

**TITLE REPORT-A EXCEPTIONS**

Old Republic National Title Insurance Company  
File Number: 155263-CAS  
Commitment Date: February 8, 2022 at 7:30AM

- 1.-16. (Not a survey matter)
- 17. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.
- 18. Reservations, permissions, and easements as set forth in that certain Warranty Deed recorded June 30, 1960 as Entry No. 338257 in Book 650 at Page 499. (Affects Parcel 3 as shown hereon)
- 19. Reservations, permissions, and easements as set forth in that certain Warranty Deed recorded October 13, 1960 as Entry No. 343996 in Book 659 at Page 563. (Affects Parcel 5 as shown hereon)
- 20. Reservations, permissions, and easements as set forth in that certain Warranty Deed recorded October 13, 1960 as Entry No. 343997 in Book 659 at Page 564. (Affects Parcel 4 as shown hereon)
- 21. 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. (Not a survey matter)
- 22. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded November 5, 2021 as Entry No. 3195512. (Affects Parcels 1, 2 and other land)
- 23. Resolution No. R-2002-12 Approving the Interlocal Agreement Between Hooper City and the Hooper Park Service Area District for the Transfer of Park Properties, dated November 7, 2002 and recorded February 1, 2005 as Entry No. 2083115. (Not a survey matter)
- 24. Ordinance No. 2005-13 Setting Forth Requirements of Developers, and New Owners or Builders Regarding Pressure Irrigation, recorded June 30, 2006 as Entry No. 2190793. (Not a survey matter)
- 25. Notice of Interest in Real Property wherein Annette Riley has an interest in said Land, dated August 24, 2021 and recorded August 24, 2021 as Entry No. 3178294. (Not a survey matter)
- 26. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (Not a survey matter)
- 27. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

**TITLE REPORT-B EXCEPTIONS**

Fidelity National Title Insurance Company  
File Number: 156143-CAS  
Commitment Date: February 24, 2022 at 7:30AM

- 1.-13. (Not a survey matter)
- 14. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.
- 15. Reservations, permissions, and easements as set forth in that certain Warranty Deed recorded May 6, 1960 as Entry No. 334966 in Book 645 at Page 640. (Affects Parcel 2 as shown hereon)
- 16. 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. (Not a survey matter)
- 17. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 17, 2010 as Entry No. 2459171. (Affects Parcel 1)
- 18. Resolution No. R-2002-12 Approving the Interlocal Agreement Between Hooper City and the Hooper Park Service Area District for the Transfer of Park Properties, dated November 7, 2002 and recorded February 1, 2005 as Entry No. 2083115. (Not a survey matter)
- 19. Ordinance No. 2005-13 Setting Forth Requirements of Developers, and New Owners or Builders Regarding Pressure Irrigation, recorded June 30, 2006 as Entry No. 2190793. (Not a survey matter)
- 20. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (Not a survey matter)
- 21. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

