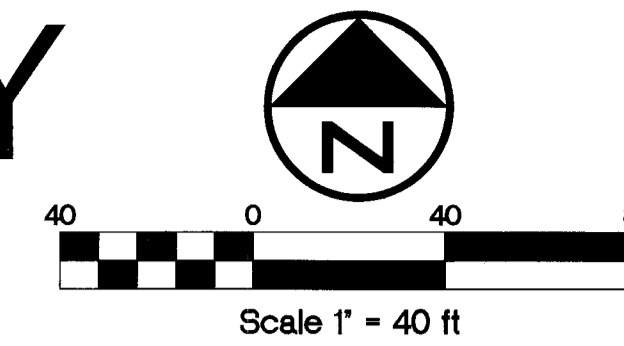


MELVIN ROGERS FAMILY, L.C. PROPERTY

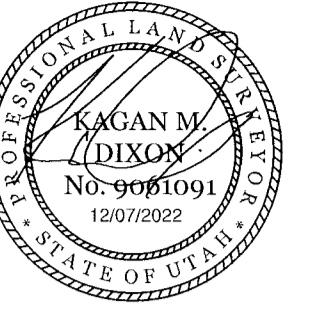
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S CERTIFICATE:

TO: FORT STREET PARTNERS;
STEWART TITLE GUARANTY COMPANY;

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, 2, 4, 5, 8, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 1, 2022.



TITLE DESCRIPTION

LOT 9, HARRISVILLE RETAIL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°09'45" EAST BETWEEN THE STREET MONUMENTS ALONG NORTH STREET AT THE INTERSECTIONS OF WALL AVENUE AND MONROE BOULEVARD AS SHOWN HEREON.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON PRIOR TO DEVELOPMENT OF THE PROPERTY. THE SUBDIVISION PLAT WAS USED TO REESTABLISH THE BOUNDARY LINES. ADJOINING PROPERTIES WERE MATHEMATICALLY SOUND WITH SAID BOUNDARIES.

