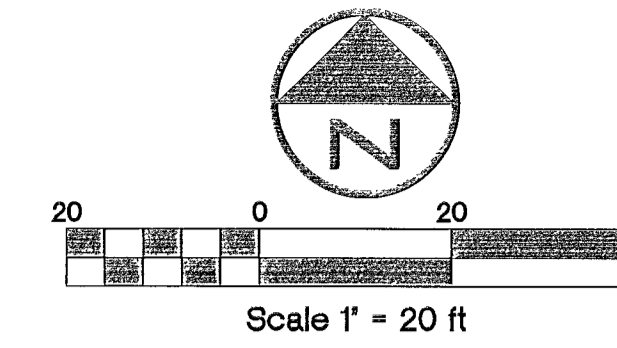


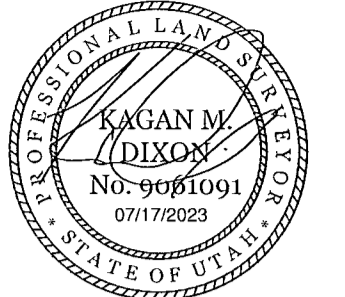
SHI INVESTMENTS LLC PROPERTY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS DESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



TITLE DESCRIPTIONS:

COMMITMENT NO. 6-096237
A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN ROY CITY, WEBER COUNTY, UTAH, BEGINNING AT A POINT ON THE NORTH LINE OF 5600 SOUTH STREET AS WIDENED, LOCATED 405.50 FEET NORTH 89°43'34" WEST ALONG THE SECTION LINE; AND 49.86 FEET NORTH 0°16'32" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 14; AND RUNNING THENCE ALONG SAID NORTH LINE OF 5600 SOUTH STREET THE FOLLOWING TWO COURSES: SOUTH 84°35'06" WEST 40.87 FEET TO A POINT OF CURVATURE; AND SOUTHWESTERLY ALONG THE ARC OF A 1073.32 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 64.00 FEET (CENTRAL ANGLE EQUALS 3°24'59" AND LONG CHORD BEARS SOUTH 86°17'36" WEST 63.99 FEET); THENCE NORTH 0°16'32" EAST 148.39 FEET TO THE SOUTH LINE OF LOT 3 OF THE ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH; THENCE SOUTH 89°43'34" EAST 104.50 FEET ALONG SAID SOUTH LINE OF LOT 3; THENCE SOUTH 0°16'32" WEST 139.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:
A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING HIGHWAY, STATE ROUTE 97, KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST ¼ SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 10.059 METERS (33.00 FEET) PERPENDICULARLY DISTANT FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 13+124.835, SAID POINT ALSO BEING 100.584 METERS (330.00 FEET) WEST ALONG THE SOUTH LINE OF SAID SECTION 14 AND 10.059 METERS (33.00 FEET) NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 14; AND RUNNING THENCE WEST 36.576 METER (120.00 FEET) ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 3.788 METERS (12.43 FEET) ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 13.847 METERS (45.43 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE; THENCE EASTERLY 1.176 METERS (3.86 FEET) ALONG THE ARC OF A 327.150-METERS (1073.33-FOOT) RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 84°24'51" EAST 1.176 METERS (3.86 FEET) TO A LINE TANGENT TO SAID CURVE AT A POINT 13.961 METERS (45.80 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE AT ENGINEER STATION 13+108.998; THENCE EASTERLY 15.883 METERS (52.11 FEET) ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 85°40'41" EAST 15.882 METERS (52.11 FEET) TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 17.107 METERS (56.13 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE; THENCE SOUTH 7.048 METERS (23.12 FEET) ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION

LESS AND EXCEPTING:
PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 11.5 RODS NORTH AND 390 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 09-046-0005 (ENTRY NO. 1037403), RUNNING THENCE WEST 60 FEET ALONG THE SOUTH BOUNDARY OF LOT 3, ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION; THENCE SOUTH 156.75 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE EAST ALONG THE NORTH LINE OF COUNTY ROAD 60 FEET; THENCE NORTH 156.75 FEET TO THE POINT OF BEGINNING.

