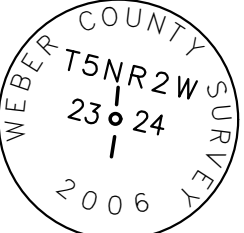
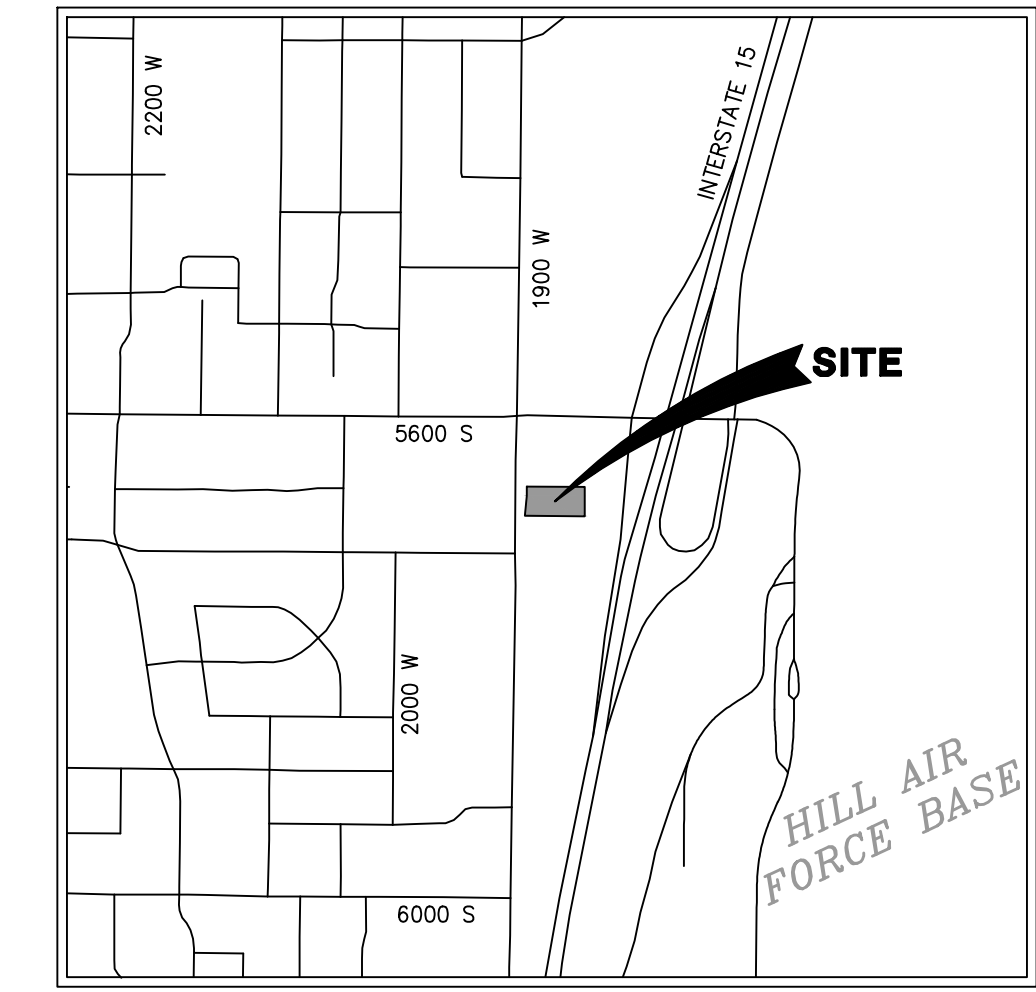