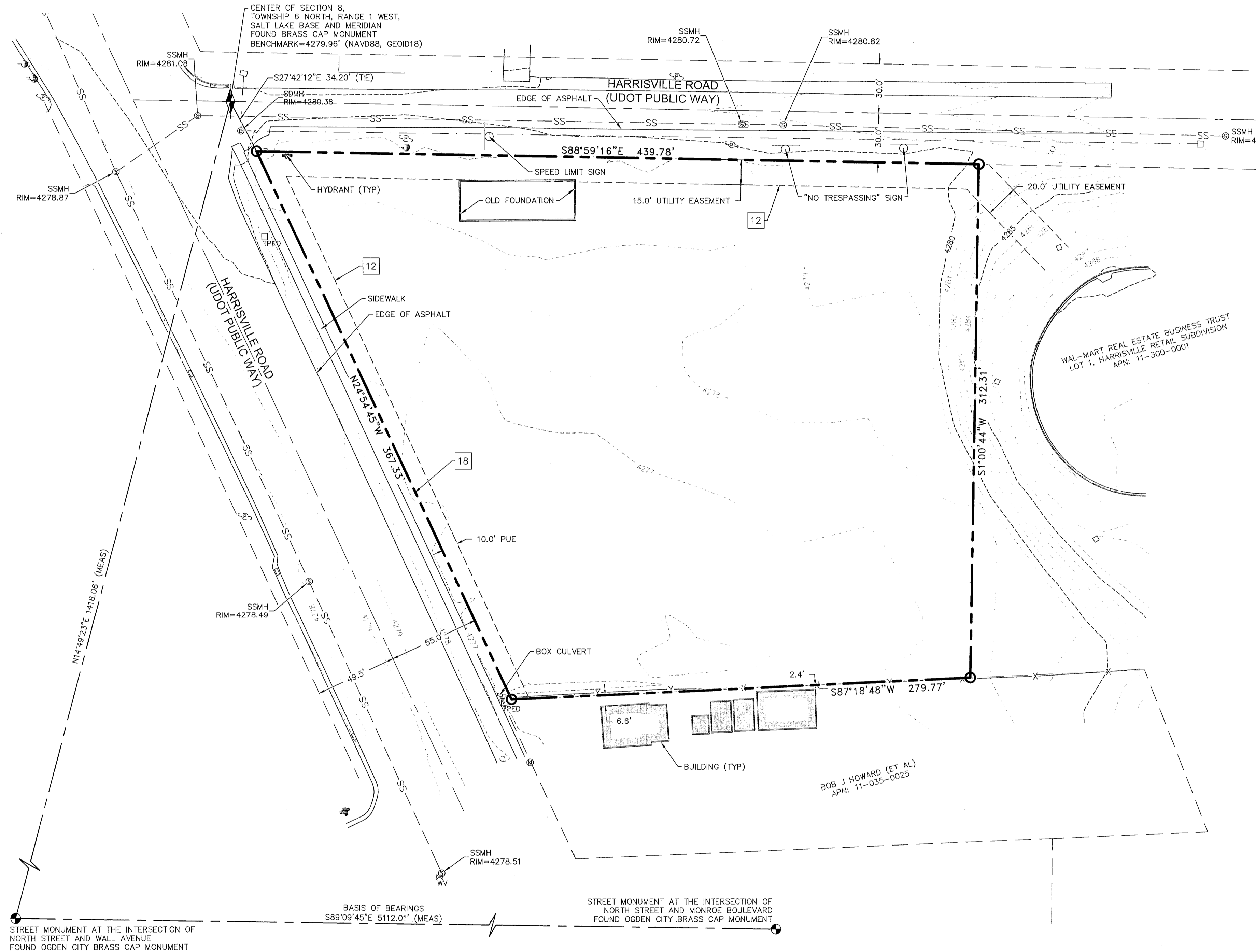
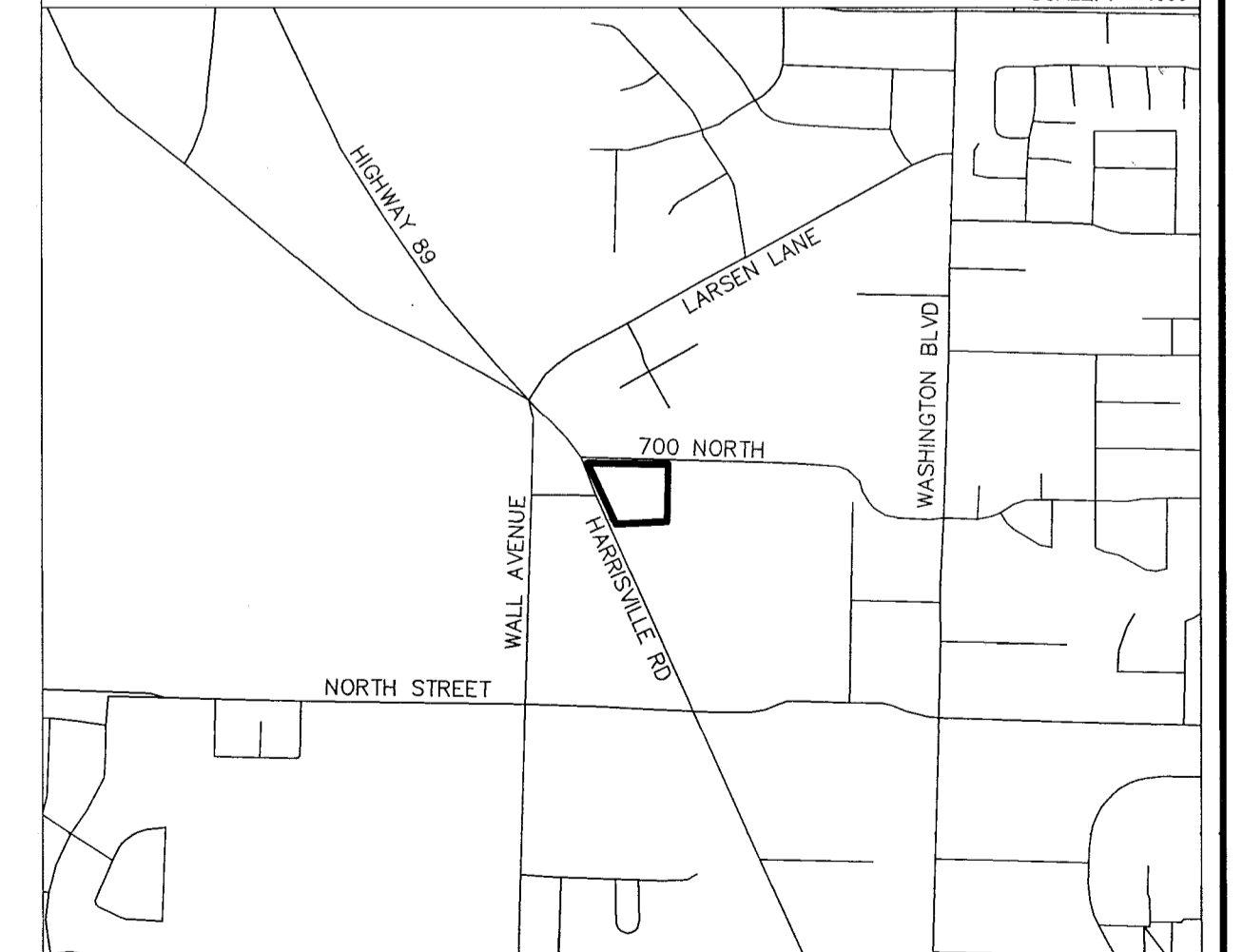
GENERAL NOTES

