

NARRATIVE
 This survey was requested by Kirtan McConkey and Chase Wilde for the Purpose of preparing as ALTA/NSPS Land Title Survey.
 This survey includes Table "A" items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 13, 16, & 19.

Basis of Bearing for this survey is North 89°08'10" West between the found monuments of the Northwest Corner of section 17 and the Northeast Corner of Section 17. The North Quarter Corner was not found. In reconstruction of the section the measured distance and bearing was held between the two said monuments. The Southwest and Southeast Corners of the section were established from the W.C.S. Plats. After establishing the Section in this manner, the Quarter and 16th Section lines were established from the midpoints of the respective section lines. The South line of the North half of the North half of the Northwest Quarter of section 17 was established from the Midpoint of the found Northwest to the Calculated North 16th line and running to the found centerline monument found at the intersection of West 4900 South and South 300 West Street. This line was also held as the center line of the road.

The record deeds call paralleling the section West section line. When rotating adjoining deeds to the same this record bearing the South and West boundaries were found to be contiguous. Between the North boundary of parcel one the Right of Way line for 4900 South was held. A hiatus was found between the south boundary of parcel one and the north boundary of parcel 2. The two parcels were extended to the midpoint of the two lines. This position was held on the assumption of the intent of the deeds. It seems that the deed was written based on the intention of the road center lines being 660 feet apart. With the deed to parcel one calling 330 feet that it was assumed that the boundary was intended to be at the mid point between the Right of Way lines. The other boundaries were found to match record and occupation as shown on the plat.

Property corners will be set with a 24" long 3/8" rebar and "Great Basin Engineering" Cap, or other standard marker as defined by Utah State Code. Other property corners were monumented as depicted on this survey.

- NOTES**
- Gross land area for parcel 1 and 2 is 19,692 square feet or 0.669 Acres.
 - No zoning information was provided to the surveyor at the time of survey.
 - There are 32 parking stalls between the two parcels.

Legend
 (Note: All items may not appear on drawing)

San. Sewer Manhole	⊙
Water Manhole	⊙
Storm Drain Manhole	⊙
Cleanout	⊙
Electrical Manhole	⊙
Catch Basins	⊙
Exist. Fire Hydrant	⊙
Exist. Water Valve	⊙
Water Valve	⊙
Sanitary Sewer	—S—
Culinary Water	—C—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	⊙
Power pole w/guy	⊙
Light Pole	⊙
Fence	—X—
Flowline of ditch	—OHP—
Overhead Power line	—CMP—
Corrugated Metal Pipe	—CP—
Concrete Pipe	—RCP—
Reinforced Concrete Pipe	—RCP—
Ductile Iron	—DI—
Polyvinyl Chloride	—PVC—
Top of Asphalt	—TA—
Edge of Asphalt	—EA—
Centerline	—CL—
Flowline	—FL—
Finish Floor	—FF—
Top of Curb	—TC—
Top of Wall	—TWL—
Top of Walk	—TW—
Top of Concrete	—TCN—
Natural Ground	—NG—
Finish Grade	—FG—
Match Existing	—ME—
Fire Department Connection	—FDC—
Electrical Cabinet	—ECAB—
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	—95.337A—
Exist. Grade	—95.337A—
Ridge Line	—R—
Direction of Flow	—>—
Existing Asphalt	▨
New Asphalt	▨
Existing Concrete	▨
New Concrete	▨

EXCEPTIONS TO COVERAGE
 This survey was completed using Commitment for Title Insurance from US Title Insurance agency under File No. 024097 dated June 11, 2020 @ 8:00 A.M.

