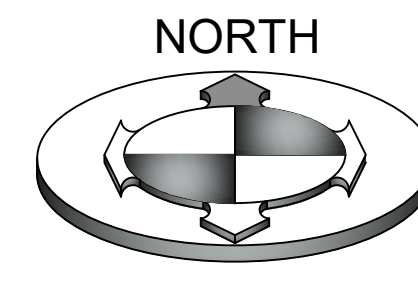
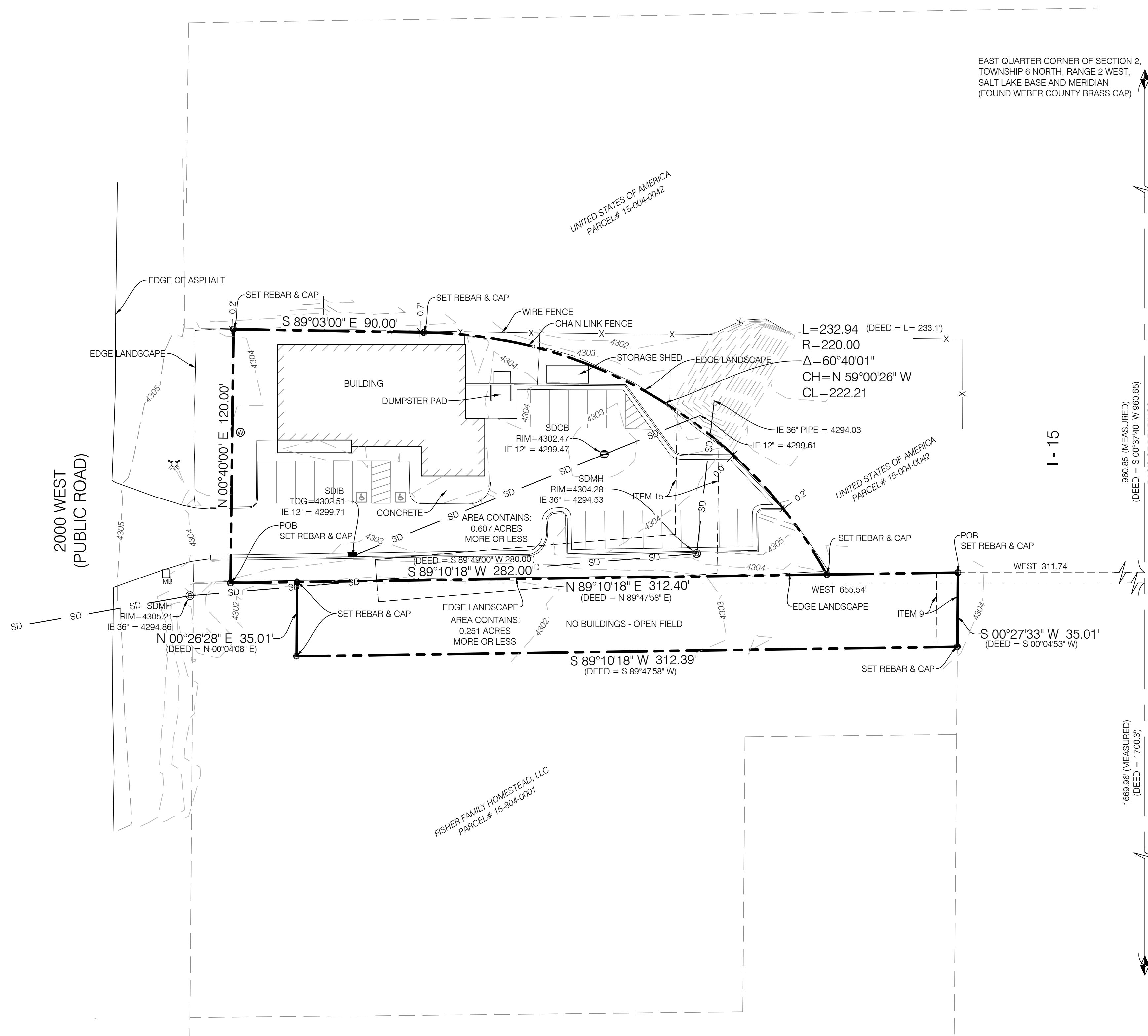


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FARR WEST, WEBER COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 30ft.