ORDER NO. 6-093284
PARCEL 1:
PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 11.5 RODS NORTH AND 390 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 09-046-0005 (ENTRY NO. 1037403), RUNNING THENCE WEST 60 FEET ALONG THE SOUTH BOUNDARY OF LOT 3, ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION; THENCE SOUTH 156.75 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE EAST ALONG THE NORTH LINE OF COUNTY ROAD 60 FEET; THENCE NORTH 156.75 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 17, 2003, AS ENTRY NO. 1975229, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING HIGHWAY STATE ROUTE 97 KNOWN AS PROJECT NO. 0126 BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 10.059 METERS (33.00 FEET) PERPENDICULARLY DISTANT FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 13+124.835 SAID POINT ALSO BEING 100.584 METERS (330.00 FEET) WEST ALONG THE SOUTH LINE OF SAID SECTION 14 AND 10.059 METERS (33.00 FEET) NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 14; AND RUNNING THENCE WEST 36.576 METERS (120.00 FEET) ALONG SAID EXISTING RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 3.788 METERS (12.43 FEET) ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 13.847 METERS (45.43 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE; THENCE EASTERLY 1.176 METERS (3.86 FEET) ALONG THE ARC OF A 327.150 METERS (1073.33 FOOT) RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 84°24'51" EAST 1.176 METERS (3.86 FEET) TO A LINE TANGENT TO SAID CURVE AT A POINT 13.961 METERS (45.80 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE AT ENGINEERS STATION 13+108.998; THENCE NORTH 84°18'40" EAST 19.666 METERS (64.52 FEET) TO A POINT OF TANGENCY WITH A 332.850 METERS (1092.03 FOOT) RADIUS CURVE TO THE RIGHT SAID POINT BEING 15.911 METERS (52.20 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE AT ENGINEERS STATION 13+108.998; THENCE EASTERLY 15.883 METERS (52.11 FEET) ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 85°40'41" EAST 15.882 METERS (52.11 FEET) TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 17.107 METERS (56.13 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE; THENCE SOUTH 7.048 METERS (23.12 FEET) ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°16'27" CLOCKWISE TO MATCH HIGHWAY BEARINGS).

PARCEL 2:
PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 11.5 RODS NORTH 390 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 09-046-0005 (ENTRY NO. 1037403), RUNNING THENCE WEST 60 FEET ALONG THE SOUTH BOUNDARY OF LOT 3, ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION; THENCE SOUTH 156.75 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE EAST ALONG THE NORTH LINE OF COUNTY ROAD 60 FEET; THENCE NORTH 156.75 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED, RECORDED SEPTEMBER 17, 2003, AS ENTRY NO. 1975229 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING HIGHWAY, STATE ROUTE 97, KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 10.059 METERS (33.00 FEET) PERPENDICULARLY DISTANT FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 13+124.835, SAID POINT ALSO BEING 100.584 METERS (330.00 FEET) WEST ALONG THE SOUTH LINE OF SAID SECTION 14 AND 10.059 METERS (33.00 FEET) NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 14; AND RUNNING THENCE WEST 36.576 METERS (120.00 FEET) ALONG SAID EXISTING RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 3.788 METERS (12.43 FEET) ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 13.847 METERS (45.43 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE; THENCE EASTERLY 1.176 METERS (3.86 FEET) ALONG THE ARC OF A 327.150 METERS (1073.33 FOOT) RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 84°24'51" EAST 1.176 METERS (3.86 FEET) TO A LINE TANGENT TO SAID CURVE AT A POINT 13.961 METERS (45.80 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE AT ENGINEER STATION 13+108.998; THENCE NORTH 84°18'40" EAST 19.666 METERS (64.52 FEET) TO A POINT OF TANGENCY WITH A 332.850 METERS (1092.03 FOOT) RADIUS CURVE TO THE RIGHT, SAID POINT BEING 15.911 METERS (52.20 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE AT ENGINEERS STATION 13+108.998; THENCE EASTERLY 15.883 METERS (52.11 FEET) ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 85°40'41" EAST 15.882 METERS (52.11 FEET) TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 17.107 METERS (56.13 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTER LINE; THENCE SOUTH 7.048 METERS (23.12 FEET) ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°16'17" CLOCKWISE TO MATCH HIGHWAY BEARINGS).