**LOCATION**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

**BENCHMARK**

NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BENCHMARK ELEV=4236.40

**REFERENCE DOCUMENTS**

LDS CHURCH HOOPER (5900 WEST) RECORD OF SURVEY 004560

LDS CHURCH LAKEVIEW FARMS RECORD OF SURVEY 002413

**LEGAL DESCRIPTIONS (TITLE REPORT-A)**

- PARCEL 1: Part of the Northwest Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 5.35 chains South of Northwest Corner of said Section 18; and running thence South 339.9 feet; thence East 165 feet; thence South 165 feet; thence East 149.15 feet; thence South 165 feet, more or less; thence East 923.35 feet, more or less; thence North 10.15 chains; thence West 18.75 chains, more or less, to the place of beginning.
- PARCEL 2: Part of the Northwest Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning 693 feet South of the Northwest Corner of Section 18; thence South 156.10 feet; thence East 165 feet; thence North 156.10 feet; thence West 165 feet to beginning.
- PARCEL 3: Part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey: Beginning 693 feet South of the Northeast Corner of Section 13; thence South 156.10 feet; thence West 99.66 feet; thence North 156.10 feet; thence East 99.66 feet to beginning.
- EXCEPT State Road (650-499).
- PARCEL 4: Part of the Northwest Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 848.10 feet South of the Northwest Corner of said Section 18; thence East 165 feet; thence South 9.9 feet; thence West 165 feet; thence North 9.9 feet to beginning.
- ALSO: Part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 848.10 feet South of the Northeast Corner of Section 13; thence South 9.9 feet; thence West 99.66 feet; thence North 9.9 feet; thence East 99.66 feet to beginning.
- PARCEL 5: Beginning at a point 5.35 chains South of the Northeast Corner of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey: running thence South 339.9 feet; thence West 1.51 chains; thence North 339.9 feet; thence East 1.51 chains to the place of beginning.
- EXCEPT State Road (659-563).

**LEGAL DESCRIPTIONS (TITLE REPORT-B)**

- PARCEL 1: Part of the Northwest Quarter of Section 18, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey: Beginning at a point .40 chains South of the Northwest Corner of said Section 18, running thence East 18.75 chains; thence South 4.95 chains; thence North 89° West 901.56 feet; thence North 100 feet; thence West 335.94 feet; thence North 226.70 feet to the place of beginning.
- PARCEL 2: Part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey: Beginning at a point .40 chains South of the Northeast Corner of said Section 13, running thence South 226.70 feet; thence West 1.15 chains; thence North 226.70 feet; thence East 1.51 chains to the place of beginning.
- EXCEPT State Road.

**SURVEY DESCRIPTION**

Beginning at a point which is South 00°19'08" West, along the section line, 26.40 feet from the Northwest Corner of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian; and running South 89°40'52" East, 1237.50 feet; thence South 00°19'08" West, 996.60 feet; thence North 89°40'52" West, 923.35 feet; thence North 00°19'08" East, 165.00 feet; thence North 89°40'52" West, 362.90 feet to a point on the easterly right of way line of 5900 West Street; thence North 00°19'08" East, along said easterly right of way line, 504.90 feet; thence South 89°40'52" East, 384.69 feet; thence North 00°19'08" East, 100.00 feet; thence North 89°40'52" West, 384.69 feet to a point on the easterly right of way line of 5900 West Street; thence North 00°19'08" East, along said easterly right of way line, 226.70 feet; thence South 89°40'52" East, 48.75 feet to the point of beginning.

Contains: 27.17 Acres

**NARRATIVE**

The purpose of this survey is to show the relationship of Survey Parcels with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

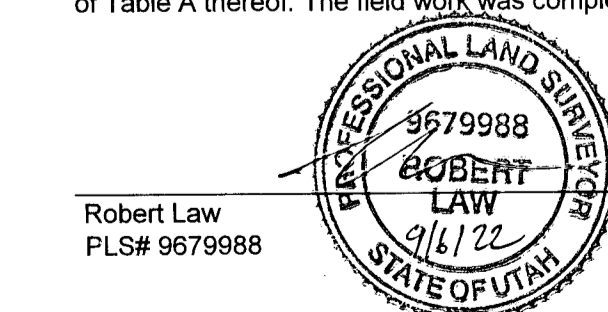
This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

The Basis of Bearing for this survey is North 00°19'11" East between the Northwest Corner and West Quarter Corner of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian as shown hereon. Also as shown on Record of Survey #004580 as recorded and on file at the Weber County Surveyors Office.

**SURVEYORS CERTIFICATE**

To: Gardner-Plumb, L.C., a Utah limited liability company, DEARE, LLC, a Utah limited liability company, Old Republic National Title Insurance Company, Fidelity National Title Insurance Company and Cottonwood Title Insurance Agency, 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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 5, 7(a), 11 and 19 of Table A thereof. The field work was completed on: April 7, 2022.



