

VICINITY MAP - NOT TO SCALE

**ALTA/NSPS LAND TITLE SURVEY**  
**PARCEL NUMBER 09-634-0002**  
**LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF**  
**SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,**  
**ROY CITY, WEBER COUNTY, UTAH**

**SURVEY NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO CORRECTLY IDENTIFY THE BOUNDARY LINES AND CORNERS OF THE WEBER COUNTY PARCEL NUMBER 09-634-0002

THE FIELD DATA FOR THIS SURVEY WAS COLLECTED WITH A COMBINATION OF AERIAL REMOTE SENSING SURVEY AND TRADITIONAL GROUND SURVEY METHODS IN FEBRUARY OF 2022. THE HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED FROM THE UTAH REFERENCE NETWORK (TURN) GPS WHICH PROVIDED DIFFERENTIALLY CORRECTED POSITIONS IN NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM NAD83(2011) CENTRAL ZONE-4302 US FOOT, AS DETERMINED BY GPS OBSERVATIONS FROM (TURN) GPS.

**BASIS OF BEARING:**

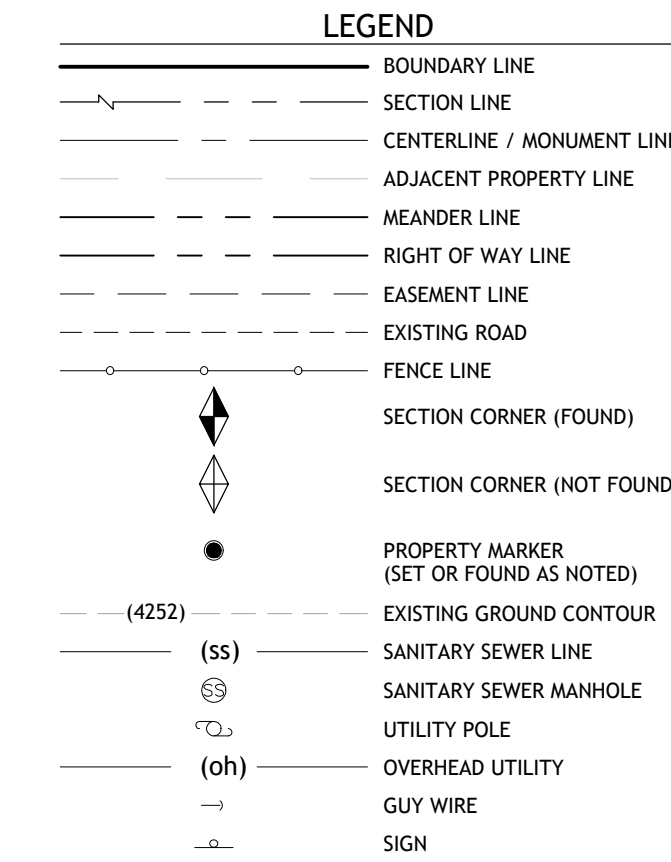
SOUTH 89°38'53" EAST BETWEEN A FOUND WEBER COUNTY BRASS CAP AT THE NORTH QUARTER CORNER OF SECTION 16 AND A FOUND WEBER COUNTY BRASS CAP AT THE NORTHEAST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

**RECORD LEGAL DESCRIPTIONS:**

PARCEL NUMBER: 09-634-0002  
 ALL OF LOT 2, BRIDGE ELEMENTARY SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

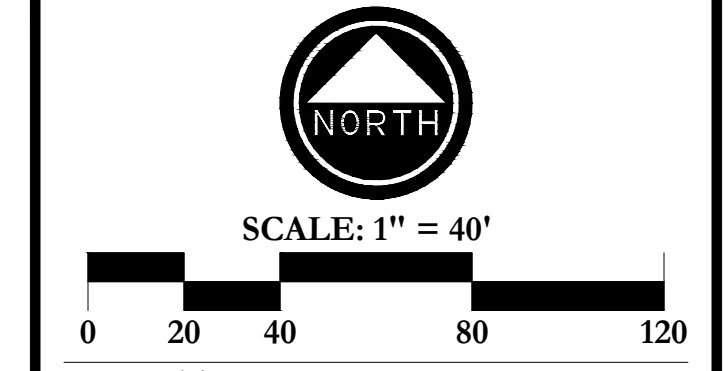
**SURVEYED BOUNDARY DESCRIPTIONS:**

PARCEL NUMBER: 09-634-0002  
 ALL OF LOT 2, BRIDGE ELEMENTARY SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.



