

DESCRIPTION PER TITLE REPORT

BEGINNING AT THE INTERSECTION OF A FENCE LINE, (SAID FENCE LINE SHOWN AND DEFINED ON A SURVEY OF RECORD IN THE OFFICE OF THE WEBER COUNTY SURVEYOR AS SURVEY NO. 003342 PREPARED BY MOUNTAIN ENGINEERING, AND THE SOUTH LINE OF STATE ROAD NO. 39, SAID POINT BEING SOUTH 0°34'23" WEST 490.89 FEET ALONG THE QUARTER SECTION LINE TO THE CENTERLINE OF STATE ROAD NO. 39 AND NORTH 88°29'53" WEST 68.20 FEET ALONG THE CENTERLINE OF STATE ROAD NO. 39, AND SOUTH 0°52'33" WEST 33.00 FEET TO THE SOUTH LINE OF STATE ROAD NO. 39 FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°52'33" WEST 1287.64 FEET ALONG THE SAID FENCE LINE SHOWN ON SAID SURVEY BY MOUNTAIN ENGINEERING TO AN INTERIOR CORNER OF SAID FENCE LINE, THENCE NORTH 89°14'38" WEST 40.12 FEET ALONG SAID FENCE LINE TO A "T" IN THE FENCE LINE AS SHOWN ON SAID SURVEY BY MOUNTAIN ENGINEERING, THENCE NORTH 89°14'38" WEST 193.03 FEET ALONG SAID FENCE LINE AS SHOWN ON SAID SURVEY BY MOUNTAIN ENGINEERING TO THE SOUTHEAST CORNER OF A SURVEY RECORDED IN THE OFFICE OF THE WEBER COUNTY SURVEYOR AS SURVEY NO. 003861 PREPARED BY REEVE AND ASSOCIATES, INC., THENCE NORTH 0°13'20" WEST 333.81 FEET ALONG THE EAST LINE TO AN ANGLE POINT IN THE EAST SURVEY LINE OF SAID SURVEY, THENCE NORTH 0°01'44" WEST 383.21 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID SURVEY, (SAID CORNER BEING ON A NORTH/SOUTH FENCE LINE), THENCE NORTH 0°14'40" EAST 583.33 FEET ALONG THE FENCE LINE TO THE SOUTH LINE OF STATE ROAD NO. 39, THENCE SOUTH 89°29'53" EAST 263.59 FEET ALONG THE SOUTH LINE OF STATE ROAD NO. 39 TO POINT OF BEGINNING.

TITLE INFORMATION

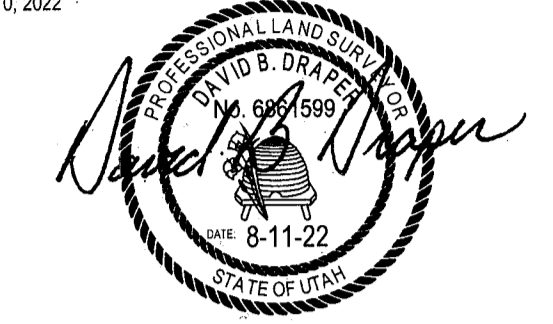
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 388855 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 30, 2022, AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC POWER TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, DBA ROCKY MOUNTAIN POWER, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED FEBRUARY 28, 2015 AS ENTRY NO. 262312 OF OFFICIAL RECORDS.
- A DOCUMENT ENTITLED "NOTICE OF MORTGAGE" RECORDED APRIL 05, 2013 AS ENTRY NO. 262865 OF OFFICIAL RECORDS SURVEY FINDINGS SHOWN HEREON.
- FENCE LINE AGREEMENT RECORDED NOVEMBER 15, 2013 AS ENTRY NO. 266442 OF OFFICIAL RECORDS. SURVEY FINDINGS: DOCUMENT ESTABLISHES THE WEST BOUNDARY LINE.

