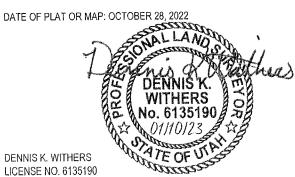
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 11, 13, 16, 17, 18, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2022.

DATE OF PLAT OR MAP: OCTOBER 28,



SURVEYORS NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF MEGAN WALTER, OF OLSSON, FOR THE PURPOSED OF RE-ESTABLISHING THE BOUNDS OF THE HEREON DESCRIBED PARCELS OF LAND, SETTING PERMANENT MAKERS AT MAJOR ANGLE POINTS, EVALUATING SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE, & COLLECTING TOPOGRAPHIC AND UTILITY INFORMATION IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724 AND FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER'S OFFICE AS RECORD OF SURVEY NO.: 5930.

THIS SURVEY IS A CONTINUATION OF A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724, REFERENCED ABOVE. AS PART OF THIS SURVEY, WE HONOR AND HOLD THE LINES RETRACED PER THE PRIOR SURVEY. THE FOUND PINNACLE REBARS SHOWN HEREON WERE RECOVERED IN 2017 AND WERE NO LONGER IN PLACE AT THE TIME OF THIS SURVEY. CORNER MAKERS

HIGHWAY RIGHT OF WAY LINES WERE ESTABLISHED PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS PROJECT NO.: STP-0079(2)0, COMBINED WITH RECORD DESCRIPTIONS (PARCEL 1 & 4) AND EASEMENT DOCUMENTS PREPARED AS PART OF SAID PROJECT.

BY PLOTTING DESCRIPTIONS PER RECORD FROM THE WEST QUARTER CORNER AND ROTATING TO MATCH THE FAST-WEST CENTER OHARTER LINE RESULTS IN A 0.9' (+/-) DISCREPANCY WITH THE FOUND MONUMENTATION I.E. THE PINNACLE REBARS AND THE STATE RIGHT OF WAY MARKERS. TIES FROM THE QUARTER CORNERS WERE ADJUSTED TO MATCH THE MONUMENTATION FOUND ON AND NEAR THE SUBJECT

THE SUBJECT PARCELS ARE REMAINDER TRACTS FROM LARGER PARCELS ADJOINING TO THE NORTH AND EAST OF THE SUBJECT PARCEL, AS WELL AS PORTIONS PREVIOUSLY DEDICATED FOR RIGHTS OF WAY FOR HINCKLEY DRIVE AND MIDLAND DRIVE. IT IS OUTSIDE THE SCOPE OF THIS MAP TO DEPICT THE THOSE PORTIONS BEING LESS AND EXCEPTED. THE AS-SURVEYED DESCRIPTION SHOWN HEREON IS A RESULT OF DEDUCTING THE THE LESS & EXCEPTING PARCELS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AND AT THE TIME OF THIS SURVEY IS NOT A DESCRIPTION OF RECORD.

AS-SURVEYED DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SAILT LAKE BASE AND MERIDIAN, LOCATED WEST HAVEN CITY, COUNTY OF WEBER, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE (S.R.-108) PER U.O.D.T. PROJECT NO.: STP-0079(2)0 AND THE MONUMENTED EAST-WEST CENTER QUARTER LINE, SAID POINT BEING SOUTH 89°13'09" WEST, ALONG SAID CENTER QUARTER LINE, A DISTANCE OF 1528.84 FEET, FROM THE WEBER COUNTY MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (NOTE.: BASIS OF BEARING BEING NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER); AND RUNNING THENCE NORTH 44°51'32" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 364.32 FEET; THENCE NORTH 45°31'32" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 84.69 FEET, TO THE SOUTHWESTERLY LINE OF THE CLARADON MANAGEMENT LLC PARCEL, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2017 AS ENTRY NO.: 3205179 OF OFFICIAL RECORDS; THENCE ALONG THE LINES OF SAID CLARADON MANAGEMENT LLC PARCEL, AS RETRACED PER RECORD OF SURVEY FILED AS: 5930, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 45°04'30" EAST, 96.10 FEET; (2) SOUTH 44°55'30" WEST, 208.81 FEET; (3) SOUTH 44°10'20" EAST, 348.55 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE (S.R.-79) U.O.D.T. PROJECT NO.: STP-0079(2)0; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°01'32" WEST, 63.97 FEET, TO A POINT OF CURVATURE; (2) NORTHWESTERLY ALONG THE ARC OF A 778.00 FOOT RADIUS CURVE TO THE RIGHT, THOUGH A CENTRAL ANGLE OF 28°50'01", A DISTANCE OF 391.52 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 79°33'28" WEST, A DISTANCE OF 387.40 FEET, TO A POINT OF TANGENCY; THENCE NORTH 65°08'28" WEST, 57.57 FEET, THENCE NORTH 10°08'28" WEST, A DISTANCE OF 36.08 FEET, TO A STATE RIGHT OF WAY MONUMENT, ON THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 44°51'32" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.93 FEET TO THE POINT OF BEGINNING