**EDM**  
Partners LLC

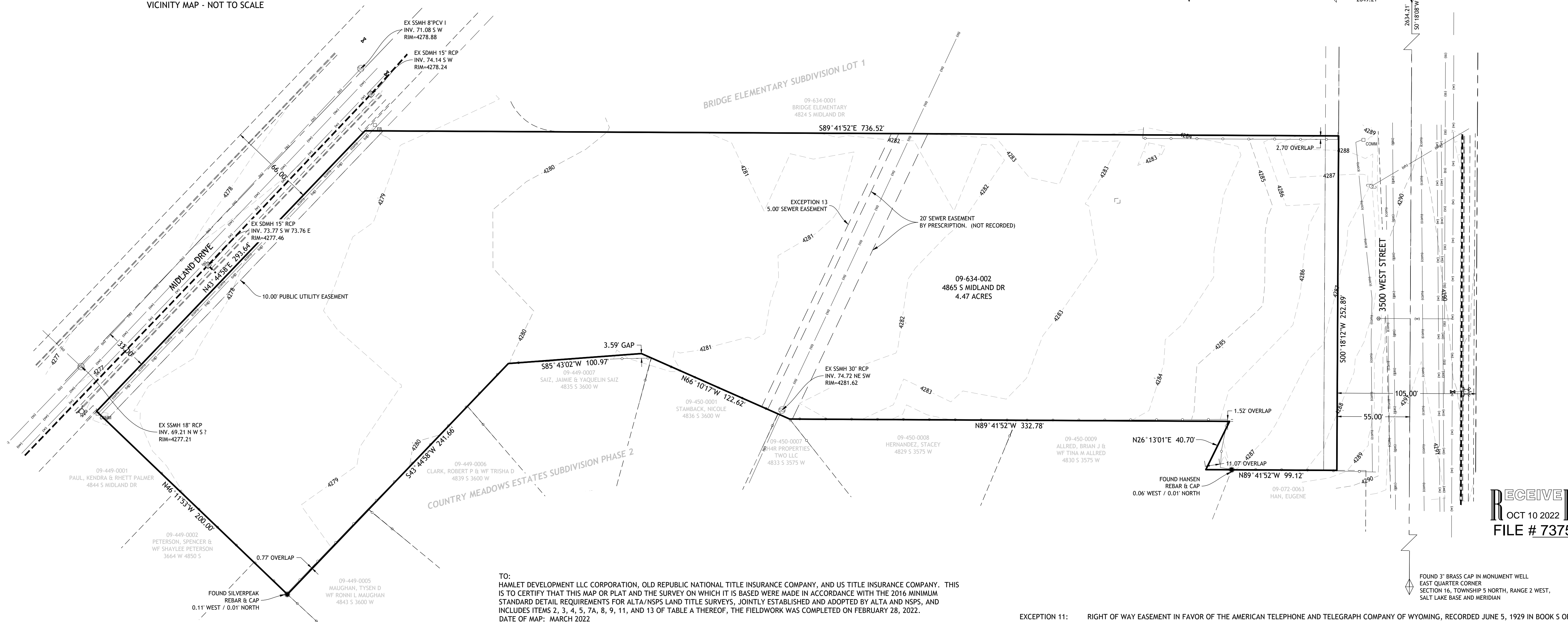
2815 East 3300 South, Salt Lake City, UT 84109  
 (801) 305-4670 www.edmpartners.com



CLIENT:  
**HAMLET DEVELOPMENT CORPORATION**

LOCATION:

**ALTA/NSPS LAND TITLE SURVEY**  
**PARCEL NUMBER 09-634-0002**  
**LOCATED IN THE NORTHEAST**  
**QUARTER OF SECTION 16,**  
**TOWNSHIP 5 NORTH, RANGE 2 WEST,**  
**SALT LAKE BASE AND MERIDIAN, ROY**  
**CITY, WEBER COUNTY, UTAH**



**RECEIVED**  
 OCT 10 2022  
 FILE # 7375



**ALTA/NSPS LAND TITLE SURVEY**

DRAWN BY: **JRB KWT**  
 REVIEWED BY: **TEJ**  
 REVISIONS:  
 No. DATE REMARKS

DATE: **OCTOBER 2022**  
 SHEET NUMBER:

TO:  
 HAMLET DEVELOPMENT LLC CORPORATION, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND US 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7A, 8, 9, 11, AND 13 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON FEBRUARY 28, 2022.  
 DATE OF MAP: MARCH 2022