EAST QUARTER CORNER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND WEBER COUNTY BRASS CAP)

960.85' (MEASURED)
(DEED = S 00°37'40" W 960.85')
NORTH 2656.77' (MEASURED)

1669.96' (MEASURED)
(DEED = 1700.3')
SOUTHEAST CORNER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND WEBER COUNTY BRASS CAP)

SURVEYOR'S CERTIFICATE

TO:
JSB BUILDING, LLC
JSB BUILDING II, LLC, A UTAH LIMITED LIABILITY COMPANY
STEWART TITLE GUARANTY COMPANY
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, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 16, 2023.



VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

PARCEL 15-004-0084 (FILE NO.: 152790)
PART OF THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF STATE HIGHWAY 1700 3 FEET NORTH AND 655.54 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0°40' EAST 120 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE WILLARD CANAL, THENCE ALONG SAID CANAL SOUTH 89°03' EAST 90 FEET, MORE OR LESS, TO A POINT ON A 20 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE 233.1 FEET (THE TANGENT TO THE CURVE AT THE POINT OF BEGINNING BEARS SOUTH 28°38' EAST) TO SOUTH LINE OF CANAL, THENCE SOUTH 89°49' WEST 280 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
PARCEL 15-004-0116 (FILE NO.: 338-6158740)
PART OF THE SOUTH-EAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING SOUTH 00°37'40" WEST 960.85 FEET AND NORTH 89°22'20" WEST 311.74 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 01°04'53" WEST ALONG AN EXISTING FENCE, 35.01 FEET; THENCE SOUTH 89°47'58" WEST 312.39 FEET; THENCE NORTH 01°04'08" EAST 35.01 FEET; THENCE NORTH 89°47'58" EAST 312.40 FEET TO THE POINT OF BEGINNING.

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY JEFF BAILEY TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY, AS SHOWN HEREON.
BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH, AS SHOWN HEREON.
BENCHMARK
THE EAST QUARTER CORNER OF SECTION 2, AS SHOWN ELEVATION = 4304.21
NARRATIVE
THE RECORD OF SURVEY PREPARED BY MERIDIAN ENGINEERING - MICHAEL W. NADEAU THAT WAS PREPARED ON PARCEL 15-004-0084 ON FILE AT THE OFFICE OF THE WEBER COUNTY SURVEYORS OFFICE AS 004426, WAS REVIEWED AND USED TO HELP REESTABLISH THE SUBJECT PROPERTY.
THE BOUNDARY SHOWN ON SAID SURVEY 004426 WAS ADJUSTED TO COINCIDE WITH THE FISHER FAMILY HOMESTEAD SUBDIVISION, SAID SUBDIVISION WAS ROTATED TO MATCH THE NORTH BASIS OF BEARINGS USED FOR THIS SURVEY.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	○	SANITARY SEWER MANHOLE & PIPE	SS	SS
PROPERTY CORNER (PLAT NOTED)	●	STORM DRAIN MANHOLE & PIPE	SD	SD
ADJACENT PL or LOT LINES	---	CULINARY PIPE LINE	W	W
EXISTING RIGHT-OF-WAY LINE	---	WATER VALVE & WATER METER	WV	WV
EASEMENT LINE	---	FIRE HYDRANT	FD	FD
CURB & GUTTER	---	IRRIGATION VALVE & PIPE LINE	IRR	IRR
EDGE OF EXISTING ASPHALT	---	POWER POLE & OVERHEAD POWER	OHP	OHP
FENCE, CHAIN	---	UNDERGROUND POWER	UGP	UGP
FENCE, WIRE	---	GAS LINE	GAS	GAS
		FIBER OPTIC	FO	FO
		COMMUNICATION LINE	COMM	COMM
SDMH STORM DRAIN MANHOLE	○	GAS METER	GM	GM
SSMH SANITARY SEWER MANHOLE	○	MAILBOX	MB	MB
SD STORM DRAIN	○	CATCH BASIN	CB	CB
CB CATCH BASIN	○	STORM DRAIN INLET BOX	SDIB	SDIB
IE INVERT ELEVATION	○			
TOG TOP OF GRATE	○			
POB POINT OF BEGINNING	○			

