLIC UTILITY AND DRAINAGE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, DEDICATIONS OR OFFER FOR DEDICATIONS IF ANY, CONDITIONS OF APPROVAL IF ANY, AND NOTES IF ANY, ALL AS SET FORTH ON THE RECORDED PLAT OF ELLIES LANDING TOWNHOMES 1ST AMENDMENT RECORDED AS ENTRY NUMBER: 3096909
(SURVEY FINDINGS: AS SHOWN)

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY ACRES DEVELOPMENT GROUP, LLC TO PERFORM AN ALTANSPTS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°23'54" EAST, AS SHOWN HEREON.

BENCHMARK
SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4324.13

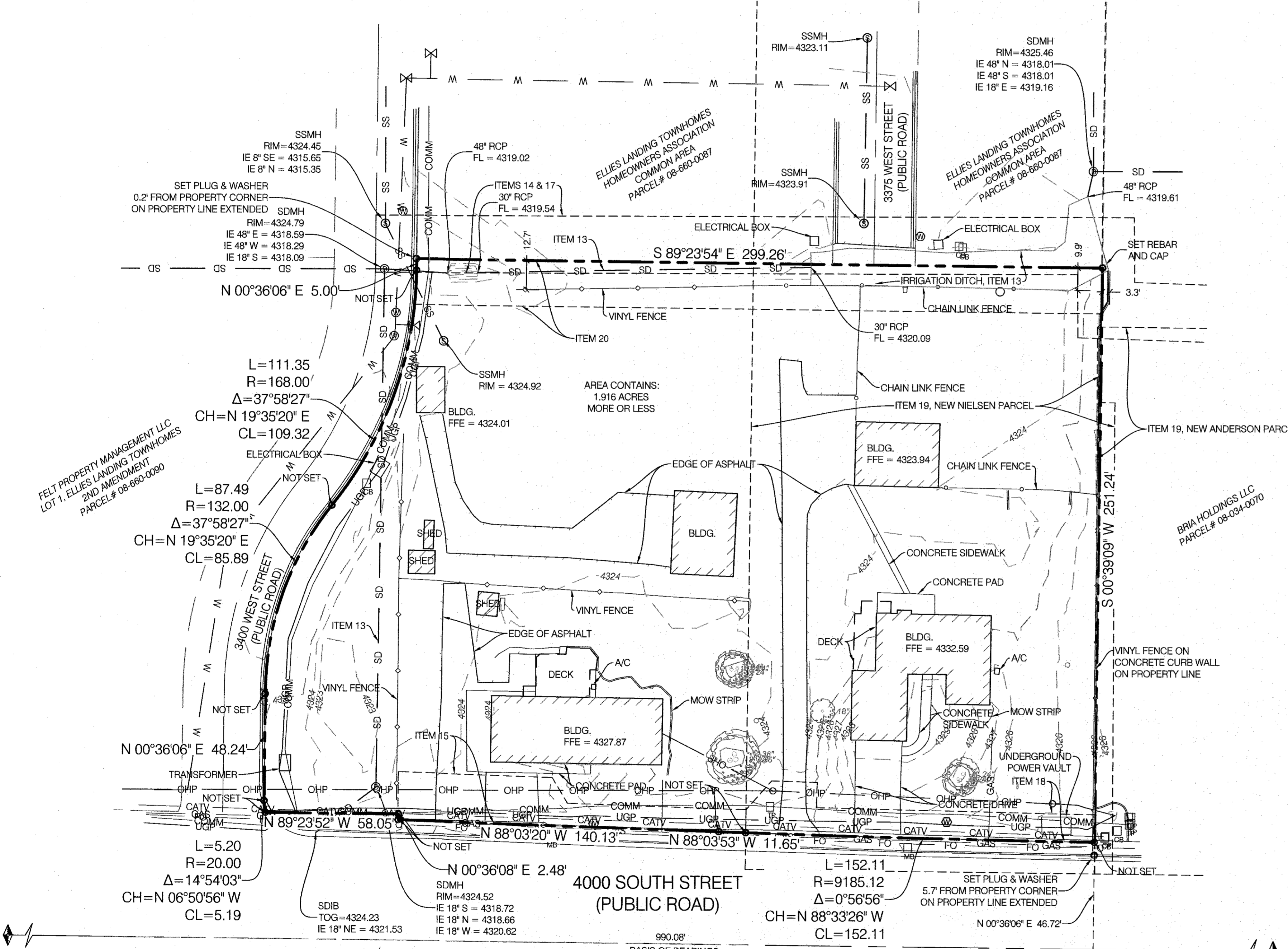
NARRATIVE
TITLE COMMITMENT, SCHEDULE B-II, ITEM 19, BOUNDARY LINE AGREEMENT, THE NEW ANDERSON PARCEL DESCRIPTION AND THE NEW NIELSEN PARCEL DESCRIPTION DO NOT MATCH WITH EACH OTHER, OR THE ELLIES LANDING TOWNHOMES 1ST AMENDED SUBDIVISION PLAT, THE EASTERLY BOUNDARY OF SAID SUBDIVISION PLAT IS CONSISTENT WITH CURRENT IMPROVEMENTS AND WAS HELD FOR THE BOUNDARY IF THIS SURVEY.

GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE 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 4000 SOUTH STREET
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SS	SANITARY SEWER MANHOLE & PIPE
PROPERTY CORNER (PLAT NOTED)	SD	STORM DRAIN MANHOLE & PIPE
ADJACENT PL. OF LOT LINES	W	CULINARY PIPE LINE
EXISTING RIGHT-OF-WAY LINE	WV	WATER VALVE & WATER METER
CENTERLINE OF ROAD	XX	FIRE HYDRANT
EASEMENT LINE	OHP	POWER POLE & OVERHEAD POWER
CURB & GUTTER	UGP	UNDERGROUND POWER
EDGE OF EXISTING ASPHALT	GAS	GAS LINE
FENCE, CHAIN	CATV	BOX & CABLE TELEVISION LINE
FENCE, VINYL	FO	FIBER OPTIC
SDMH	COMM	COMMUNICATION LINE
SSMH		
SD		
CB		
IE		
TOG		
POB		
		DECIDUOUS TREE
		CONIFEROUS TREE
		GUY WIRE
		LIGHT POLE
		GAS METER
		STORM DRAIN INLET BOX
		WATER MANHOLE



SOUTHWEST CORNER, SECTION 3, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. (FOUND BRASS CAP)

990.08'
BASIS OF BEARINGS
S 89°23'54" E 2631.98' (RECORD) 2631.97' (MEASURED)

SOUTH QUARTER CORNER, SECTION 3, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. (FOUND BRASS CAP)

RECEIVED
MAY 10 2022
FILE # 7229

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE	SCALE	SHEET NO.	TOTAL SHEETS
<p>ACRES DEVELOPMENT GROUP LLC 3378 WEST 4000 SOUTH WEST HAVEN CITY, UTAH</p>								
<p>PROJECT NO. 2112376</p>								
<p>ALTANSPTS LAND TITLE SURVEY</p>								
<p>SVA.01 1 OF 1</p>								