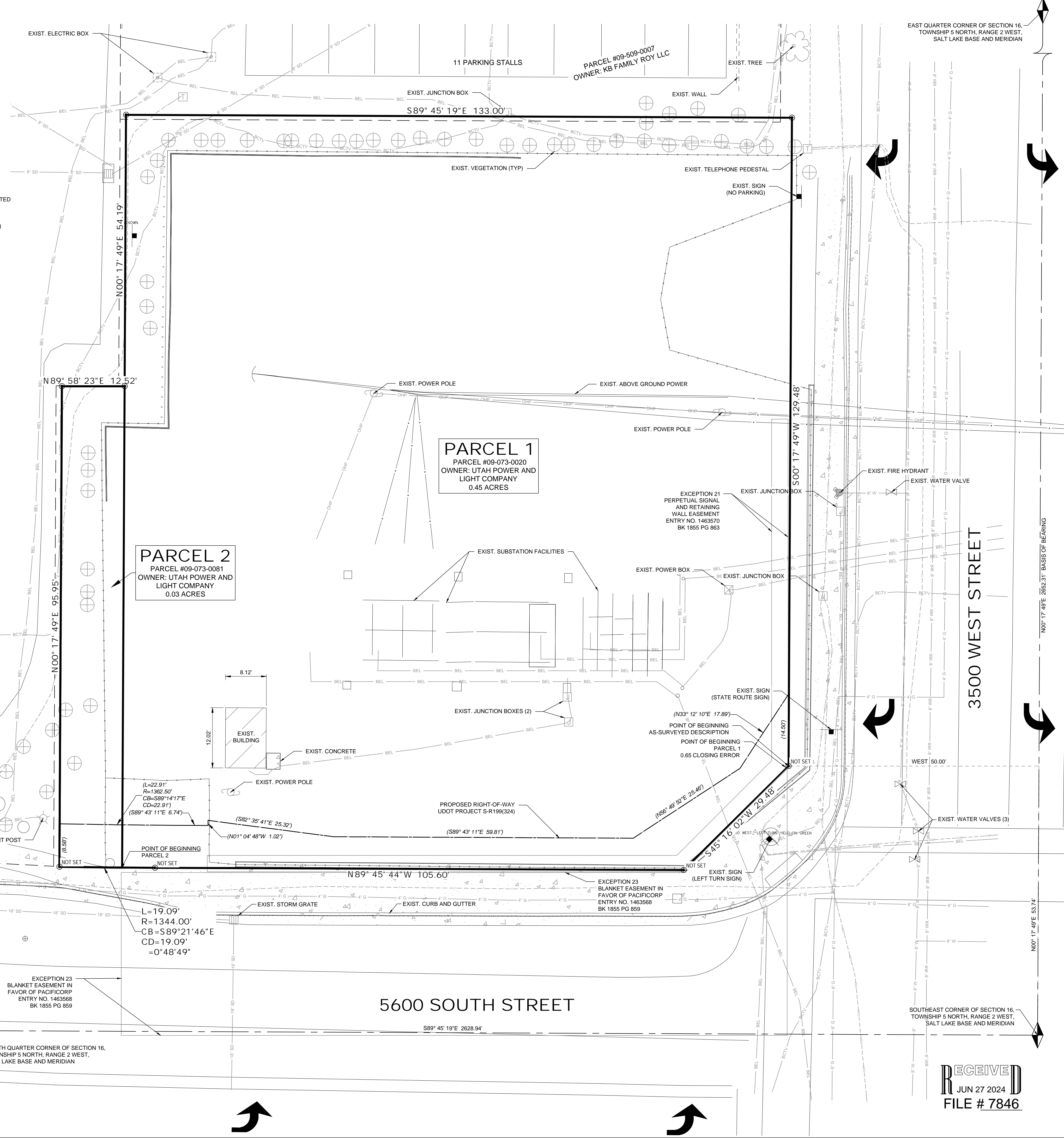


LEGEND

BOUNDARY LINE	ROW LINE
ADJ PROPERTY LINES	EX. FIRE HYDRANT
SECTION LINE	EX. ELECTRIC BOX
TIE LINE	EX. TELE PEDESTAL
EX. 6" STORM DRAIN	EX. SIGN
EX. 8" STORM DRAIN	EX. VEGETATION
EX. 10" STORM DRAIN	EX. TREE
EX. 12" STORM DRAIN	FOUND SECTION MON
EX. 18" STORM DRAIN	EX. CONCRETE
EX. 8" SEWER	EX. STORM GRATE
UNDERGROUND POWER	EX. WATER VALVE
UDOT FIBER	EX. POWER POLE
EX. 8" WATER LINE	EX. LIGHT POST
4" GAS	EX. CABLE TV BOX
6" GAS	EX. POWER BOX
8" IRRIGATION	5/8" REBAR AND PLASTIC CAP STAMPED "HORROCKS"
UNDERGROUND TV	CORNERS NOT MONUMENTED PER CLIENT REQUEST AS MONUMENTS WILL BE DESTROYED DURING 5600 SOUTH RECONSTRUCTION
TELEPHONE	
FENCE LINE	
ABOVE GROUND POWER	



