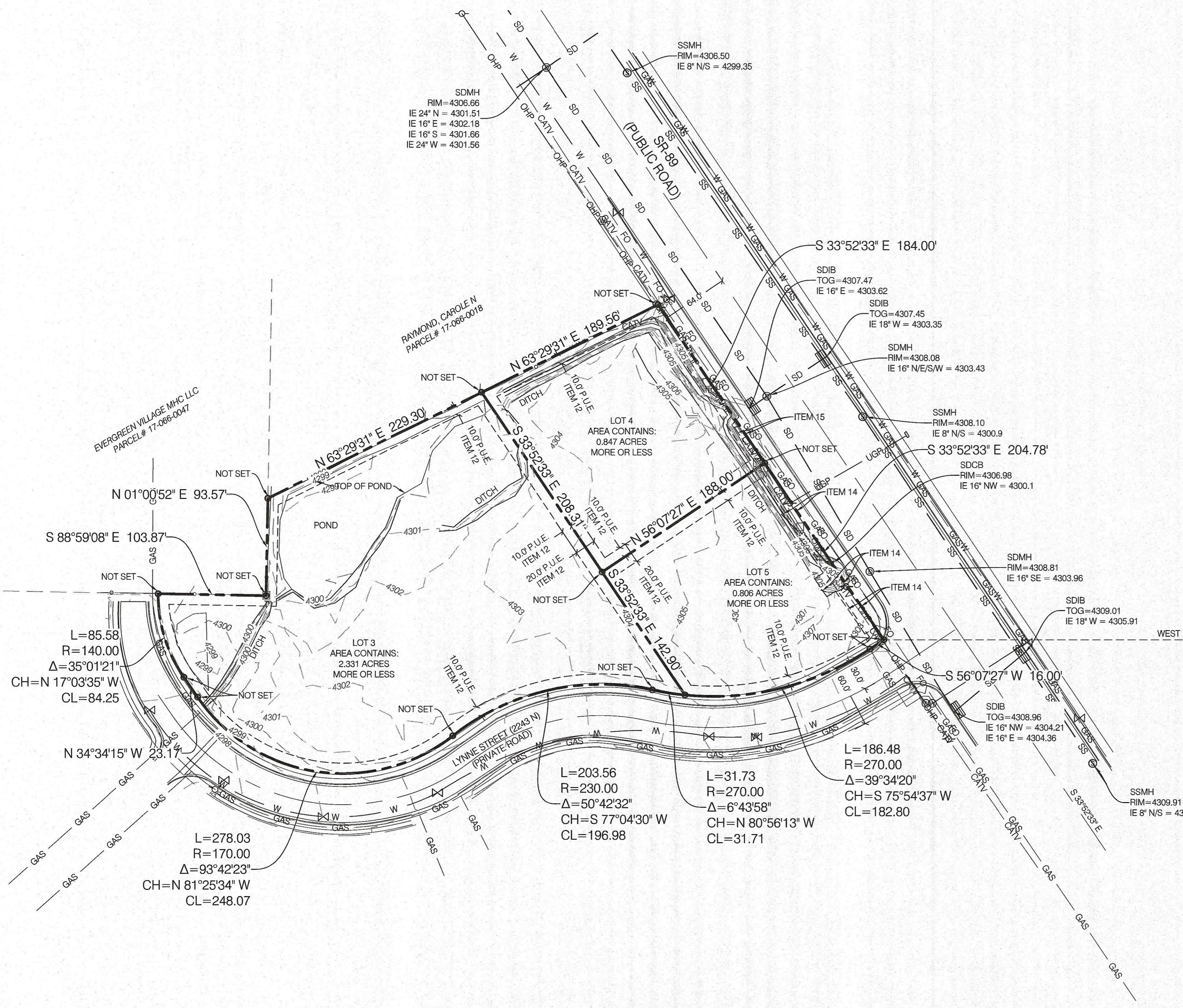
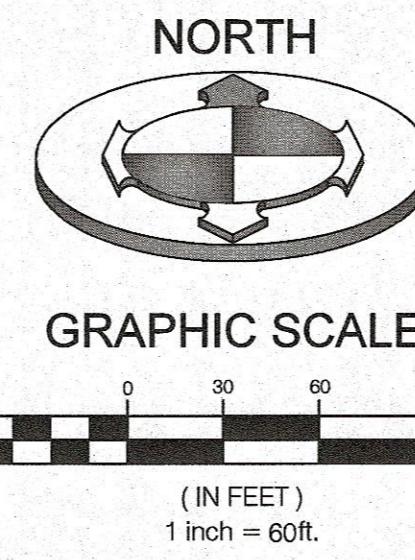


ALTAINSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
PLEASANT VIEW CITY, WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE

TO: BONNEVILLE BUILDERS
ASPEN TITLE INSURANCE AGENCY, LLC
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS 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 APRIL 27, 2022.