- GENERAL NOTES**
- THIS SURVEY IS BASED UPON ONE TITLE REPORT: COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE, DATED APRIL 16, 2021 - OLD REPUBLIC TITLE FILE: 042065
  - NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED TITLE REPORTS:
  - DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:
- R1) OLD REPUBLIC TITLE, DATED APRIL 16, 2021 - OLD REPUBLIC TITLE FILE: 042065
  - R2) BRIDGE ELEMENTARY SUBDIVISION PLAT - ENTRY #3041673
  - R3) COUNTRY MEADOWS ESTATES SUBDIVISION PHASE 2 PLAT - ENTRY #1638079
  - R4) FEMA MAP PANEL - 49057C0425E - EFFECTIVE ON 12/16/2005
- UTILITIES AS SHOWN HEREON WERE LOCATED BASED UPON VISIBLE IMPROVEMENTS AT THE TIME OF THE SURVEY. NOT ALL UTILITIES MAY BE SHOWN HEREON
  - SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" OF SAID PANEL.
  - SITE BENCHMARK IS A FOUND BRASS CAP AT THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 EAST, SLB&M, IN THE INTERSECTION OF 4800S AND 3500W. BRASS CAP ELEVATION: 4285.97
  - GAPS AND OVERLAPS ARE MEASURED AND LABELED BETWEEN THE FENCE AND THE BOUNDARY OF THE PROPERTY.

- EXCEPTION 11: RIGHT OF WAY EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, RECORDED JUNE 5, 1929 IN BOOK 5 OF LIENS & LEASES AT PAGE 159 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED) (NOT PLOTTED)
- EXCEPTION 12: DEED OF RIGHT OF WAY OR EASEMENT BETWEEN A. W. CHILD AND EMMA C. CHILD, HUSBAND AND WIFE AND W. EVERETT SLATER AND ERMA C. SLATER, HUSBAND AND WIFE, RECORDED OCTOBER 29, 1951 AS ENTRY NO. 183954 IN BOOK 377 AT PAGE 252 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED) (NOT PLOTTED)
- EXCEPTION 13: A GRANT OF EASEMENT IN FAVOR OF NORTH DAVIS COUNTY SEWER DISTRICT. THEIR SUCCESSORS IN INTEREST AND ASSIGNS, TO INSTALL AND CONSTRUCT, OPERATE, REPLACE AND MAINTAIN AN UNDERGROUND SEWER AND FACILITY(IES) THEREIN, AND ALL NECESSARY FIXTURES THEREON, RECORDED APRIL 25, 2000 AS ENTRY NO. 1702006 IN BOOK 2068 AT PAGE 2849 OF OFFICIAL RECORDS. (PLOTTED AND SHOWN RUNNING NORTH TO SOUTH IN CENTER OF THE SITE)
- EXCEPTION 14: UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, ITS SUCCESSORS AND ASSIGNS, RECORDED JULY 8, 2020 AS ENTRY NO. 3067074 OF OFFICIAL RECORDS. (INSUFFICIENT DATA) (NOT PLOTTED)
- NOTICE OF MORTGAGE TO THE ABOVE RIGHT OF WAY AND EASEMENT, RECORDED NOVEMBER 4, 2020 AS ENTRY NO. 3098952 OF OFFICIAL RECORDS.
- EXCEPTION 15: SUBJECT TO ALL EASEMENTS, NOTES, BUILDING SET-BACKS, CONDITIONS, RESTRICTIONS, AND STIPULATIONS AS SET FORTH ON THE RECORDED PLAT FOR COUNTRY MEADOWS COMMERCIAL SUBDIVISION, RECORDED SEPTEMBER 16, 1999 AS ENTRY NO. 1662786 IN BOOK 50 OF PLATS AT PAGE 55. (ALL EXISTING PLATTED EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE PLOTTED)
- EXCEPTION 16: SUBJECT TO ALL EASEMENTS, NOTES, BUILDING SET-BACKS, CONDITIONS, RESTRICTIONS, AND STIPULATIONS AS SET FORTH ON THE RECORDED PLAT FOR BRIDGE ELEMENTARY SUBDIVISION, RECORDED MARCH 18, 2020 AS ENTRY NO. 3041673 IN BOOK 87 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS. (ALL EXISTING PLATTED EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE PLOTTED)

**SURVEYOR'S CERTIFICATE:**

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 4998730 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17, OF UTAH CODE; AND THAT THE BOUNDARY CORNERS AND REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED.