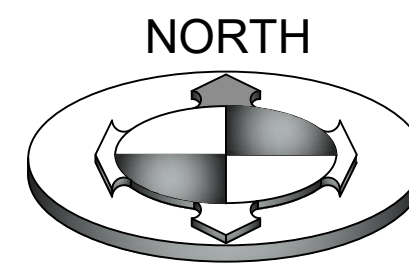
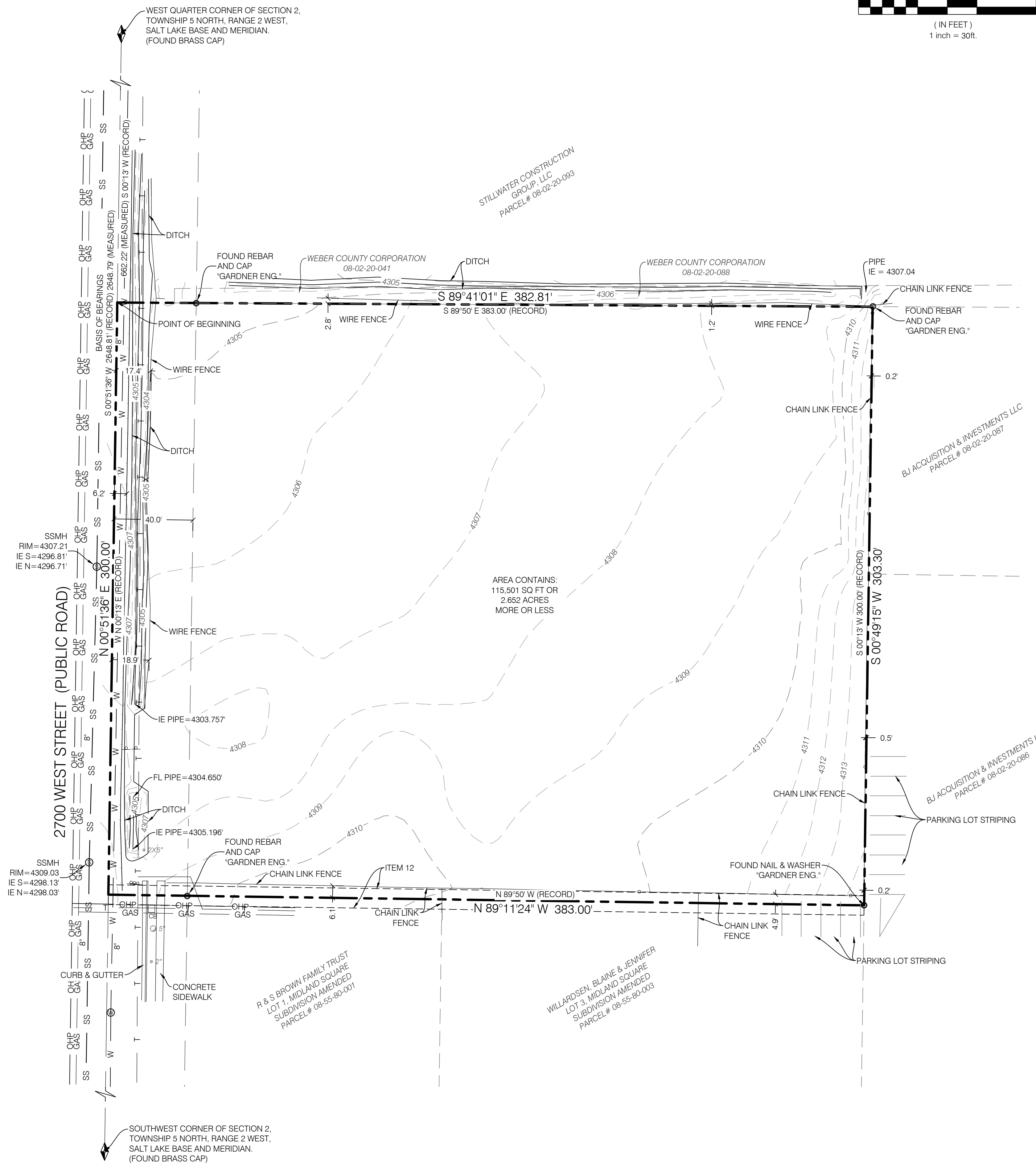
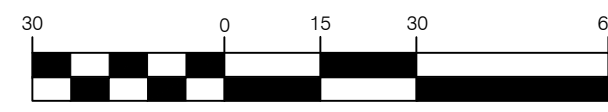


# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEST HAVEN CITY, WEBER COUNTY, UTAH



GRAPHIC SCALE



## SURVEYOR'S CERTIFICATE

TO:  
BJ ACQUISITION & INVESTMENTS, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
METRO NATIONAL TITLE

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, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 16, 2024.