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 152790, EFFECTIVE DATE JANUARY 6, 2017.
- R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 338-6158740, EFFECTIVE DATE AUGUST 20, 2021.
- R3) RECORD OF SURVEY, RECORDED MARCH 9, 2010 AS 004426 AT THE OFFICE OF THE WEBER COUNTY SURVEYOR.
- R4) THE FISHER FAMILY HOMESTEAD SUBDIVISION, RECORDED NOVEMBER 4, 2022 AS ENTRY NO. 3262353 IN BOOK 94 AT PAGE 67 AT THE OFFICE OF THE WEBER COUNTY RECORDER.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 338-6158740, EFFECTIVE DATE AUGUST 20, 2021.
NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:
ITEMS 1-11 NOT ADDRESSED IN THIS SURVEY
ITEM 12 THE RIGHTS, IF ANY, OF THE WILLARD CANAL CO. AND ANY EASEMENTS AND/OR RIGHTS OF WAYS IN FAVOR OF SAID CANAL COMPANY TO MAINTAIN SAID CANAL LYING ALONG THE NORTHERLY PROPERTY LINE. (SURVEY FINDINGS: NO DOCUMENTS PROVIDED)
ITEM 13 AGREEMENT DATED: AUGUST 13, 1987 BY AND BETWEEN: THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND THE WEBER-BOX ELDER CONSERVATION DISTRICT, A CORPORATION RECORDED: MAY 17, 1996 ENTRY NO.: 1406842 BOOK: 1806 PAGE: 2917
EASEMENT TO USE DISTRIBUTION SYSTEM DATED: AUGUST 13, 1987 GRANTOR: WEBER-BOX ELDER CONSERVATION DISTRICT GRANTEE: THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES LOCATION: NO EXACT LOCATION PURPOSE: AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES OF THE WEBER-BOX ELDER CONSERVATION DISTRICT. RECORDED: MAY 17, 1996 ENTRY NO.: 1406843 BOOK: 1806 PAGE: 2925 (SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
ITEM 14 NOT ADDRESSED IN THIS SURVEY
ITEM 15 GRANT OF EASEMENT GRANTOR: JSB BUILDING, LLC GRANTEE: FARR WEST CITY CORPORATION, A MUNICIPAL CORPORATION IN THE STATE OF UTAH LOCATION: SEE EASEMENT PURPOSE: PERPETUAL EASEMENT HERE IN AFTER DESCRIBED AS A PUBLIC UTILITY STORM DRAIN EASEMENT IN, OVER, UPON, ACROSS AND THROUGH THOSE PORTIONS OF THE GRANTOR'S LAND DATED: JUNE 16, 2010 RECORDED: JUNE 17, 2010 ENTRY NUMBER: 2477845 (SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY - AS SHOWN)
ITEM 16-21 NOT ADDRESSED IN THIS SURVEY
THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 152790, EFFECTIVE DATE JANUARY 6, 2017.
NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED COMMITMENT:
ITEMS 1-8 NOT ADDRESSED IN THIS SURVEY
ITEM 9 A RIGHT OF WAY AND EASEMENT FOR IRRIGATION DITCH OVER THE EAST 10 FEET BY THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 4, 1995 AS ENTRY NO. 1376580 IN BOOK 1782 AT PAGE 1677 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)
ITEM 10 AGREEMENT RECORDED MAY 17, 1996 AS ENTRY NO. 1406842 IN BOOK 1806 AT PAGE 2917 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - STORM DRAIN ON PARCEL 15-004-0116.
B - LANDSCAPE I SOME PLACES EXTENDS PAST PROPERTY LINE.
- 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.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 2000 WEST FROM PARCEL 15-004-0084. PARCEL 15-004-0116 HAS NO STREET ACCESS EXCEPT THROUGH PARCEL 15-004-0084. NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

NO.	DATE	DESCRIPTION

DRWN BY	CHECKED BY	DATE	SCALE

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

JSB BUILDING II, LLC
1400 N 2000 W
FARR WEST CITY, UTAH

PROJECT NO. 2305068
ALTA/NSPS LAND TITLE SURVEY
SVA.01
1 OF 1

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