CONTAINS: 102,705 SQUARE FEET, OR 2.358 ACRES.

DESCRIPTIONS PER TITLE REPORT

A TRACT OF LAND, SITUATE IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108, A PROJECT KNOWN AS STP- 0079(2)0, SAID POINT BEING 1,529.64 FEET SOUTH 89°14'41" EAST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2. FROM THE WEST QUARTER CORNER OF SAID SECTION 2, SAID POINT OF BEGINNING ALSO BEING 1,130.50 FEET NORTH 89°14'41" WEST FROM THE CENTER OF SAID SECTION 2, AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001, AND RUNNING THENCE NORTH 44°50'00" EAST 147.86 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY AND LIMITED-ACCESS LINE TO THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT. THENCE SOUTH 44°42'47" EAST 151.47 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°14'41" WEST 210.83 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 810 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST ALONG THE SECTION LINE TO A POINT THAT IS 245.15 FÉET EAST OF THE EAST LINE OF MIDLAND DRIVE; THENCE NORTH 45°31'27" WEST 177.34 FEET TO THE EAST LINE OF MIDLAND DRIVE, THENCE NORTHEASTERLY ALONG SAID EAST LINE OF MIDLAND DRIVE 30.74 FEET, THENCE SOUTH 45°27'30" EAST 200 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO: PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING SOUTH 89°11'20" EAST 1498.86 FEET AND NORTH 44°28'33" EAST ALONG SAID RIGHT OF WAY LINE 200.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION (BASIS OF BEARINGS BEING NORTH 00°51'40" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION); THENCE NORTH 44°28'33" EAST ALONG SAID RIGHT OF WAY LINE 73.58 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE SOUTH 44°12'55" EAST 49.74 FEET, SOUTH 25°28'46" EAST 103.57 FEET AND SOUTH 11°52'20" EAST 66.66 FEET; THENCE NORTH 45°31'27" WEST 202,52 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN WARANTY DEED RECORDED OCTOBER 02, 2008 AS ENTRY NO. 2368213 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 34.61 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 232+91.17. SAID POINT OF BEGINNING IS 1499.13 FEET SOUTH 89°14'41" EAST (1,498.86 FEET SOUTH 89°11'20" EAST BY RECORD) ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 169.26 FEET NORTH 45°21'10" EAST (NORTH 44°28'33" EAST BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2. SAID POINT OF BEGINNING ALSO BEING 1,161.01 FEET NORTH 89°14'41"

WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 169.26 FEET, NORTH 45°21'10" EAST FROM THE CENTER OF SAID SECTION 2 AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001; AND RUNNING THENCE NORTH 45°21'10" EAST (NORTH 44°28'33" EAST BY RECORD) 104.31 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 43°20'18" EAST (SOUTH 44°12'55" EAST BY RECORD) 19.45 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 233+94.86; THENCE SOUTH 44°50'00" WEST 103.85 FEET ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE TO SAID SOUTHWESTERLY BOUNDARY LINE: THENCE NORTH 44°42'47" WEST (NORTH 45°31'27" WEST BY RECORD) 20.39 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY BOUNDARY LINE TO THE

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN QUIT-CLAIM DEEDS RECORDED AUGUST 10, 2016 AS ENTRY NOS. 2802876 AND 2808277 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET 11988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30 EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81 FEET; THENCE NORTH 45°04'30" WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°20'43" EAST 201.12 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE (NORTH 45°50'00" EAST 201.14 FEET BY RECORD) TO THE POINT OF BEGINNING.

DESCRIPTIONS PER TITLE REPORT (CONT.)

PART OF THE SOUTH ½ OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 539.69 FEET NORTH ALONG THE QUARTER SECTION LINE AND NORTH 45°27'30" WEST 139.73 FEET (TO A POINT SOUTH 45°27'30" EAST 290.4 FEET FROM THE SOUTHEASTERLY LINE OF MIDLAND DRIVE) AND SOUTH 44°32'30" WEST 510 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 45°27'30" WEST 290.4 FEET TO THE SOUTHEASTERLY LINE OF MIDLAND DRIVE; THENCE SOUTH 44°32'30" WEST 386.42 FEET ALONG SAID MIDLAND DRIVE; THENCE SOUTH 44°12'55" EAST 49.74 FEET, THENCE SOUTH 25°28'46" EAST 103.57 FEET, THENCE SOUTH 11°52'20" EAST 66.66 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 655 FEET, MORE OR LESS, TO A POINT SOUTH 45°27'30" EAST OF THE PLACE OF BEGINNING: THENCE NORTH 45°27'30" WEST 380 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN WARANTY DEED RECORDED NOVEMBER 06, 2008 AS ENTRY NO. 2374147 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 35.77 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 238+17.88, SAID POINT OF BEGINNING IS 1161.01 FEET NORTH 89°14'41" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 695.56 FEET NORTH 45°21'10" EAST FROM THE CENTER OF SAID SECTION 2 AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001, AND RUNNING THENCE SOUTH 45°21'10" WEST (SOUTH 44°32'30" WEST BY RECORD) 421.98 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE SOUTH 43°20'18" EAST (SOUTH 44°12'55" EAST BY RECORD) 19.45 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 233+94.86, THENCE ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 44°50'00" EAST 111.52 FEET; (2) NORTH 45°30'00" EAST 310.92 FEET TO SAID NORTHEASTERLY BOUNDARY LINE, THENCE NORTH 44°38'50" WEST 19.23 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION AS DISCLOSED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 17, 2021 AS ENTRY NO. 3205179 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 891.01 FEET AND SOUTH 89°08'20" EAST 2417.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE SOUTH 44°09'52" EAST 344.87 FEET, THENCE SOUTH 00°41'05" WEST 695.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HINKLEY DRIVE (SR 79); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 34°21'17 WEST 6.08 FEET (2) SOUTH 77°38'44" WEST 206.47 FEET, AND (3) SOUTH 86°00'00" WEST 204.79 FEET; THENCE NORTH 04°00'00" WEST 82.80 FEET; THENCE SOUTH 86°40'43" WEST 19.63 FEET; THENCE NORTH 03°19'17" WEST 26.64 FEET; THENCE SOUTH 85°22'02" WEST 41.76 FEET; THENCE NORTH 00°31'13" WEST 118.73 FEET; THENCE NORTH 03°19'17" WEST 155.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH 23°12'55" WEST AND A CHORD LENGTH OF 127.94 FEET THENCE SOUTH 46°53'29" WEST 28.84 FEET; THENCE NORTH 45°04'30" WEST 152.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 606.90 FEET TO THE POINT OF BEGINNING.

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

REGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET 1988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30 EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°00'00" WEST, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81 FEET; THENCE NORTH 45°04'30"/WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE: THENCE NORTH 45°20'43"

*NOTE: THE ABOVE DESCRIBED AND DEPICTED ON THE FACE OF THE MAP IS THE SAME AS THAT WHICH IS

CITED IN THE COMMITMENT FOR TITLE INSURANCE NOTED HEREON.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: NCS-1148947-OMHA PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES . EFFECTIVE DATE: AUGUST 22,

SCHEDULE B-2 EXCEPTIONS

THE FOLLOWING ARE SCHEDULE B-2 EXCEPTIONS TO COVERAGE THAT AREA ADDRESSES BY THIS MAP. ITEMS NOT LISTED BELOW ARE EITHER NOT PLOTTABLE, OR NOT A SURVEY MATTER.

AREA NOT IMPACTING SUBJECT PARCEL, NOTHING SHOWN.)

- (15) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO NORTH DAVIS COUNTY SEWER DISTRICT BY INSTRUMENT RECORDED APRIL 10, 1956 AS ENTRY NO. 254235 IN BOOK 510 AT PAGE 270 OF OFFICIAL RECORDS. (EASEMENT
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO NORTH DAVIS COUNTY SEWER DISTRICT BY INSTRUMENT RECORDED MAY 22, 1956 AS ENTRY NO. 256510 IN BOOK 514 AT PAGE 263 OF OFFICIAL RECORDS. (NO DOCUMENT
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO STATE ROAD COMMISSION OF UTAH BY INSTRUMENT RECORDED FEBRUARY 20, 1959 AS ENTRY NO. 308905 IN BOOK 604 AT PAGE 583 OF OFFICIAL RECORDS. (WATER LINE EASEMENT WITHIN EXISTING STATE ROAD RIGHT OF WAY. NO DEFINITIVE LOCATION OF EASEMENT AREA DEFINED THROUGH SECTION 02, NOTHING SHOWN.)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, AS GRANTED TO TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED AUGUST 12, 1975 AS ENTRY NO. 643675 IN BOOK 1094 AT PAGE 681 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED OCTOBER 02, 2008 AS ENTRY NO. 2368215 OF OFFICIAL RECORDS. (AS SHOWN HEREON.)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FÁCILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRÂNSPORTATION BY INSTRUMENT RECORDED NOVEMBER 06, 2008 AS ENTRY NO. 2374148 OF OFFICIAL RECORDS. (AS SHOWN HEREON.)
- AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES AS RESERVED BY UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN QUIT CLAIM DEED (CONTROLLED ACCESS), RECORDED JANUARY 08, 2014 AS ENTRY NO. 2670894 IN BOOK N/A AT PAGE N/A OF OFFICIAL RECORDS. (AS SHOWN HEREON.)
- 24 AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOFES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES AS RESERVED BY UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN QUIT CLAIM DEED (CONTROLLED ACCESS), RECORDED JANUARY 08, 2014 AS ENTRY NO. 2670895 IN BOOK N/A AT PAGE N/A OF OFFICIAL RECORDS. (AS SHOWN HEREON.)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM DRAIN PIPELINES AND INCIDENTAL PURPOSES, AS GRANTED TO TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED APRIL 28, 2015 AS ENTRY NO. 2732952 OF OFFICIAL RECORDS. (AS SHOWN HEREON.)
- GRANT OF EASEMENT AND JOINT DECLARATION RECORDED AUGUST 10, 2016 AS ENTRY NO. 2808278 OF OFFICIAL RECORDS. (NO EASEMENTS TO PLOT, NOTHING SHOWN.)
- (29) GRANT OF ACCESS RECORDED NOVEMBER 17, 2020 AS ENTRY NO. 3101969 OF OFFICIAL RECORDS. (40.0' COMMERCIAL ACCESS OPENING, AS SHOWN HEREON.)
- 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 2015. (GRANT OF ACCESS, PER EXCEPTION 29, SHOWN HEREON.)

TABLE 'A' ITEMS NOTES:

THE FOLLOWING ARE OPTIONAL TABLE 'A' ITEMS LISTED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEY THAT ARE ADDRESSED BY THIS MAP:

- PROPERTY CORNERS WERE FOUND OR SET PER GENERAL NOTE 2 ACCORDING TO COUNTY RECORDS, THE ADDRESS OF THE PARCEL HAD NOT BEEN ASSIGNED. THE
- PARCEL IS LOCATED AT THE NORTHEAST CORNER OF MIDLAND DRIVE AND HINCKLEY DRIVE, AS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD
- ZONE "X" PER F.I.R.M. MAP NUMBER 49057C0425E DATED DECEMBER 16, 2005 THE GROSS LAND AREA IS:102,705 SQ. FT., OR 2.358 ACRES
- CONTOURS ARE SHOWN HEREON AT 1-FOOT INTERVALS AND ARE BASED ON NAVD88 ELEVATIONS
- ZONING REPORT PURSUANT TO TABLE 'A' ITEMS 6 NOT PROVIDED. THERE ARE NO BUILDING LOCATED ON THE SUBJECT PARCEL.
- SUBSTANTIAL FEATURES OBSERVED ARE SHOWN HEREON.
- THERE ARE NO STRIPED PARKING STALLS ON THE SUBJECT PARCEL. UTILITIES AREA SHOWN HEREON PER GENERAL NOTE 6
- NAMES OF ADJOINING OWNERS, SHOWN HEREON. 16- AT THE TIME OF THIS SURVEY THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY THERE IS NOT OBSERVED EVIDENCE AND NO DOCUMENTS PROVIDED TO INDICATE AND PROPOSED CHANGES TO STREET RIGHT OF WAY LINES AND NO OBSERVED
- EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION IN RECENT MONTHS. 18- IMPROVEMENTS WITHIN EASEMENTS CITED IN TITLE COMMITMENT SHOWN HEREON.

GENERAL NOTES

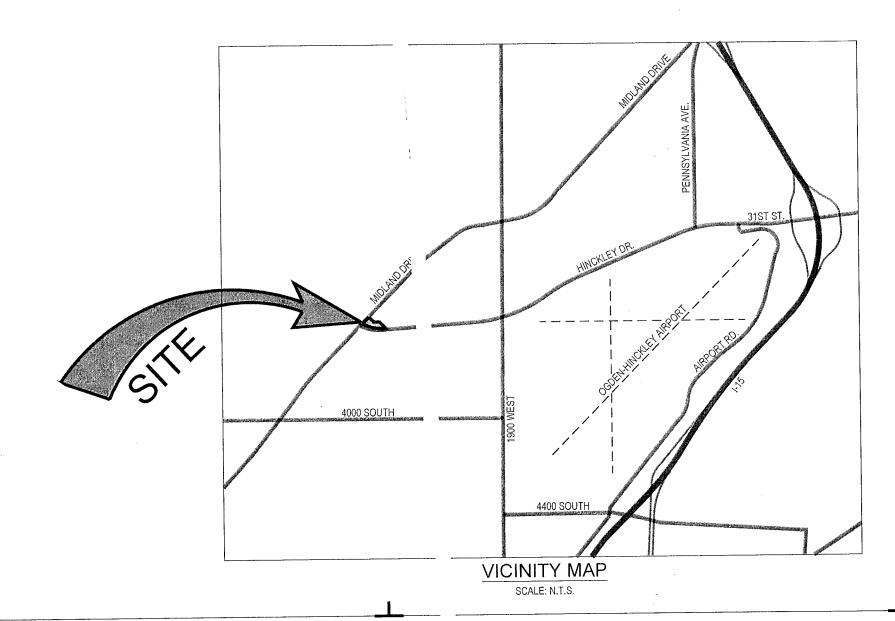
- MCNEIL ENGINEERING OR MCNEIL ENGINEERING SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON. CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND A RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AQND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN
- PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED BY PRIVATE UTILITY LOCATING COMPANY, LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE
- MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL. THE SUBJECT PARCEL HAS DIRECT LEGAL ACCESS TO HINCHKLEY DRIVE THROUGH PERMITTED ACCESS RECORDED AS ENTRY NO. 3101969, SHOWN AS EXCEPTION 29. EXISTING CONCRETE DRIVEWAY CONSTRUCTED AS DEPICTED HEREON.

SIGNIFICANT OBSERVATIONS

(1) NONE OBSERVED

ZONING NOTE:

ZONING REPORT PURSUANT TO OPTIONAL TABLE 'A' ITEM 6 NOT PROVIDED.



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PROJECT NO: 22639 CAD FILE: 22639 ALTA DKW

DRAWN BY: HMW CALC BY: FIELD CREW: WAH/MDW CHECKED BY: MDH

DATE: PLAN DATE ALTA/NSPS LAND TITLE

SURVEY