- (1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 1. COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 22465290, DATED OCTOBER 17, 2022.
 2. HARRISVILLE RETAIL SUBDIVISION, ON FILE WITH THE WEBER COUNTY RECORDER IN BOOK 51, PAGE 89 OF PLATS.
 3. OTHER DOCUMENTS AS SHOWN ON THIS MAP.
- (2) WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.
- (3) EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:
 - 1-11 NOT ADDRESSED BY THIS SURVEY.
 - 12 EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT THEREOF.
SURVEY NOTES: AS SHOWN HEREON. THE LOCATION OF THE 20' WIDE UTILITY EASEMENT SHOWN ON THIS SURVEY WAS DIGITIZED PER THE RECORDED SUBDIVISION PLAT. AN EXACT LOCATION COULD NOT BE RETRACED.
 - 13 NOT ADDRESSED BY THIS SURVEY.
 - 14 EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED SEPTEMBER 22, 1999 AS ENTRY NO. 1663781 IN BOOK 2035 AT PAGE 280 OF OFFICIAL RECORDS. SURVEY NOTES: THIS DOCUMENT REFERENCES VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENTS THROUGHOUT THE OVERALL DEVELOPMENT, BUT NO EXACT LOCATIONS ARE SPECIFIED.
 - 15 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON HARRISVILLE RETAIL SUBDIVISION PLAT RECORDED APRIL 06, 2000 AS ENTRY NO. 1698965 IN BOOK 51 OF PLATS AT PAGE 89.
SURVEY NOTES: SAME AS ITEM 12, SEE ABOVE.
 - 16-17 NOT ADDRESSED BY THIS SURVEY.
 - 18 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.
SURVEY NOTES: THIS APPEARS TO REFERENCE HARRISVILLE ROAD. ACCESS MAY BE RESTRICTED ALONG THE FRONTAGE ALONG THIS ROAD.
- (4) THIS LAND IS UNDEVELOPED AND NO BUILDINGS WERE OBSERVED. HOWEVER, A CONCRETE FOUNDATION WAS FOUND. IT IS UNKNOWN WHAT ITS PURPOSE WAS INTENDED FOR.
- (5) VERTICAL RELIEF ON THIS MAP IS SHOWN IN 1-FOOT INTERVALS AND WAS OBTAINED USING CONVENTIONAL GPS METHODS. ELEVATIONS ARE BASED UPON THE NAVD83 DATUM USING GEOIDS.
- (6) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PERFORMANCE OF THIS SURVEY.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- (WILDLING ENGINEERING)
- ADJACENT PROPERTY / ROW LINE

VICINITY MAP



RECEIVED
MAR 03 2023
BY: JH96



G:\DATA\22421 Fort Street Harrisville\dwg\22421 ALTA.dwg
PLOT DATE: Dec 07, 2022

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	ALTA/NSPS LAND TITLE SURVEY
LOCATION	660 N HARRISVILLE
COUNTY	WEBER

PROJECT NAME	FORT STREET PARTNERS
DRAWN	KMD
CHECKED	KMD
PROJECT ID:	22421
COUNTY	WEBER

DATE	12/07/2022
SCALE	1" = 40'
SHEET	1 OF 1