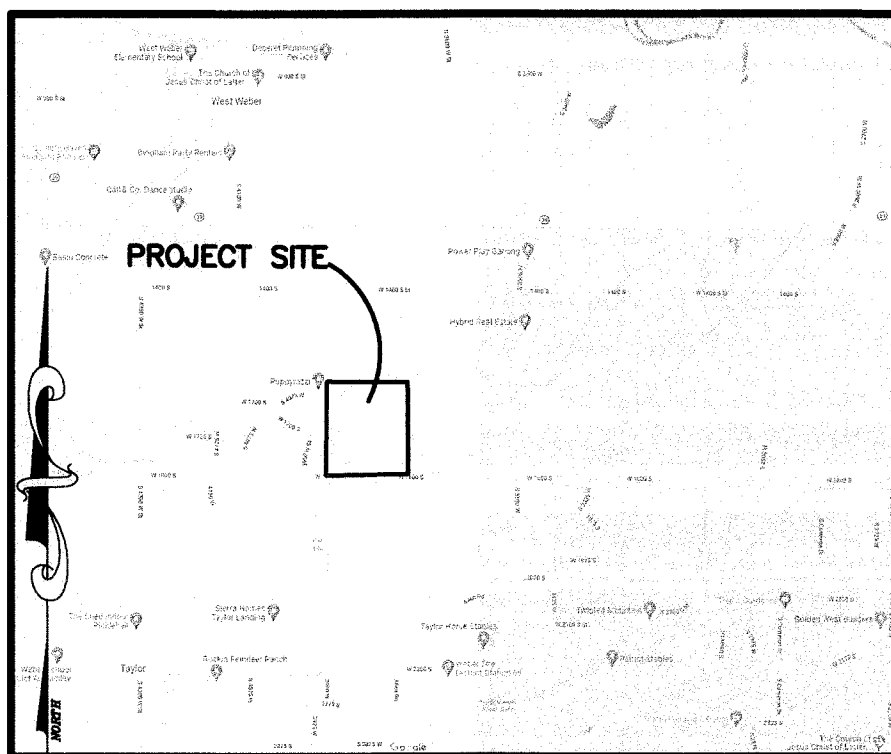


ALTA/NSPS LAND TITLE SURVEY

PART THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

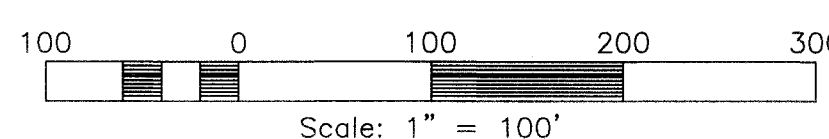
DECEMBER, 2023



VICINITY MAP
NOT TO SCALE

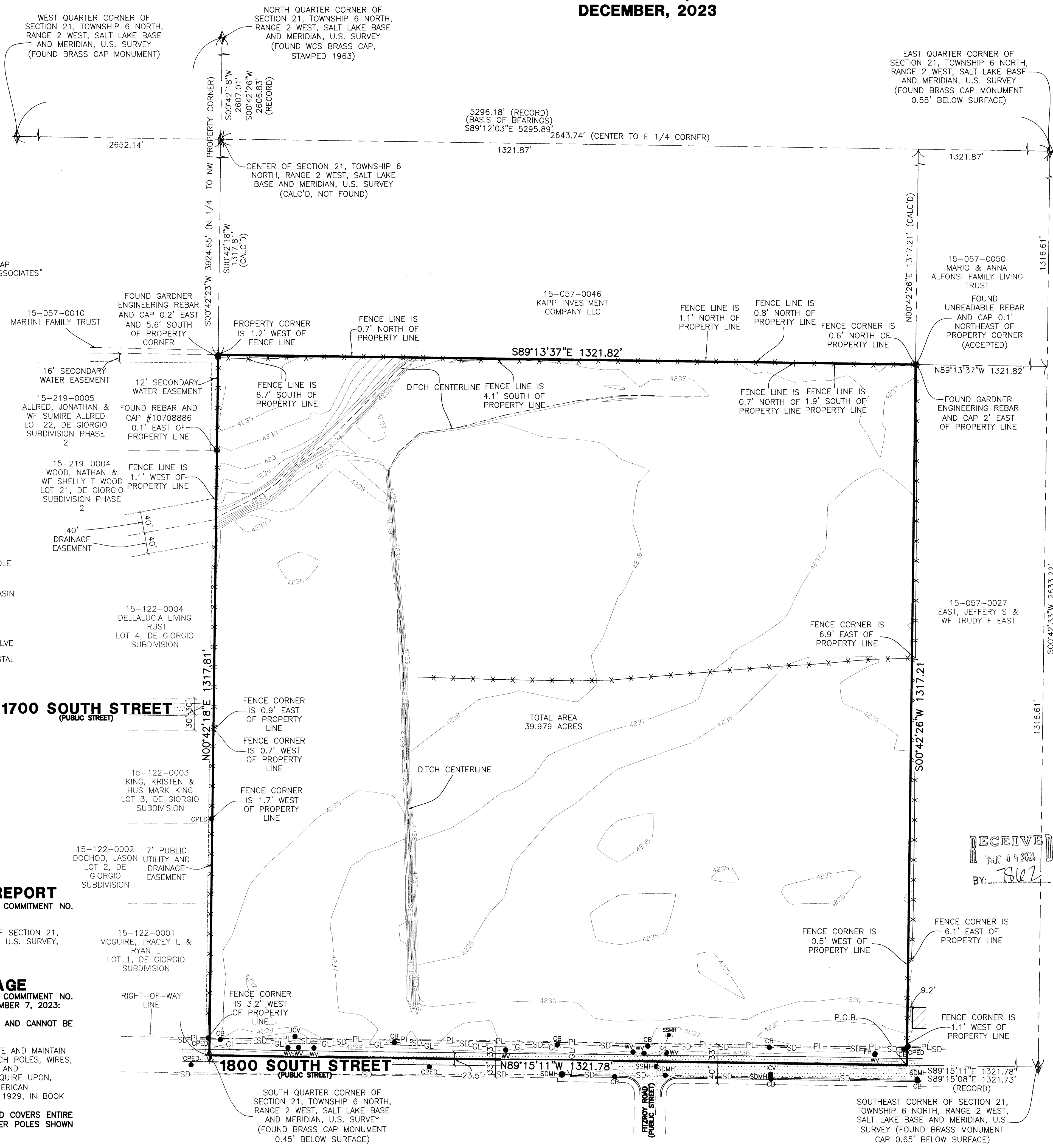
LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND CAP STAMPED "REEVE AND ASSOCIATES"
- = FOUND AS SHOWN
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE
- = EASEMENT
- = DITCH CENTERLINE
- = STORM DRAIN LINE
- = SANITARY SEWER LINE
- = POWER LINE
- = GAS LINE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = SANITARY SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = STORM DRAIN CATCH BASIN
- = WATER VALVE
- = FIRE HYDRANT
- = IRRIGATION CONTROL VALVE
- = COMMUNICATIONS PEDESTAL
- = POWER POLE
- = SIGN