SURVEYOR'S CERTIFICATE

TO WAYPOINT REAL ESTATE LLC, FIRST AMERICAN TITLE INSURANCE 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, 3, 4, 8, 9, 10, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2021.
 DATE OF PLAT OR MAP: AUGUST 10, 2022



DAVID B. DRAPER
 LICENSE NO. 6861599

TABLE "A" ITEMS

- SEE GENERAL NOTE 2
- ADDRESS SHOWN HEREON
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH ZONE "X" PER MAP NO. 4950702055, EFFECTIVE ON JUNE 02, 2015.
- GROSS LAND AREA SHOWN HEREON
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- SURVEYED PARCEL HAS DRIVEWAY ACCESS TO HIGHWAY 39, A PAVED PUBLIC RIGHT OF WAY
- NO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE ONLY 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.
- ADJOINING OWNERS SHOWN HEREON
- DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ALL APPLICABLE EASEMENTS SHOWN HEREON.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°05'24" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE EAST PROPERTY LINE WAS ESTABLISHED ACCORDING TO A SURVEY PREPARED BY MOUNTAIN ENGINEERING ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS 3342. THE SOUTH LINE WAS ESTABLISHED ALONG THE FENCE LINE. THE WEST PROPERTY LINE WAS ESTABLISHED ALONG THE ADJOINING SUBDIVISION WHICH MATCHES THE FENCE LINE AGREEMENT CITED UNDER EXCEPTION 24. THE NORTH BOUNDARY LINE WAS ESTABLISHED AT THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 39.