LEGAL DESCRIPTION PER TITLE REPORT

LOTS 3, 4 & 5, WILLOW BROOK VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY BONNEVILLE BUILDERS TO PERFORM AN ALTAINSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°46'49" WEST AS SHOWN HEREON.

BENCHMARK

SOUTH QUARTER CORNER, SECTION 31
TOWNSHIP 7 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4305.594

GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS. NO ENCROACHMENTS OBSERVED.
- 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) LOT 3 HAS DIRECT ACCESS TO LYNNE STREET. LOT 4 HAS DIRECT ACCESS TO SR-89. LOT 5 HAS DIRECT ACCESS TO SR-89 AND LYNNE STREET.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- 6) NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY ASPEN TITLE INSURANCE AGENCY, LLC, ORDER NO. W27521, EFFECTIVE DATE MARCH 31, 2022.
- R2) WILLOW BROOK VILLAGE SUBDIVISION, FILED AS ENTRY NO 1551522, BOOK 47 AT THE PAGE 26, AT THE OFFICE OF WEBER COUNTY RECORDER.

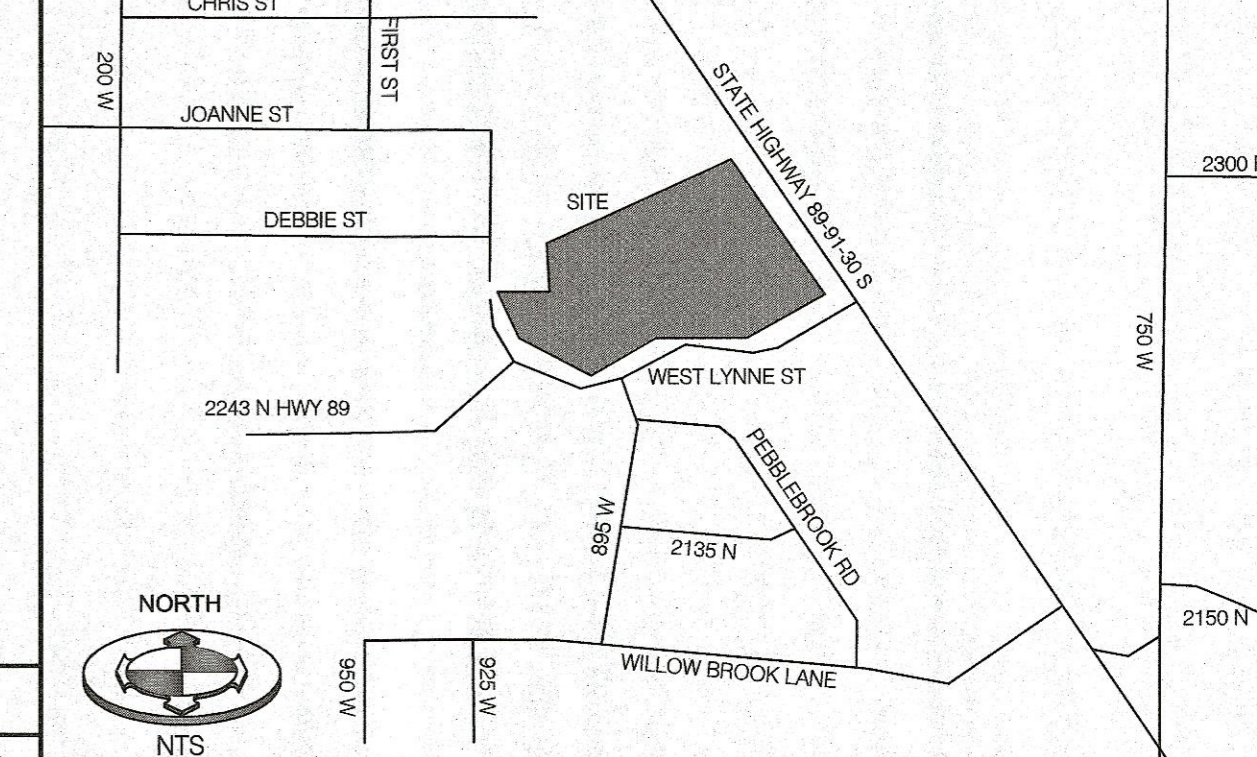
CENTER QUARTER CORNER, SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
(FOUND BRASS CAP)

RECEIVED
JUN 30 2022
FILE # 7273

BASIS OF BEARINGS
S 00°46'49" W 2754.30' (MEASURED)
2754.30' (R2)