SURVEYORS CERTIFICATE

TO COTTONWOOD TITLE INSURANCE AGENCY, INC., UTAH POWER & LIGHT COMPANY, A CORPORATION, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 INCLUDED ITEMS 1, 2, 3, 5, 6(A) & (B), 7(A), 8, 11(A), AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DATE: APRIL 2024

DATE OF PLAN OR MAP: MAY 1, 2024

AUSTIN PACK
LICENSE NO.: 12407617

LEGAL DESCRIPTIONS FROM TITLE REPORT

PARCEL 1: BEGINNING AT THE SOUTHEAST CORNER OF THE DEFENDANTS' LAND, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 17 (LOCAL SURVEY) AND ALSO THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, THENCE NORTH 183 FEET ALONG THE EAST BOUNDARY LINE OF SAID DEFENDANTS' LAND, THENCE WEST 183 FEET, THENCE SOUTH 183 FEET TO THE SOUTH BOUNDARY LINE OF SAID DEFENDANTS' LAND, THENCE EAST 183 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16 (AS MONUMENTED), AND RUNNING THENCE SOUTH 89°58'17" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, 65.00 FEET; THENCE NORTH 00°01'25" EAST, 183.00 FEET; THENCE NORTH 89°58'17" EAST 90.00 FEET TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16, ALSO BEING THE CENTERLINE OF 3500 WEST STREET; THENCE SOUTH 00°01'25" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16, ALSO BEING THE CENTERLINE OF 3500 WEST STREET, 183.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT 0097, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF C-LINE (5600 WEST STREET) OF SAID PROJECT AT A POINT 15.240 METERS (50.00 FEET) WESTERLY FROM THE CENTERLINE OF SAID C-LINE AT AN ENGINEER STATION 1+016.200, SAID POINT ALSO BEING APPROXIMATELY 16.369 METERS (53.70 FEET) NORTH (NORTH 00°48'48" EAST) HIGHWAY BEARING) ALONG THE SECTION LINE AND 15.240 METERS (50.00 FEET) SOUTH (SOUTH 00°01'25" WEST) HIGHWAY BEARING) FROM THE SOUTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE SOUTH (SOUTH 00°01'25" WEST) HIGHWAY BEARING) 16.304 METERS (53.49 FEET) TO THE SECTION LINE, THENCE WEST (NORTH 89°45'19" WEST) HIGHWAY BEARING) 40.538 METERS (133.00 FEET); THENCE NORTH (NORTH 00°17'49" EAST) HIGHWAY BEARING) 3.953 METERS (12.82 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PROJECT, THENCE EAST (NORTH 00°17'49" EAST) HIGHWAY BEARING) 409.850 METER (1344.00 FOOT) RADIUS CURVE TO THE LEFT 1.999 METERS (6.56 FEET); (NOTE: CHORD TO SAID CURVE BEARS SOUTH 89°58'37" EAST (SOUTH 89°58'37" EAST) HIGHWAY BEARING) 1.999 METERS (6.56 FEET); THENCE EAST (SOUTH 89°45'44" EAST) HIGHWAY BEARING) 32.189 METERS (105.60 FEET); THENCE NORTH 45°01'17" EAST (NORTH 45°01'17" EAST) HIGHWAY BEARING) 8.985 METERS (29.16 FEET) 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. (NOTE: ALL BEARINGS AND DISTANCES ON THE ABOVE DESCRIPTION ARE BASED UPON THE UTAH STATE PLANE COORDINATE MODIFIED SYSTEM.)

PARCEL 2: A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT NO. 0097, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE 1/4 SE 1/4 OF SECTION 16, T. 5 N., R. 2 S. L. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PROJECT AT A POINT 15.350 M (50.36 FEET) NORTHEAST FROM THE CENTERLINE OF SAID PROJECT AT AN ENGINEER STATION 9+774.812, SAID POINT ALSO BEING APPROXIMATELY 55.769 M (182.97 FEET) WEST (N. 89°45'19" W. HIGHWAY BEARING) ALONG THE SECTION LINE AND 9.953 M (32.65 FEET) NORTH (N. 00°17'49" E. HIGHWAY BEARING) FROM THE SOUTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE WESTERLY ALONG THE ARC OF A 409.850 M (1344.00 FOOT) RADIUS CURVE TO THE RIGHT 3.806 M (12.48 FEET); (NOTE: CHORD TO SAID CURVE BEARS N. 89°29'39" (N. 89°29'39" W. HIGHWAY BEARING) 3.815 M (12.52 FEET); ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THENCE NORTH (N. 00°17'49" E. HIGHWAY BEARING) 29.246 M (95.95 FEET); THENCE EAST (N. 89°45'19" E. HIGHWAY BEARING) 3.815 M (12.52 FEET) TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE SOUTH (S. 00°17'49" W. HIGHWAY BEARING) 93.203 M (306.13 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.