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°43'34" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON.

THE BOUNDARY WAS DETERMINED BASED UPON TITLE DESCRIPTIONS, THE ADJOINING ROY RETAIL CENTER SUBDIVISION, AND A SURVEY PLAT ESTABLISHING THE RIGHT-OF-WAY LINE OF 5600 SOUTH STREET. THOSE DOCUMENTS ARE REFERENCED HEREON. RIGHT-OF-WAY MARKERS WERE FOUND SOUTHERLY OF THE SURVEYED RIGHT-OF-WAY LINE. THE LINE AS ESTABLISHED BY MULTIPLE SURVEYS WAS USED AS IT APPEARS THAT IT IS WHAT HAS BEEN HISTORICALLY RELIED UPON.

GENERAL NOTES:

- DOCUMENTS USED IN PREPARATION OF THIS SURVEY:
 - ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 1, 2021, COMMITMENT NO. 6-096237 (REVISED #1).
 - ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 21, 2021, ORDER NO. 6-093284 (REVISED #1).
 - SURVEY PLAT PERFORMED BY GREAT BASIN ENGINEERING NORTH, ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS MAP NO. 3053.
 - ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION, ON FILE WITH THE WEBER COUNTY RECORDER AS ENTRY NO. 1903458.

LEGEND:

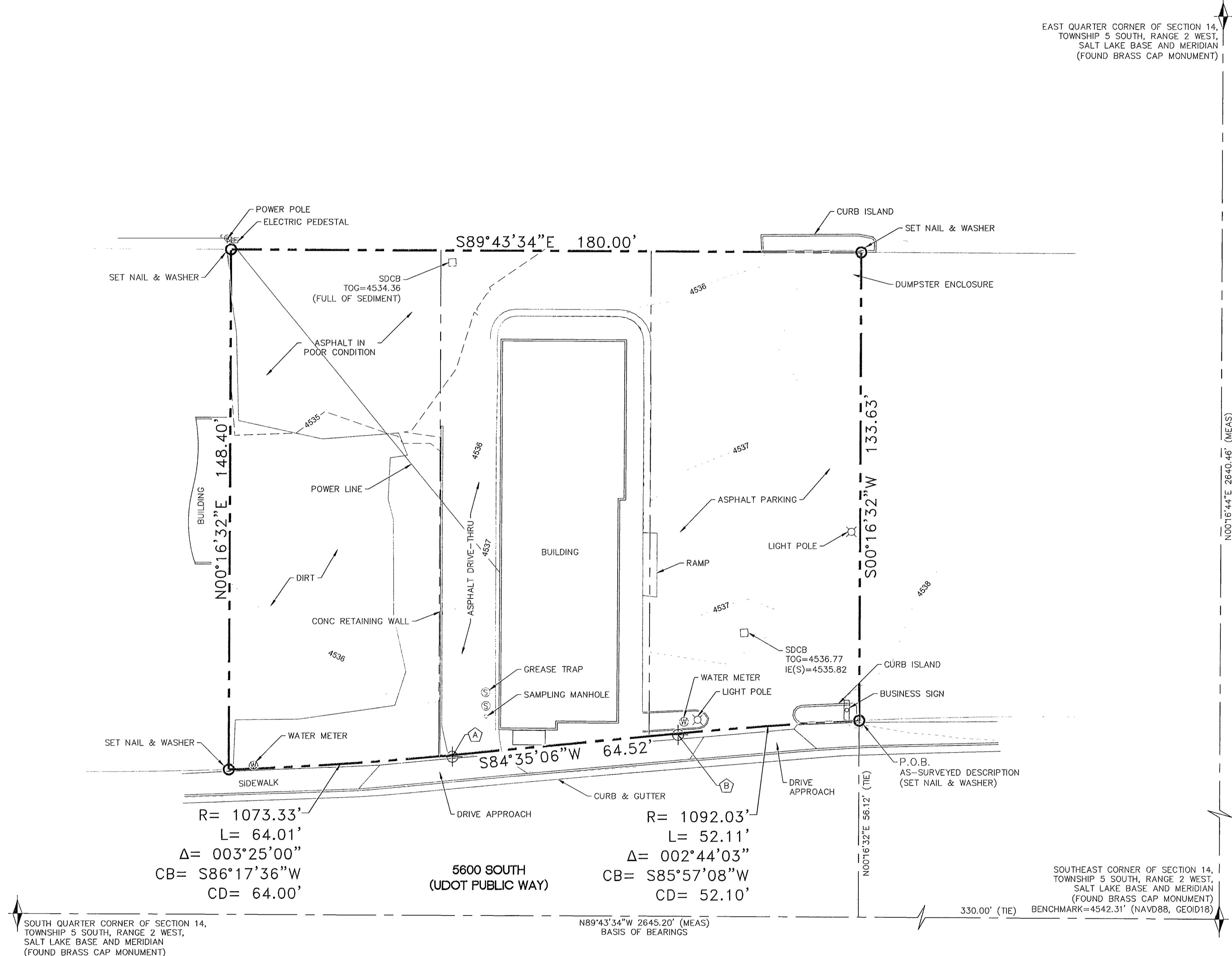
- FOUND 5/8 REBAR AND CAP
- PROPERTY LINE
- RIGHT-OF-WAY MARKER
- SECTION CORNER AND LINE
- SET PROPERTY MARKER AS NOTED