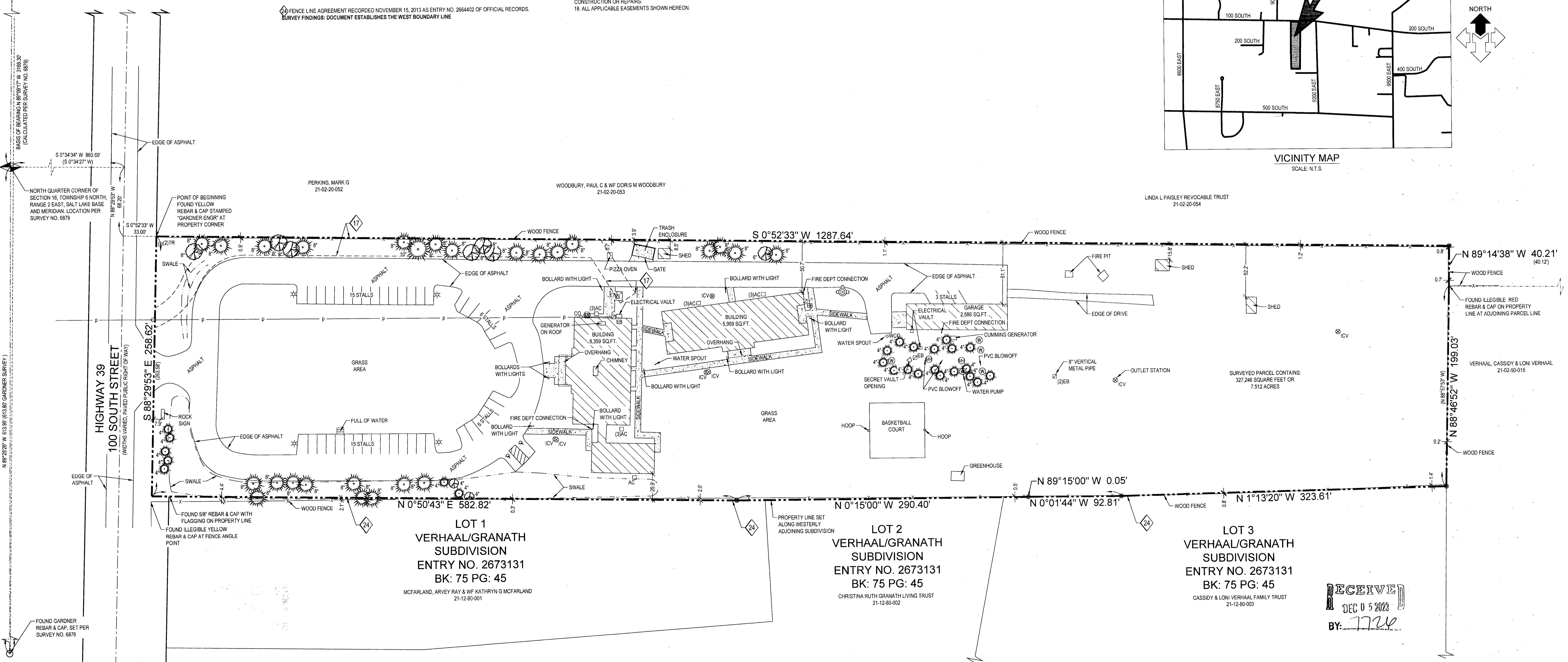
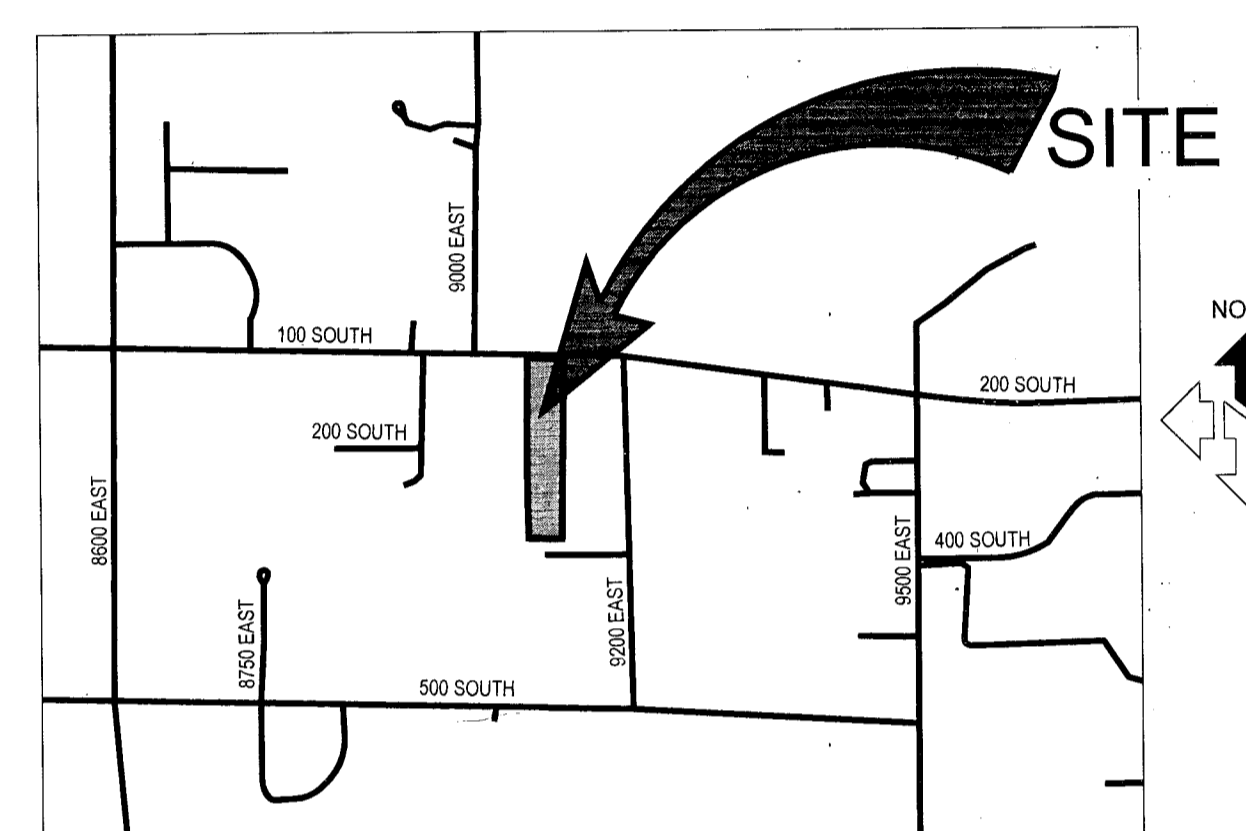
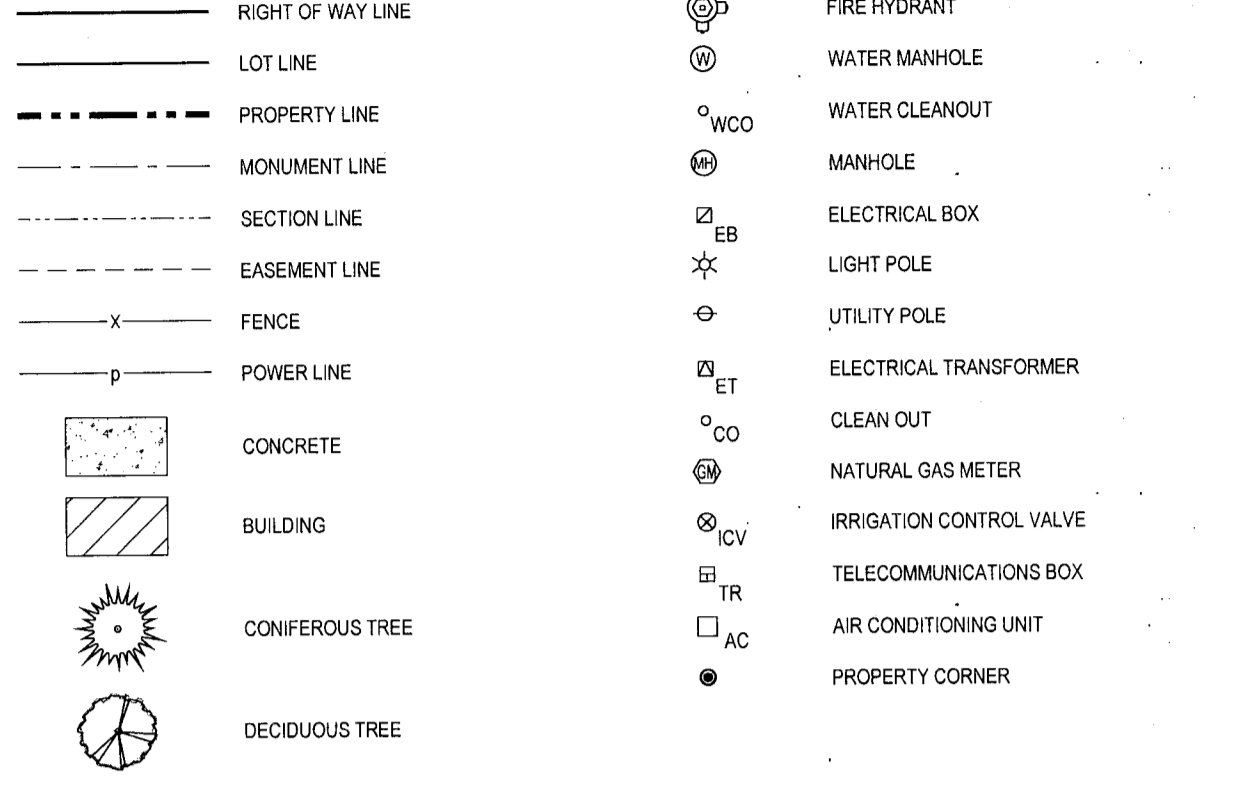
GENERAL NOTES

- MNEIL ENGINEERING OR MNEIL 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.
- UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MNEIL ENG."
- 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 PARENTHESES, 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.
- SURVEYED PARCEL HAS DRIVEWAY ACCESS TO HIGHWAY 39, A PAVED PUBLIC RIGHT OF WAY

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

LEGEND



McNEIL ENGINEERING
 Economic and Sustainable Designs, Professionals You Know and Trust
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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SBB HOLDINGS LLC PARCEL
9091 EAST 100 SOUTH
HUNTSVILLE, UTAH
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B. & M.

REV	DATE	DESCRIPTION
1	8-11-22	ADD EXCEPTIONS 17 AND 24

PROJECT NO: 22480
 CAD FILE: 22480ALT
 DRAWN BY: KSL/KEG
 CALC BY: DBD
 FIELD CREW: HB/IQ
 CHECKED BY: DBD
 DATE: 8-10-22

ALTA/NSPS LAND TITLE SURVEY
1 OF 1