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS

DATE	REV #	DATE	DESCRIPTION
2024.05.01	1	JR	DESIGNED
	2	JR	DRAWN
	3	AP	CHECKED
	4	UT-5559-23	PROJECT

DATE: 06/24/2024
AUSTIN PACK
No. 12407617

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING PART OF THE SE 1/4 SE 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE OF 5600 SOUTH STREET AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, WHICH POINT IS 53.74 FEET N 00°17'49" E ALONG THE SECTION LINE AND 50.00 FEET WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE ALONG SAID EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S. 45°16'02" W. 29.45 FEET; (2) THENCE N. 89°45'44" W. 105.60 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 1344.00 FEET; (3) THENCE WESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 19.98 FEET, CHORD BEARS N. 89°29'39" W. 19.98 FEET TO THE WESTERLY BOUNDARY LINE OF SAID TRACT; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING THREE(3) COURSES AND DISTANCES: (1) N. 00°17'49" E. 90.95 FEET; (2) THENCE N. 89°58'23" E. 12.52 FEET; (3) THENCE N. 00°17'49" E. 54.19 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID TRACT; THENCE S. 89°45'19" E. 133.00 FEET TO SAID EXISTING WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET; THENCE S. 00°17'49" W. 129.48 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 20,979 SQUARE FEET IN AREA OR 0.482 ACRE.

SCHEDULE B - SECTION 2

19. EASEMENT IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH FOR THE PURPOSE OF CONSTRUCTING AN IRRIGATION DITCH AND APPURTENANT PARTS THEREOF AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED MARCH 2, 1993 AND RECORDED MAY 12, 1993, AS ENTRY NO. 204531, IN BOOK 417, AS PAGE 279.

20. THIS EXCEPTION IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THIS EASEMENT DOES NOT AFFECT OUR PROPERTY.

21. EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING TRAFFIC SIGNAL POLES AND RETAINING WALLS APPURTENANT PARTS THEREOF INCIDENT TO THE WIDENING OF THE EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT NO. 0097 AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED MARCH 18, 1997 AND RECORDED APRIL 3, 1997, AS ENTRY NO. 1463570, IN BOOK 1855, AT PAGE 863.

22. THIS EXCEPTION AFFECTS THE SOUTHWEST CORNER OF PROPERTY, AND IS SHOWN HEREON.

23. RESERVATION OF A BLANKET EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION DBA UTAH POWER AND LIGHT COMPANY, (SUCCESSOR IN INTEREST BY MERGER TO UTAH POWER AND LIGHT COMPANY, A UTAH CORPORATION) AS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 3, 1997 AS ENTRY NO. 1463568 IN BOOK 1855 AT PAGE 859.

24. THIS EXCEPTION RUNS ALONG THE SOUTHERLY BORDER OF OUR PROPERTY, AND SOUTH OF OUR PROPERTY, THIS EXCEPTION FALLS IN 5600 SOUTH STREET.

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY.

2. 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 FILE NUMBER 176240-KAP, PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. THROUGH ITS AGENT NATIONAL TITLE AGENCY OF UTAH, INC. EFFECTIVE DATE: APRIL 1, 2024 7:30AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

3. THE BASIS OF BEARING FOR THIS SURVEY IS N 00°17'49" E. BETWEEN THE 2016 WEBER COUNTY 3" BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THE 1963 WEBER COUNTY PRESSE 3" BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

4. THE BENCHMARK USED WAS A FOUND REBAR WITH A PLASTIC CAP KNOWN AS POINT 511 FROM UDOT PROJECT S-R199(324) SURVEY CONTROL, MEASURED ELEVATION BEING 4574.90 U.S. SURVEY FEET.

5. THE DESCRIBED PROPERTY FLOOD ZONE DESIGNATION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 425 OF 600, ZONE X AS SHOWN HEREON, MAP REVISED: NOVEMBER 30, 2023, FLOOD MAP NO. 49057C0425F.

6. PROPOSED RIGHT OF WAY CHANGES PER UDOT PROJECT S-R199(324) ARE SHOWN HEREON.

7. THERE WAS NO OBSERVABLE EVIDENCE THAT SITE WAS USED AS A SOLID WASTE DUMP, SIMPIL OR SANITARY LANDFILL.

8. THE PROPERTY CORNERS WERE MARKED WITH A 5/8" REBAR AND A PLASTIC CAP STAMPED "HORROCKS ENGINEERS AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