AS-SURVEYED DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 89°43'34" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 14, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°43'34" WEST ALONG THE SECTION LINE A DISTANCE OF 330.00 FEET AND NORTH 0°16'32" EAST 56.12 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES, 1) ALONG A 1,092.03 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 52.11 FEET THROUGH A CENTRAL ANGLE OF 02°44'03" (CHORD BEARS SOUTH 85°57'08" WEST 52.10 FEET), 2) SOUTH 84°35'06" WEST 64.52 FEET TO THE POINT OF A 1,073.33 FOOT RADIUS TANGENT CURVE TO THE RIGHT, 3) ALONG SAID CURVE A DISTANCE OF 64.01 FEET THROUGH A CENTRAL ANGLE OF 03°25'00" (CHORD BEARS SOUTH 86°17'36" WEST 64.00 FEET); THENCE NORTH 0°16'32" EAST 148.40 FEET TO THE SOUTH LINE OF LOT 3, ROY RETAIL CENTER SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 89°43'34" EAST ALONG SAID LOT 3 A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE SOUTH 0°16'32" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 133.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 25,423 SQUARE FEET OR 0.584 ACRES, MORE OR LESS.



SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)
N89°43'34" W 2645.20' (MEAS) BASIS OF BEARINGS
330.00' (TIE) BENCHMARK=4542.31' (NAVD88, GEOID18)

WILDING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.593.8112
WWW.WILDINGENGINEERING.COM

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 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 RECORD OF SURVEY		PROJECT NAME LOLO HAWAIIAN BBQ		DATE 7/17/2023
LOCATION 1952 W 5600 S		DRAWN KMD	CHECKED KMD	SCALE 1" = 20'
ROY, UTAH		WEBER		PROJECT 23150
				SHEETS 1 OF 1

RECEIVED
7641

G:\DATA\23150 Lolo Hawaiiian BBQ Roy.dwg 23150 ROS.dwg
PLOT DATE: Jul 17, 2023