

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Fidelity National Title Insurance Company under File No. 153337-WHP with a commitment date of February 18, 2022 at 7:30 am

- EXCEPTION NO. 1-12, 21-23 (NOT A SURVEY MATTER)
EXCEPTION NO. 13 (CONTAINS NOTHING TO PLOT BUT THERE ARE DITCHES THAT CROSS THE PROPERTY)
EXCEPTION NO. 14 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 15 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 16 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 17 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 18 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 19 (CONTAINS NOTHING TO PLOT)
EXCEPTION NO. 20 (PLOTTED AFFECTS SOUTHEAST PORTION OF PARCEL 0005)
EXCEPTION NO. 21 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 22 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Fidelity National Title Insurance Company under File No. 153316-WHP with a commitment date of February 17, 2022 at 7:30 am

- EXCEPTION NO. 1-14, 23-25 (NOT A SURVEY MATTER)
EXCEPTION NO. 15 (CONTAINS NOTHING TO PLOT BUT THERE ARE DITCHES THAT CROSS THE PROPERTY)
EXCEPTION NO. 16 (NOTHING TO PLOT BUT SPRING CREEK CROSSES THE PROPERTY AS SHOWN)
EXCEPTION NO. 17 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 18 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 19 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 20 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 21 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)
EXCEPTION NO. 22 (PLOTTED NOT SHOWN BLANKETS THIS AND OTHER PARCELS)

OVERALL AS-SURVEYED DESCRIPTION

A part of Lots 3 & 4, Block 3, Plat B, Huntsville Survey, being in the Northeast Quarter of Section 18, together with a part of the Southeast Quarter of Section 7, Township 6 North Range 2 East, Salt Lake Base and Meridian:

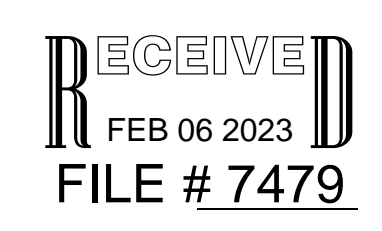
Beginning at a point on the West Right of Way Line of 7800 East Street, (SR-39) said point being 862.57 feet South 89°05'15" West along the Section line to said West right of way line and 260.41 feet South 01°32'27" East along said West right of way line from the Southeast corner of said Section 7, (established from the reference monuments) (Basis of bearing being South 88°49'46" West measured between Centerline Monuments found at 7600 East and 7500 East intersecting 200 South) and running thence South 1°32'27" East 393.56 feet along said West Right of Way Line to the North Line of the Weber County Parcel (24-020-0007); thence North 88°05'15" West 409.38 feet to the Corporate Limits of Huntsville Town; thence South 00°36'31" West 1.07 feet along said corporate Limits to the North right of way line of First Street, being the South Line of said Block; thence North 86°27'14" West 564.90 feet along said North Right of Way line; thence North 158.89 feet; thence West 220.00 feet to the West Boundary line of said Lot 4; thence North 00°38'31" East 428.69 feet along an Existing fence line to the Section line; thence North 00°40'44" East 1,227.39 feet to the South Right of Way line of 500 North Street (SR-39); thence two (2) courses along said South Right of Way line as follows: (1) North 89°01'48" East 594.79 feet to a point of curvature; and (2) Southeastly along the arc of a 533.69 foot radius curve to the right a distance of 823.72 feet (Central Angle equals 88°25'59" and Long Chord bears South 46°45'12" East 744.36 feet) to the Extension of an Existing fence line marking the North Boundary line of the Susan McKay property; thence three (3) courses along the North, West and South Boundaries of said McKay property and an Existing Ancient Fence line as follows: (1) North 87°06'58" West 636.68 feet to a fence corner; (2) South 01°55'17" East 982.64 feet to a fence corner; and (3) South 88°16'17" East 629.36 feet to the POINT OF BEGINNING.

Containing 32,800.3 acres, more or less.
Together with:
A Parcel of land located in the Southeast Quarter of Section 7, Township 6 North Range 2 East, Salt Lake Base and Meridian:
Beginning at a point on the Right of Way of SR-39 said point being 822.90 along the Section line South 89°05'15" West and 1053.75 feet North 1°30'28" West from the Southeast corner of said Section 7, (established from the reference monuments) (Basis of bearing being South 88°49'46" West measured between Centerline Monuments found at 7600 East and 7500 East intersecting 200 South) and running thence along said Right of Way the following two (2) courses, (1) South 56°49'22" West 50.45 feet to a point on a curve, and (2) Northwesterly along the arc of a 623.69 foot radius curve to the left a distance of 629.10 feet (Central Angle equals 57°47'34" Long Chord bears North 62°04'25" West 602.77 feet); thence North 89°01'48" East 567.92 feet to the county road; thence along said County Road South 1°30'28" East 264.40 feet to the POINT OF BEGINNING.
Contains 1,303.33 Acres

CERTIFICATION

To Fidelity National Title Insurance; Cottonwood Title Insurance Title Agency, Inc.; McKay Meadows, LLC a Utah limited liability company, and Steven Starks:
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/NSPS, and includes Items 1, 2, 3, 5, 4, 6(a), 6(b), 7(a), 8, 9, 10, 13, 16, and 18 of Table A thereof.

The field work was completed on 3-31-2022
Date
Andy Hubbard
Utah PLS No. 62492920

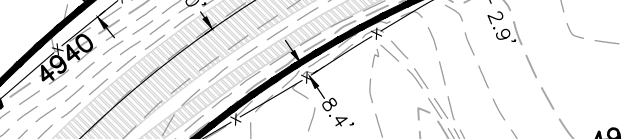
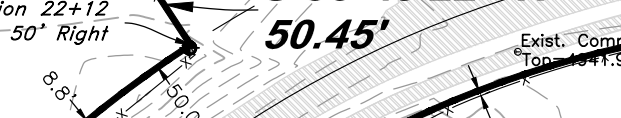


NOTES

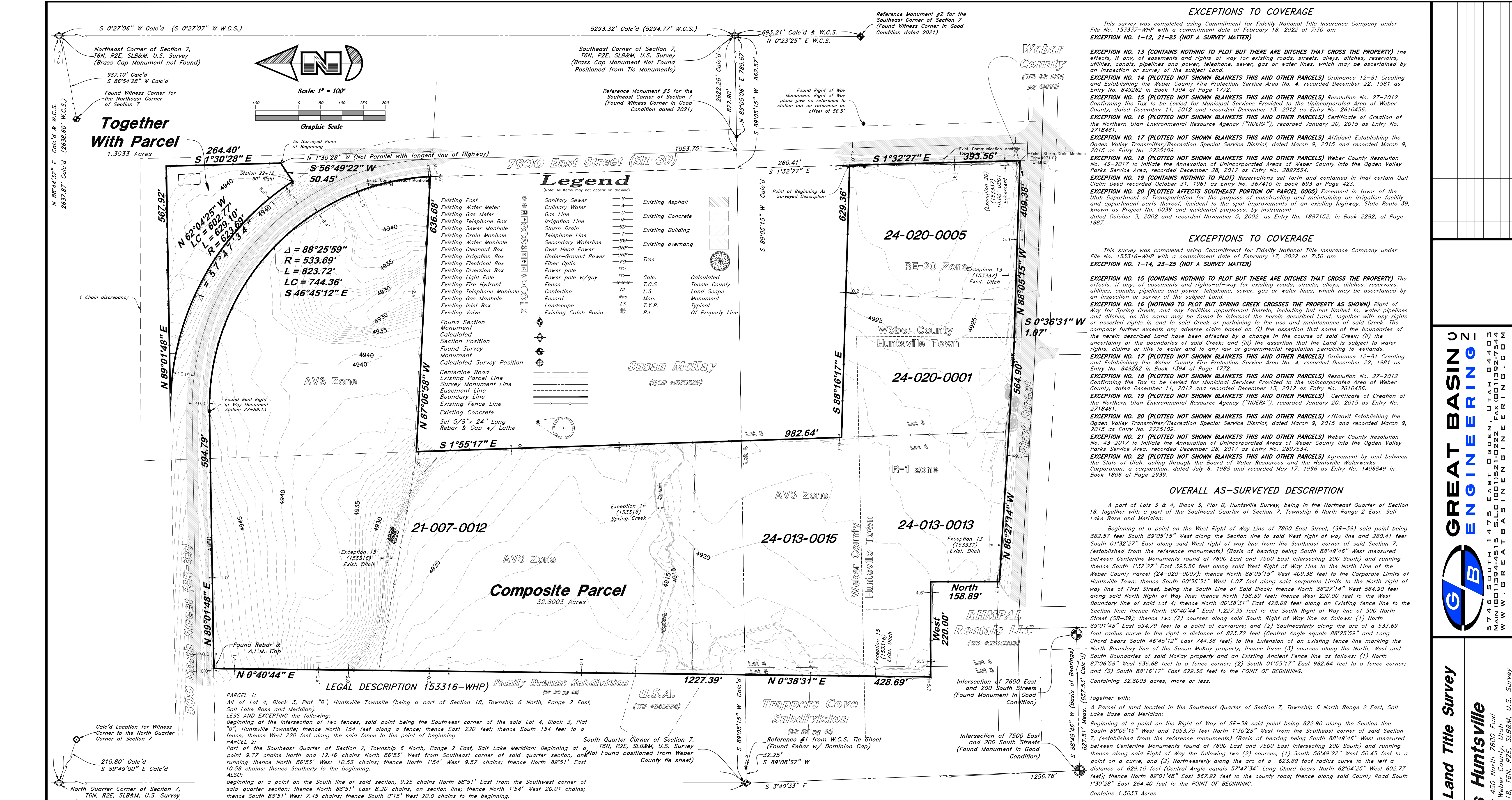
- 1. Gross land area for Subject property is 34,1036 acres.
2. No zoning information was provided to the surveyor at the time of survey. Survey has determined the Property is in Weber County Zones AV-3 and RE-20 and Huntsville Town Zone R-1 as shown.
3. There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting field work.
4. The property shown here on is the same as the boundary description from the title report.

NARRATIVE

This Survey was requested by Mr. Dee Hansen for the Purpose of retracing the boundaries of these Parcels. Right of Way Monuments were found along the West and South Boundaries of Highway 39, together with Additional Monuments on the East and North Right of way. The Location of these Monuments was verified against the deed descriptions and UDOT Highway Plans (SP-1576-03) and the locations of which were found to be in Harmony with those maps and descriptions.
Weber County Reference Monuments were found at the West and South Locations for the Southeast corner of Section 7 and the West Location for the Northwest corner of Section 7. A rebar referencing the South Quarter corner was also located.
Centerline Monuments along Main Street (200 South) in Huntsville Township were found at the intersections of 7600 East and 7500 East, as shown, and a line bearing South 88°49'46" West between these monuments was used as the Basis of Bearings.
The West Boundary of the overall Parcel was established along an existing Fence Line and shown on a survey prepared by A.L.M. & Associates, Inc. for Mountain Dreams L.L.C. and Dated 2-10-2021 (Weber County Surveyor Filing #6810) and the East Line of the Family Dreams Subdivision (Book 90 page 43). The North and East Boundaries were established, holding the retracement of the State Highway as explained.
The Eastern Boundary along the Susan McKay property contained gore and overlaps, using the tie information; however, disregarding the tie information and using similar calls in the descriptions determined that the intent was to be contiguous. Likewise, in reviewing the locations and occupation, the boundary was determined to be along the existing long-standing fence lines in holding the doctrine of Boundary by Acquiescence.
The South Boundary was determined to be along First Street, and in the Southwest corner, the deed for the RHPAL Rentals L.L.C. was determined to fit the Existing occupation and was held as the common line between the parcels.
The "Together With" parcel was established as shown in the UDOT Right of way maps at a 50 foot offset from the centerline. The line bearing South 56°49'22" W was derived from a point perpendicular to the tangent of the arc at station 22+12 as shown on the Right of way plans. The East line of the parcel was established based on the limits of occupation of the "County Road." Due to title report's description called less and expected "County Road." The North found a 1 Chain discrepancy (66 feet) in the record deed. Surveyor is of the opinion that due to the long-standing fence lines, adjoining calls in deeds the true measurement should have been 9 chains rather than the record of 10 chains. That said, Surveyor believes that this line's intent is to be an extension of the tangent line of the North Right of Way of SR-39. Property Corners were set as shown here on.



Legend table listing symbols for Existing Post, Sanitary Sewer, Existing Asphalt, etc.



Together With Parcel 1.3033 Acres

LEGAL DESCRIPTION (153316-WHP) Family Dreams Subdivision
PARCEL 1: All of Lot 4, Block 3, Plat "B", Huntsville Townsite (being a part of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian).
LESS AND EXCEPTING the following: Beginning at the intersection of two fences, said point being the Southwest corner of the said Lot 4, Block 3, Plat "B", Huntsville Townsite; thence North 154 feet along a fence; thence East 220 feet; thence South 154 feet to a fence; thence West 220 feet along the said fence to the point of beginning.
PARCEL 2: Part of the Southeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Meridian: Beginning at point 9.77 chains North and 12.46 chains North 88°53' West from Southeast corner of said quarter section, and running thence North 86°53' West 10.53 chains; thence North 1°54' West 9.57 chains; thence North 89°51' East 10.58 chains; thence Southerly to the beginning.
ALSO: Beginning at a point on the South line of said section, 9.25 chains North 88°51' East from the Southwest corner of said quarter section; thence North 88°51' East 8.20 chains, on section line; thence North 1°54' West 20.01 chains; thence South 88°51' West 7.45 chains; thence South 01°15' West 20.0 chains to the beginning.
EXCEPTING County road.

LEGAL DESCRIPTION (153337-WHP)
A parcel of land in fee for a highway known as Project No. 0570 situated in Lot 3, Block 3, Plat B, Huntsville Survey. Said tract of land is bounded on the west side by a line parallel to and 40' distant West from the center line of survey of said project and bounded East from said West side line by the Southeast and North boundaries of the Grantor's land. The portion of said center line, which parallels said West side line, is described as follows: Beginning at Engineer's Station 5+34 which point is approximately 5 East, from the Southeast corner of said Lot 3; thence North 1°37'58" West 6 chains, more or less, to Engineer's Station 9+35, which point is approximately 6 chains North along the East boundary line of said Lot 3 from the Southeast corner of said Lot 3 as shown on the official map of said project on file in the office of the State Road Commission of Utah.
ALSO LESS AND EXCEPTING the following: A parcel of land in fee for a highway known as Project No. RS-0565(1), being part of entire tract of property, in Lot 3, Block 3, Huntsville Townsite Plat "B" in the Northeast quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at a point 40 feet Westerly from the Southeast corner of said Lot 3, said point being on the North right of way line of First Street and the West right of way line of State Highway U-39; thence Westerly 418 feet, more or less, along said North right of way line to the East line of Huntsville City Limits; thence Northerly 16.5 feet; thence Easterly 418 feet, more or less, parallel to said Northerly right of way line to a point 16.5 feet North 1°37'58" West from the point of beginning; thence South 1°37'58" East 16.5 feet to the point of beginning.
ALSO LESS AND EXCEPTING any portion lying within First Street.

Vertical sidebar containing Great Basin Engineering logo, contact information for Starks Huntsville, and sheet number S1.