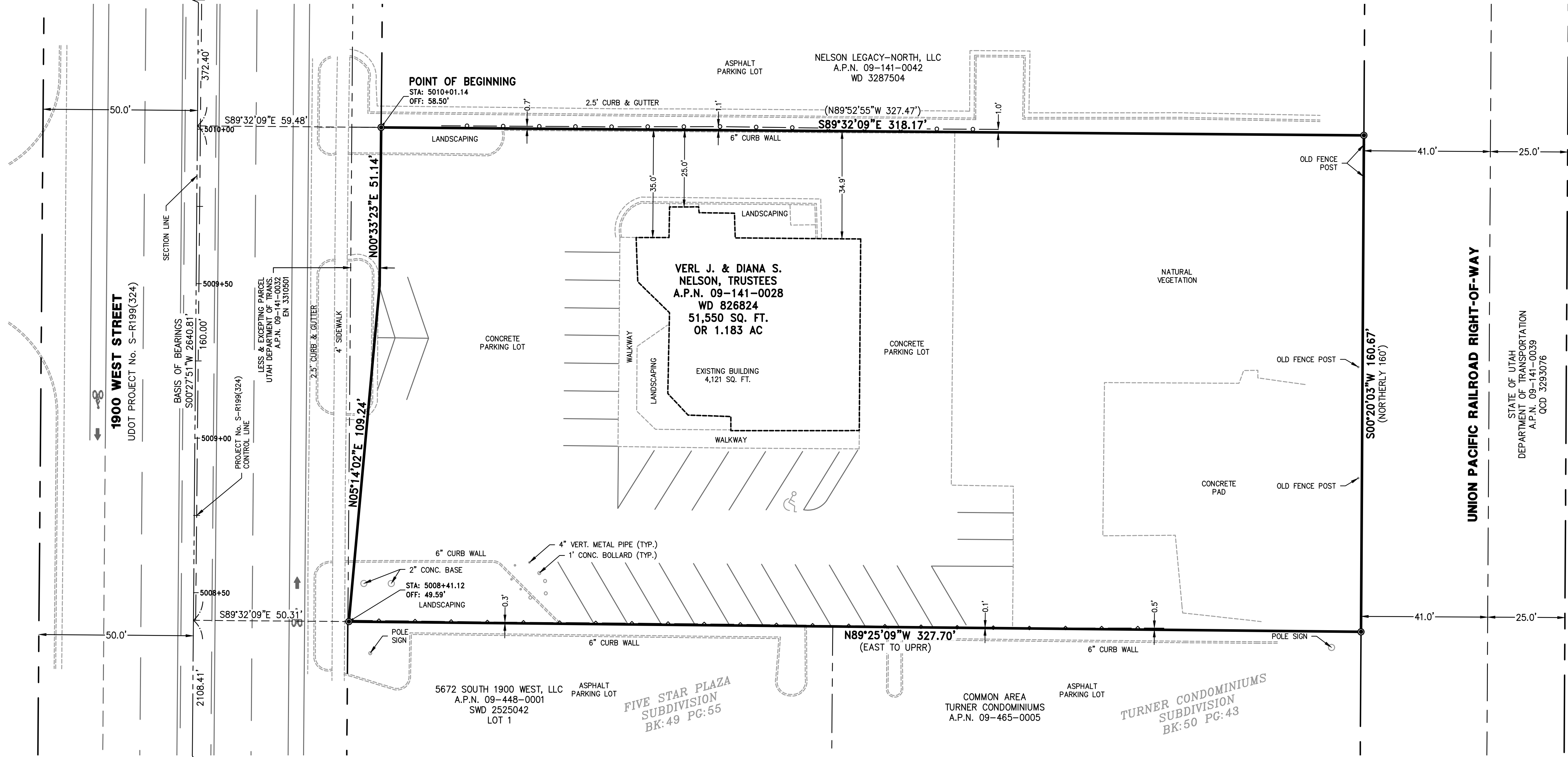
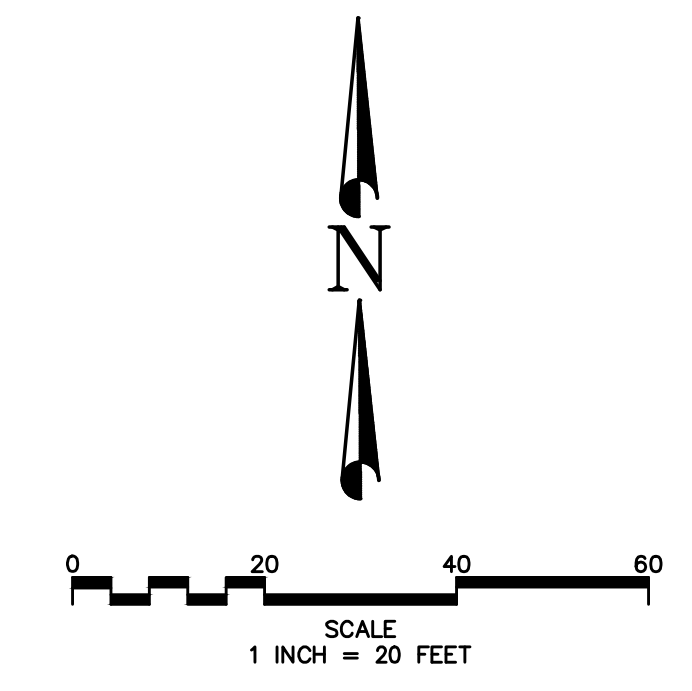
NORTHWEST CORNER OF SECTION 24, T5N, R2W, SLB&M FOUND 3" BRASS CAP WEBER COUNTY MONUMENT



WEST QUARTER CORNER OF SECTION 24, T5N, R2W, SLB&M FOUND 3" BRASS CAP WEBER COUNTY MONUMENT



VICINITY MAP N.T.S.