Robert Law  
PLS# 9679988

Date: 01/06/2022

PEPG CONSULTING LLC  
9770 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 562-2321 • FAX: (801) 562-2351  
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT  
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

GARDNER PLUMB, L.C.  
ALTA/NSPS SURVEY  
APPROX. 4900 SOUTH 5900 WEST  
HOOPER CITY, WEBER COUNTY

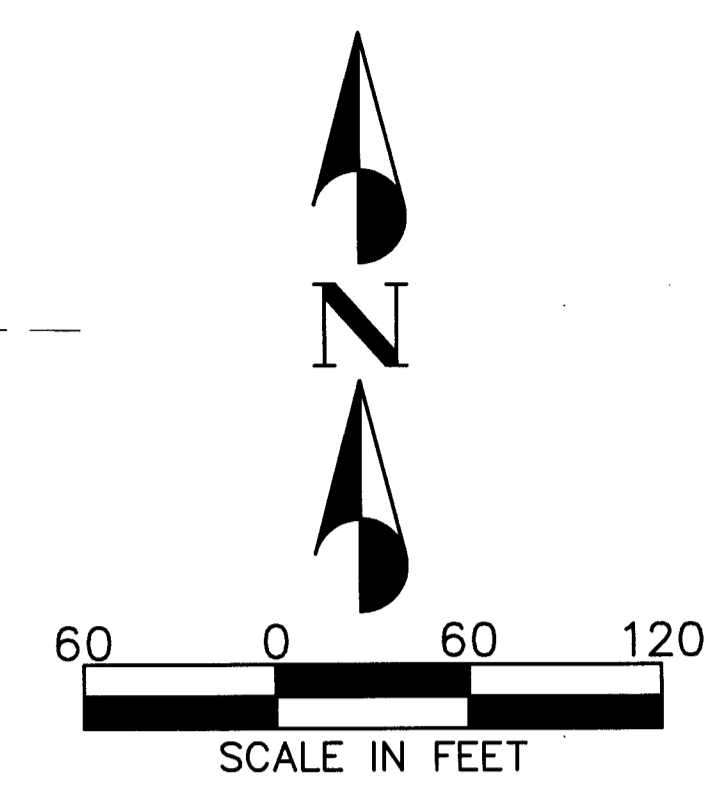
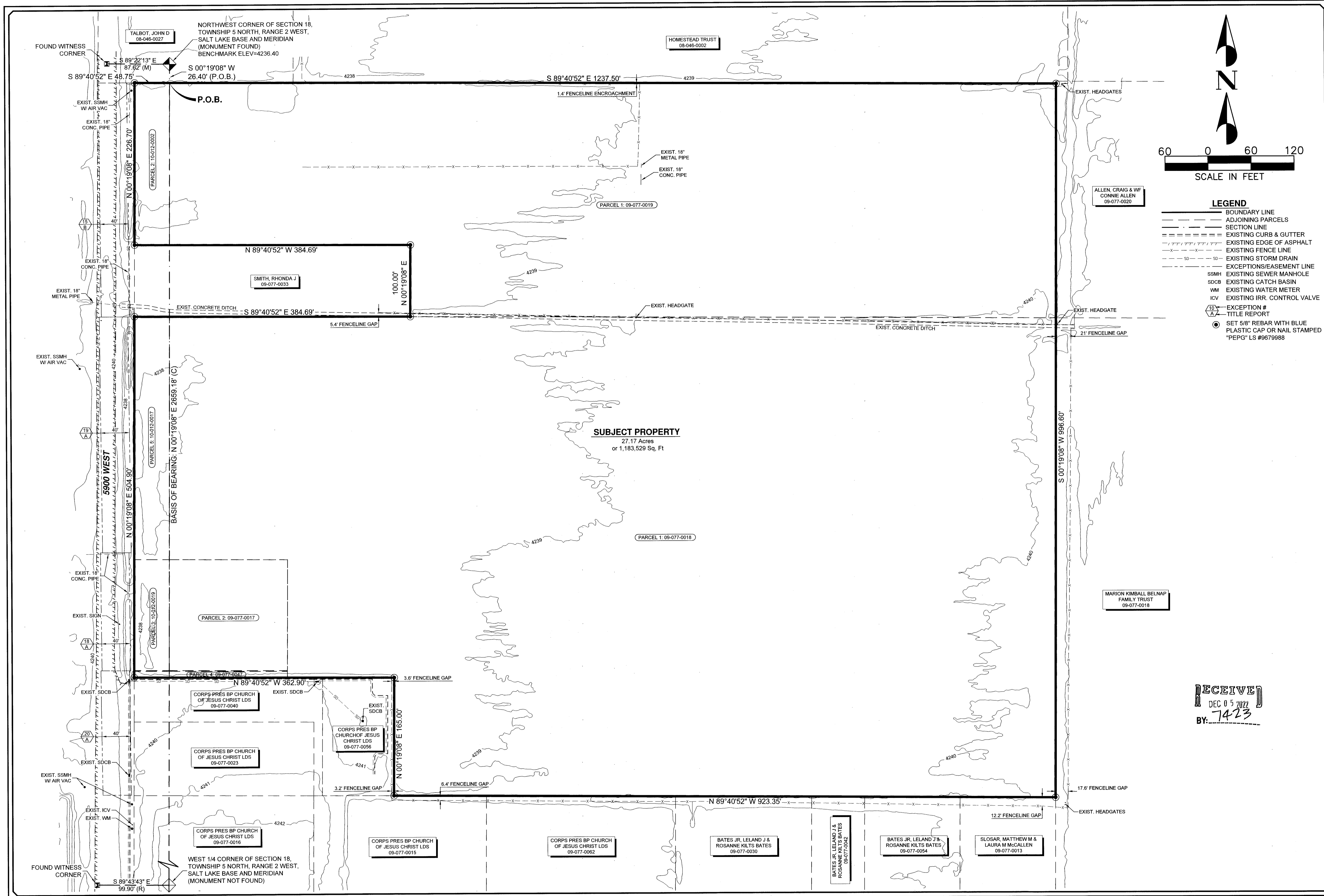
SEPTEMBER 1, 2022  
LAST REVISED

1720-2270  
PROJECT NUMBER  
DRAWING FILE

NO. DESCRIPTION DATE APP'D

SHEET NO. 1/2

RECEIVED  
DEC 05 2022  
BY: 7463



- LEGEND**
- BOUNDARY LINE
  - ADJOINING PARCELS
  - SECTION LINE
  - EXISTING CURB & GUTTER
  - EXISTING EDGE OF ASPHALT
  - EXISTING FENCE LINE
  - EXISTING STORM DRAIN
  - EXCEPTIONS/EASEMENT LINE
  - SSMH EXISTING SEWER MANHOLE
  - SDCB EXISTING CATCH BASIN
  - WM EXISTING WATER METER
  - ICV EXISTING IRR. CONTROL VALVE
  - EXCEPTION #
  - TITLE REPORT
  - SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

NO.	DESCRIPTION	DATE	APP'D.

DATE: 04/2022	BY: BOB	SCALE: 1"=60'
SURVEY BY: PEPG CREW	DESIGNED BY: RSL	
DRAWN BY: N/A	CHECKED BY: RSL	

**PEPG CONSULTING, L.C.**  
9770 SOUTH 300 WEST • SANDY, UT 84070  
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**GARDNER PLUMB, L.C.**  
**ALTA/NSPS SURVEY**  
APPROX. 4900 SOUTH 5900 WEST  
HOOPER CITY, WEBER COUNTY  
SEPTEMBER 1, 2022  
LAST REVISED

**RECEIVED**  
DEC 05 2022  
BY: 7423

HOOPER CITY