SOUTH QUARTER CORNER, SECTION 31,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
(FOUND BRASS CAP)

VICINITY MAP



TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ASPEN TITLE INSURANCE AGENCY, LLC, ORDER NO. W27521, EFFECTIVE DATE MARCH 31, 2022.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

- ITEMS 1-11: NOT ADDRESSED IN THIS SURVEY
- ITEM 12: EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT. (SURVEY FINDINGS: AS SHOWN.)
- ITEM 13: EASEMENT GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION RECORDED JULY 1, 2004 AS ENTRY NO. 2041016 OF OFFICIAL RECORDS. (SURVEY FINDINGS: EASEMENT NO LONGER AFFECTS SUBJECT PROPERTY, EXPIRED 3 YEARS AFTER RECORDED.)
- ITEM 14: EASEMENT GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION RECORDED JULY 1, 2004 AS ENTRY NO. 2041017 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN, PERPETUAL SLOPE EASEMENT.)
- ITEM 15: EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED JULY 1, 2004 AS ENTRY NO. 2041018 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN, PERPETUAL SLOPE EASEMENT.)
- ITEM 16: EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED JULY 1, 2004 AS ENTRY NO. 2041019 OF OFFICIAL RECORDS. (SURVEY FINDINGS: EASEMENT NO LONGER AFFECTS SUBJECT PROPERTY, EXPIRED 3 YEARS AFTER RECORDED.)
- ITEM 17: SUBDIVIDER'S ESCROW AGREEMENT RECORDED JUNE 11, 1998 AS ENTRY NO. 1551523 IN BOOK 1934 AT PAGE 1749 OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET IN NATURE, NOT PLOTTABLE.)
- ITEM 18: SUBDIVIDER'S AGREEMENT RECORDED JUNE 11, 1998 AS ENTRY NO. 1551524 IN BOOK 1934 AT PAGE 1753 OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET IN NATURE, NOT PLOTTABLE.)
- ITEM 19: DEVELOPMENT AGREEMENT RECORDED JUNE 11, 1998 AS ENTRY NO. 1551525 IN BOOK 1934 AT PAGE 1760 OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET IN NATURE, NOT PLOTTABLE.)
- ITEM 20: WILLOW BROOK VILLAGE SUBDIVISION ROAD AGREEMENT RECORDED JUNE 11, 1998 AS ENTRY NO. 1551526 IN BOOK 1934 AT PAGE 1772 OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET IN NATURE, NOT PLOTTABLE.)
- ITEM 21: RESOLUTION NO. 23-2005 A RESOLUTION ESTABLISHING A SPECIAL SERVICE DISTRICT TO BE KNOWN AS THE "WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT" RECORDED JANUARY 24, 2006 AS ENTRY NO. 2156401 OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET IN NATURE, NOT PLOTTABLE.)
- ITEM 22: NOT ADDRESSED IN THIS SURVEY
- ITEM 23: WILLOWBROOK VILLAGE SUPPLEMENTAL ROADWAY AGREEMENT RECORDED JUNE 3, 2008 AS ENTRY NO. 2345440 OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET IN NATURE, NOT PLOTTABLE.)
- ITEM 24-28: NOT ADDRESSED IN THIS SURVEY

LEGEND AND ABBREVIATIONS

◆ SECTION CORNER & LINE (FOUND)	SDMH STORM DRAIN MAN-HOLE
○ PROPERTY CORNER (PLAT NOTED)	SSMH SANITARY SEWER MANHOLE
— ADJACENT PL or LOT LINES	SD STORM DRAIN
— EXISTING RIGHT-OF-WAY LINE	CB CATCH BASIN
— CENTERLINE OF ROAD	IE INVERT ELEVATION
— EASEMENT LINE	TOG TOP OF GRATE
— CURB & GUTTER	⊖ GAS METER
— EDGE OF EXISTING ASPHALT	⊕ TELEPHONE BOX
— FENCE, CHAIN	⊙ WATER MANHOLE
⊙ SANITARY SEWER MANHOLE & PIPE	⊖ CATCH BASIN
⊙ STORM DRAIN MANHOLE & PIPE	⊕ STORM DRAIN INLET BOX
— CULINARY PIPE LINE	
⊕ WATER VALVE & WATER METER	
⊕ FIRE HYDRANT	
⊕ IRRIGATION VALVE & PIPE LINE	
⊕ POWER POLE & OVERHEAD POWER	
⊕ LIGHT POLE	
— GAS LINE	
— BOX & CABLE TELEVISION LINE	
— DRAINAGE / DITCH CENTERLINE	

PROJECT NO. 2204085	SCALE MEASURES - INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
ALTA/NSPS LAND TITLE SURVEY	
SVA.01 1 OF 1	

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