- EXCEPTION NO. 1-10; 15-19 (NOT A SURVEY MATTER)**
- EXCEPTION NO. 11 (PLOTTED AFFECTS WEST 16 FEET OF PARCEL 1 AND 2):** A Grant of Easement in favor of Mountain Fuel Supply Company to install and construct, operate, replace and maintain pipe lines, valves, valve boxes and other gas transmission and related facilities therein, and all necessary fixtures thereto, recorded November 16, 1983 as entry No. 895212, in book 1435, page 2345 of Official Records.
- EXCEPTION NO. 12 (PLOTTED AFFECTS PARCEL 1):** A Grant of Easement in favor of The Mountain States Telephone and Telegraph company to install and construct, operate, replace, and maintain communication lines and related facility(ies) therein, and all necessary fixtures thereto, recorded December 21, 1983 as Entry No. 897872, in book 1438, Page 65 of official records.
- EXCEPTION NO. 13 (PLOTTED AFFECTS PARCEL 1):** A Right of Way for ingress and egress along the Easterly portion of Parcel 1 as disclosed by Warranty Deed recorded July 6, 1992 as Entry No. 1184443, in book 1631, page 1867 and other documents of record.
- EXCEPTION NO. 14 (REFERENCE TO EXCEPTION 13):** Access to Parcel 2 is across Parce 1. Without Parcel 1 there is not insurable means of access to Parcel 2

DESCRIPTION

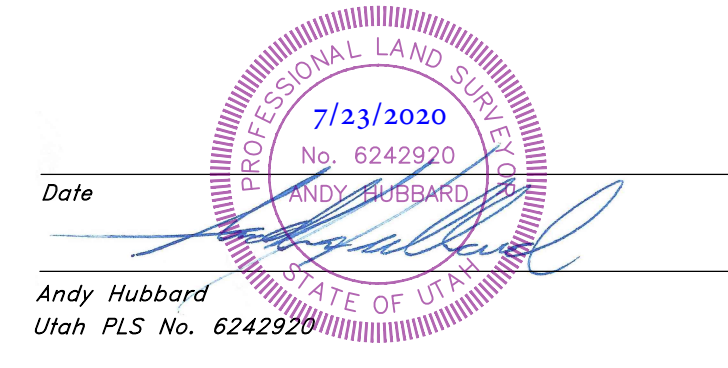
PARCEL 1:
 Part of the South Half of the Northwest Quarter of the Northwest Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;
 Beginning at a point along the North boundary line of said South Half of the Northwest Quarter of the Northwest Quarter of said Section 17, at a point 856.00 feet East of the West boundary of said section 17 and running thence easterly 66.00 feet along the said North boundary line of the South half of the Northwest Quarter of the Northwest Quarter of said section 17; thence Southerly 330.0 feet paralleling the west boundary of said section 17; thence Westerly 66.0 feet paralleling said North boundary; thence Northerly 330.0 feet paralleling said West boundary line of said Section 17 to the point of beginning.
 Subject to and reserving therout the north 33.0 feet of the above described tract of land for a right-of-way for a road. Excepting the County road as deeded in book 433, page 381.

PARCEL 2:
 Part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;
 Beginning at a point North 89°57' West 468 feet and 218 feet North 0°58' East of the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 17, and running thence North 0°58' East 112 feet; thence South 89°57' East 66 feet; thence South 0°58' West 112 feet; thence North 89°57' West 66 feet to the Point of Beginning.

FLOOD PLAIN
 This property lies entirely within flood Zone X (No Shading) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0436F dated 2 June, 2015. Flood Zone X (No Shading) is defined as "Areas determined to be outside 500-year floodplain."

CERTIFICATION
 To Kirtan & McConkie, Washington Terrace Complex, and US 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a)(b)(c), 8, 9, and 11 of Table A thereof.
 The field work was completed on 7-08-2020.

RECEIVED
 DEC 29 2023
 FILE # 7753



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4451 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

ALTA/NSPS LAND TITLE SURVEY
EBPM, LLC
 325 West 4900 South Washington Terrace, Weber County, Utah
 A part of Section the South Half of the Northwest Quarter of the Northwest Quarter of 17, T5N, R1W, SLB&M, U.S. Survey

14 July, 2020
 SHEET NO. **C1**
 20N740 - ALTA