RECORD DESCRIPTIONS
 (Title Commitment No. NCS-1215149-OMHA, Effective Date: March 12, 2024)

Commencing 372.4 feet South and 50 feet East from the Northwest corner of Section 24, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey; thence South 160 feet; thence East to West line of U.P.R.R. Co Right-of-way; thence Northerly along said right-of-way line 160 feet; thence North 89°52'55" West 327.47 feet to the place of beginning.

Less and Excepting therefrom that portion of land conveyed in that certain Warranty Deed recorded January 05, 2024 as Entry No. 3310501 of Official Records. More particularly described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest Quarter of Northwest Quarter of Section 24, Township 5 North, Range 2 West, Salt Lake Base and Meridian, for the widening of existing 1900 West Street, known as Project No. S-R199(324). The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the existing easterly highway right of way line of 1900 West Street, which point is 372.40 feet South along the Section line and 50.00 feet East from the Northwest corner of said Section 24; and running thence South 89°52'55" East 9.48 feet along said northerly boundary line to a point 58.50 feet perpendicularly distant easterly from the 1900 West right of way control line of said Project, opposite approximate Engineers Station 5010+01.12; thence South 00°05'32" West 51.12 feet, parallel with said right of way control line, to a point opposite Engineers Station 5009+50.00; thence South 04°46'11" West 109.24 feet to the southerly boundary line of said entire tract at a point 49.59 feet perpendicularly distant easterly from said right of way control line, opposite approximate Engineers Station 5008+41.12; thence West 0.31 feet along said southerly boundary line to said existing easterly highway right of way line; thence North 160.00 feet along said existing easterly highway right of way 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.

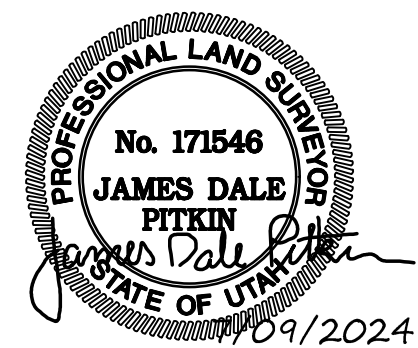
(Note: Rotate above bearings 00°27'51" clockwise to equal NAD83 Highway bearings)

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.

Date: July 9, 2024

James D. Pitkin, PLS
 License No. 171546



NARRATIVE

An ALTA/NSPS Land Title Survey of the subject property was requested by Wend Salt Lake LLC as a part of future design considerations. A Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1215149-OMHA, Effective Date: March 12, 2024, was provided and relied upon for the preparation of this survey.

The Basis of Bearings for this survey is South 00°27'51" West 2640.81 feet measured along the Section line between the Northwest corner and the West Quarter corner of Section 24, Township 5 North, Range 2 West, Salt Lake Base & Meridian.

REFERENCES

1. Commitment for Title Insurance & associated documentation prepared by First American Title Insurance Company, Commitment No. NCS-1215149-OMHA, Effective Date: March 12, 2024.
2. Five Star Plaza Subdivision Plat, recorded May 12, 1999 in Book 49 at Page 55.
3. Turner Condominiums Subdivision Plat, recorded September 3, 1999 in Book 50 at Page 43.
4. Record of Surveys 3981, 4550 & 6667.

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINES
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- SECTION MONUMENTS FOUND, (AS NOTED)
- SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
- EXISTING CHAIN LINK FENCE
- EXISTING BOLLARD CHAIN FENCE
- EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
- RECORD BEARINGS AND/OR DISTANCES

Path: P:\FY\W\W - MENDYS ROY\SURVEY\DRAWINGS\MENDYS ROY ROS.dwg | plot date: July 09, 2024 | plotted by: Brett

DRAWN	BCD 04.2024	CHECKED	JDP 04.2024
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

WEND SALT LAKE LLC
ROY CITY, WEBER COUNTY, UTAH

DOMINION
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

RECORD OF SURVEY
5654 SOUTH 1900 WEST STREET
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO.	4063		
SHEET NO.	1 of 1		
FILED WITH COUNTY SURVEYOR	JDP 07.2024		
NO.	REVISIONS	BY	DATE
FILE NAME:	ROY ROS	SCALE:	1"=20'