



Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ⊙ ELEVATION BENCHMARK
- LARGE EXIST. TREES (about 20' @ Breast Height)

SCHEDULE B- Section 2 Exceptions Amendment No. 1

TITLE REPORT: North American Title Insurance Company, Commitment No. 83944, Revision Number K, Effective Date: March 16, 2021 at 7:45 AM

10. The following Affects Parcel 1: The land described herein is located within the boundaries of South Weber, Weber Basin Water District ((801) 771-1677), Central Weber Sewer and Mosquito Abatement District, and is subject to any assessments levied thereby.
11. Water rights, claims to title to water, whether or not shown by the public records
12. Any rights, interests or easements in favor of the State of Utah, the United States of America, or the public which exist or are claimed to exist in and over the waters, bed and banks of Weber River.
13. That portion of the property, if any, included within the description to be insured herein, which was acquired, or may hereafter be acquired by virtue of avulsion or the artificial alteration of the course of a stream or river, or lands that may have been lost by sudden artificial alteration in the course of a stream or river prior to the issue date of this document; and any adverse claim based on the assertion that the bed of a river or stream has changed location as a result of other than natural causes.
14. The following affects the common line with Freeway I-84. Vehicular Access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
15. The following affects Parcel 1: Easement and the terms and conditions thereof: Grantee: State Road Commission of Utah. Purpose: Constructing thereon an Irrigation Facility. Recorded: April 30, 1974. Entry No.: 394617. Book/Page: 1538 / 656
16. The following affects Parcel 1: Easement, and the terms and conditions thereof: Grantee: Mountain States Telephone and Telegraph Company. Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property. Recorded November 16, 1973. Entry No.: 604899. Book/Page: 1039 / 875.
17. The following affects Parcel 1: Permit, including the terms and conditions thereof: Between: Secretary of The Army and Frank A. Smith. Dated: May 15, 1982. Recorded: September 16, 1982. Entry No.: 622974. Book/Page: 914 / 969. Providing: Permit to construct access road and install a 30 inch diameter drainage pipe to replace a highway drainage ditch. (Permit has possibly expired)
18. The following affects Parcel 1: Permit, including the terms and conditions thereof: Between: Secretary of The Army and Frank A. Smith. Dated: January 9, 1984. Recorded: April 3, 1984. Entry No.: 668232. Book/Page: 984 / 384. Providing: Permit to discharge dredge and backfill material for erosion control. (Permit has possibly expired)
19. The following affects Parcel 2: Easement, and the terms and conditions thereof: Grantor: William O. Knudson and Jean P. Knudson, his wife. Grantee: Mountain Fuel Supply Company, a corporation. Purpose: A right of way and easement 12 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities. Recorded: September 22, 1977. Entry No.: 712272. Book/Page: 1199 / 736.
20. Intentionally Deleted
21. Resolution 36-2020. Dated: October 14, 2020. Recorded: November 9, 2020. Entry No.: 3100009. A Resolution transferring Weber County Parcel 07-109-0017 into Davis County. (affects Parcel 2)
22. Development Agreement for Riverside RV Park, including the terms and conditions thereof: Between: F.M. Winkel Family L.L.C., a Utah limited liability company and South Weber City. Dated: June 9, 2020. Recorded: November 2, 2020. Entry No.: 3312289. Book/Page: 7632 / 206.
23. Subject, but not limited, to the following items, as disclosed by a survey prepared by Landmark Surveying, having been Certified under the date of December 27, 2017, by Tyler D. Knight, a Registered Land Surveyor holding License No. 9008384, as Job No. 3789, including but not limited to the following:
 - a. Fence lines do not match deed lines.
 - b. Intentionally Deleted.
 - c. Storm Drain across the Northwestern portion of the subject property.
 - d. Survey needs to be signed.
24. Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.



BOUNDARY DESCRIPTION

The following described tracts of land in Davis County, State of Utah:

Parcel 1: (Davis County Tax ID 13-018-0021)
Beginning at the Northwest Corner of the Northeast Quarter of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian and running thence South 21°13'04" East 1138.34 feet (Southeasterly 1178 feet more or less per deed) to the Northeasterly line of US Highway - I-84 at a point 150 feet radially distance Northeasterly from the center line of West boundary lane; thence Northwesterly 513.06 feet (509 feet more or less per deed) along the arc of an 11,609.16 foot radius curve to the left to a point opposite Engineers Station 172+00. (Note: tangent to said 11,609.16 radius curve at its point of beginning bears approximately North 41°09' West) (Delta is 2°31'56" and Long Chord bears North 42°29'30" West 513.02 feet); thence North 52°36'28" West 204.57 feet (North 52°36' West per deed) to a point 120 feet radially distant Northeasterly from center line of said West boundary lane opposite Engineers Station 170+00; thence Northwesterly 552.83 feet (555 feet more or less per deed) along the arc of an 11,579.16 foot radius curve to the left. (Note: tangent to said 11,579.16 foot radius curve at its point of beginning bears North 44°40' West) (Delta is 2°44'08" and Long Chord bears North 46°02'34" West 552.77 feet); thence North 0°29'48" East 31.84 feet (North per deed) to a point 50 feet perpendicular distant Southeasterly from center line of a grade separation for 6600 South Street; thence North 56°26'00" East 258.00 feet, more or less, parallel with said centerline to a point opposite grade separation Engineers Station 37+28; thence North 33°34'00" West 3.50 feet (2.39 feet per deed) to the North line of the Northwest Quarter of said Section 28; thence South 89°30'12" East 281.70 feet (East 287.99 feet per deed) to the point of beginning.

Less and Excepting therefrom that portion lying Northerly of the North Bank of the Weber River as shown on that certain survey by Landmark Surveying, Inc. as Job 3789.

Parcel 2: (Davis County Tax ID 13-019-0009)
Beginning at a point on the center line of the Weber River, said point being South 21°13'04" East 187.52 feet from the North Quarter Corner of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian and following a course Southeasterly along the center line of said river South 71°08'21" East 145.97 feet; thence South 50°07'57" East 118.56 feet; thence South 37°55'48" East 97.61 feet; thence South 28°19'59" East 115.88 feet; thence South 24°10'45" East 161.14 feet; thence South 17°38'17" East 204.62 feet; thence South 12°23'59" East 144.37 feet; thence South 8°21'03" West 110.17 feet; thence South 4°51'52" East 47.17 feet; thence South 16°06'05" East 100.96 feet; thence South 30°29'20" East 139.26 feet (124.17 feet per deed) to the South line of said Northwest Quarter of the Northeast Quarter; thence North 89°15'02" West along said Section line 91.05 feet (West 86.73 feet per deed) to the Northeast line of US Highway I-84; thence along said Northeast line North 35°18'12" West 97.07 feet (95.96 feet per deed); thence North 13°57'41" West 112.48 feet; thence Northwesterly along a 11,609.16 foot radius curve to the left 108.93 feet (99 feet more or less per deed) (Delta is 0°32'15" and Long Chord bears North 40°57'25" West 108.93 feet) to a point South 21°13'04" East 1138.34 feet from the North Quarter of said Section 28; thence North 21°13'04" West 950.82 feet to the point of beginning. Contains 203,641 square feet or 4.67 acres.

NARRATIVE

This survey was requested by McKay Winkel to update a prior ALTA/ACSM Land Title Survey.

- Documents used to aid in this survey:
1. Weber County Tax Plat 07-109
 2. Davis County Tax Plat 13-007, 13-018 & 13-019
 3. Deeds of record as found in the Weber County Recorder's Office for parcels 07-109-0018 & 07-109-0023
 4. Deeds of record as found in the Davis County Recorder's Office for parcels 13-007-0025, 13-018-0003, 13-018-0021 & 13-019-0008
 5. Weber County Plats and Record of Survey's: #47-049 Carter Subdivision, ROS #2933, ROS #4527
 6. Davis County Record of Survey's: #3904, #4603, #5384
 7. UDOT drawings for Project No. I-80N-6 (7) 46; pages 9, 9A, 9B & 10.
 8. FEMA Flood Plane map #49011C0089E with an effective date of June 18, 2007.
 9. Resolution 36-2020, Entry #310009 recorded November 9, 2020 in Weber County Records.

Both parcels were established using the said Entry #1262046. There is an area of possible encroachment with Parcel 07-109-0023 as both deeds have different descriptions near the North Section Corner. Further research could be needed to determine how to resolve this issue. Resolution 36-2020 places both parcels entirely in Davis County.

Benchmark Elevation is U.S.G.S. Monument 29-FMK with a NAVD 88 elevation of 4526.03

Bearings and dimensions in parenthesis () are from the Deed description. Basis of bearing is state plane grid from monuments as shown.

SURVEYOR'S CERTIFICATION

To McKay H. Winkel, North American Title Insurance Company, America First Federal Credit Union its successors and/or assigns as their respective interest may appear, Metro National 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 ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 8, and 11 of Table A, thereof. The fieldwork was completed on January 30, 2018, and re-inspected March 11, 2021

Date of Plat: March 12, 2021

ALTA/ACSM LAND TITLE SURVEY

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - BA-3
West Haven, UT 84401
801-731-4075

CLIENT: McKay Winkel
Address:

A part of the North 1/2 of Section 28,
Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Revisions:	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 3/12/2021
	FILE: 3789update