## VICINITY MAP



## LEGAL DESCRIPTION PER TITLE REPORT

THAT PART LYING EASTERLY OF A LINE 350 FEET WESTERLY AND PARALLEL TO MIDLAND DRIVE; BEING PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 662.22 FEET SOUTH 00°13' WEST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 AND RUNNING THENCE SOUTH 89°50' EAST 383.00 FEET; THENCE SOUTH 00°13' WEST 300 FEET; THENCE NORTH 89°50' WEST 383 FEET TO THE SECTION LINE; THENCE NORTH 00°13' EAST 300 FEET TO THE POINT OF BEGINNING

## REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE, ORDER NO. 100036, EFFECTIVE DATE DECEMBER 26, 2023.
- R2) MIDLAND SQUARE SUBDIVISION AMENDED, ENTRY NO. 2744804, BOOK 77 AND PAGE 64, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.
- R3) RECORD OF SURVEY PREPARED BY GARDNER ENGINEERING, ON FILE AT THE OFFICE OF THE WEBER COUNTY SURVEYOR AS FILE NO. 7683.

## TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE, ORDER NO. 100036, EFFECTIVE DATE DECEMBER 26, 2023.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-11 NOT ADDRESSED IN THIS SURVEY

ITEM 12 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: INSTALLATION, MAINTENANCE OR REPLACEMENT OF A CULINARY WATER LINE RECORDED: JANUARY 30, 1973  
ENTRY NO.: 586476  
BOOK/PAGE: 1015 / 319  
(SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, AS SHOWN)

ITEMS 13-15 NOT ADDRESSED IN THIS SURVEY

## NARRATIVE OF SURVEY

SCOPE  
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY RIDGELINE DESIGN ARCHITECTS TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING  
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°51'36" EAST AS SHOWN HEREON.

BENCHMARK  
WEST QUARTER CORNER OF SECTION 2,  
TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN.  
ELEVATION = 4301.09

## GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.  
A - THE SOUTHERLY PROPERTY LINE HAS A CHAIN LINK AND PARKING IMPROVEMENTS THAT ENCROACH ONTO THE PROPERTY AS SHOWN.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 2700 WEST STREET.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- 6) NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.
- 7) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT COMMITMENT REPORT PREPARED BY FIDELITY NATIONAL TITLE, ORDER NO. 100036, EFFECTIVE DATE DECEMBER 26, 2023.

## LEGEND AND ABBREVIATIONS

	SECTION CORNER & LINE (FOUND)		SANITARY SEWER MANHOLE & PIPE
	PROPERTY CORNER (PLAT NOTED)		CULINARY PIPE LINE
	ADJACENT PL or LOT LINES		POWER POLE & OVERHEAD POWER
	EXISTING RIGHT-OF-WAY LINE		GAS LINE
	CENTERLINE OF ROAD		TELEPHONE LINE
	EASEMENT LINE		CABLE BOX
	CURB & GUTTER		CONIFEROUS TREE
	EDGE OF EXISTING ASPHALT		SIGN
	FENCE CHAIN		SSMH SANITARY SEWER MANHOLE
	FENCE WIRE		CB CATCH BASIN
			IE INVERT ELEVATION
			POB POINT OF BEGINNING

NO.	DATE	DESCRIPTION

BY	CHECKED BY	DATE	SCALE
BAL	BAL	02/15/2024	1"=30'
KL	KL	02/15/2024	1"=30'

**BENCHMARK ENGINEERING & LAND SURVEYING**

918 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**RIDGELINE DESIGN ARCHITECTS**

3720 SOUTH 2700 WEST  
WEST HAVEN, UTAH

PROJECT NO. 2401007

ALTA/NSPS  
LAND TITLE  
SURVEY

SVA.01  
1 OF 1

RECEIVED  
JUN 12 2024  
FILE # 7835