1700 SOUTH STREET
(PUBLIC STREET)

1800 SOUTH STREET
(PUBLIC STREET)



DESCRIPTION FROM TITLE REPORT
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NO. 14253-6114697, DATED NOVEMBER 7, 2023:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH.

EXCEPTIONS TO COVERAGE
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NO. 14253-6114697, SCHEDULE B - SECTION II, DATED NOVEMBER 7, 2023:

EXCEPTIONS #1-10, AND 12-19 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.
11. RIGHT OF WAY, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN LINES OF TELEPHONE AND TELEGRAPH, CONSISTING OF SUCH POLES, WIRES, CABLES, CONDUITS, GUYS, ANCHORS AND OTHER FIXTURES AND APPURTENANCES AS GRANTEE MAY FROM TIME TO TIME REQUIRE UPON, ACROSS AND/OR UNDER SAID PROPERTY, IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 9, 1929, IN BOOK 3P, AT PAGE 503 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT IS BLANKET IN NATURE AND COVERS ENTIRE SUBJECT PROPERTY. ALL VISIBLE POWER LINES AND POWER POLES SHOWN ON SURVEY.)

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0425E, EFFECTIVE DATE 12-16-2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

BENCHMARK

TOP OF BRASS CAP OF THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 4236.78' (SURVEYED ELEVATION)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. PAT BURNS FOR THE PURPOSE OF REESTABLISHING THE BOUNDARY OF THE HERON DESCRIBED PARCEL OF LAND PRIOR TO DEVELOPMENT.
BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BRASS CAP WITNESS MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 21.
A BOUNDARY SURVEY PREPARED BY MOUNTAIN ENGINEERING FOR RAY BERTOLDI, DATED FEBRUARY 10, 1988, AND FILED FEBRUARY 11, 1988; AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BENCHMARK CIVIL FOR RICE ASSET MANAGEMENT, LLC, DATED SEPTEMBER 9, 2016, AND FILED DECEMBER 5, 2016; A SURVEY PREPARED BY GARDNER ENGINEERING FOR GARY KAPP, DATED JANUARY 16, 2020, AND FILED JANUARY 16, 2020; AND A RECORD OF SURVEY PREPARED BY BOUNDARY CONSULTANTS FOR RAY L BERTOLDI LIVING TRUST, DATED JANUARY 22, 2020, AND FILED JANUARY 22, 2020 WERE USED AS REFERENCE FOR THIS SURVEY.
BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE SUBJECT PROPERTY BOUNDARY IS AN ALIQUOT PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS SURVEYED AND SUBDIVIDED APPROPRIATELY TO ESTABLISH THE BOUNDARY.
PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

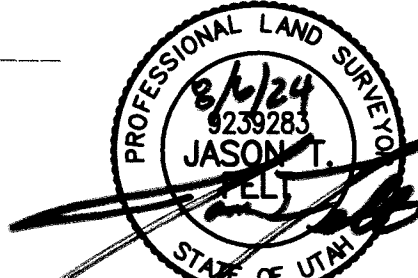
NOTES

- NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)
- NO STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)
- NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)
- THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)
- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY; MARTHUR HOMES INC.; AND SODERBY, LLC, A UTAH LIMITED LIABILITY 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, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.
DATE OF FIELDWORK: 11-16-2022
DATE OF SURVEY: 12-18-2023
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



Reeve & Associates, Inc.
1608 SOUTH 1500 WEST, SUITE 100, SALT LAKE CITY, UTAH 84119
TEL: (801) 967-2100 FAX: (801) 621-2666 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS • SURVEYING INSTRUMENT SPECIALISTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH

STAGE COACH
3908 W 1800 S OGDEN, UT 84401

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 9-18-2023
Name: STAGECOACH ALTA SURVEY
Scale: 1"=100'
Checked:
Number: 6298-14

Sheet **1** of **1** Sheets