

SCHEDULE B - SECTION 2 EXCEPTIONS
COMMITMENT 1821174

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (NOT ADDRESSED BY THIS SURVEY)
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (NOT ADDRESSED BY THIS SURVEY)
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (IT IS THE INTENT OF THIS SURVEY TO BE A COMPLETE AND ACCURATE SURVEY)
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
8. Taxes for the year 2022 are now a lien, but not yet due. Tax ID. 06-015-0063. (2021 taxes were Exempt.) (NOT ADDRESSED BY THIS SURVEY)
9. The land is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer District, Riverdale City, 700 West CDA, and is subject to any charges and assessments levied thereby. (NOT ADDRESSED BY THIS SURVEY)
10. Resolution No. 23-2005, a Resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 2156401 of Public Records. (NOT ADDRESSED BY THIS SURVEY)
11. The terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder, recorded January 20, 2015, as Entry No. 2718461, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
12. Ordinance No. 882, Adopting the 700 West Community Development Project Area Plan, and the terms, conditions and limitations contained therein, recorded August 31, 2016, as Entry No. 2812643, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
13. Water rights, claims or title to water, whether or not the matters are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. (NOT ADDRESSED BY THIS SURVEY)
15. Easements and rights of way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines now existing over, under or across the land. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
16. Any rights, interests or easement in favor of the public which exist or are claimed to exist over any part of said land covered by water. (NOT ADDRESSED BY THIS SURVEY)
17. The interest, if any, of the State of Utah, or others claiming by, through or under it, to any portion of the land lying within the current or historic river bed of the Weber River. (NOT ADDRESSED BY THIS SURVEY)
18. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (NOT ADDRESSED BY THIS SURVEY)
19. Easement, and the terms, conditions and limitations contained therein, in favor of Mountain Fuel Supply Company, recorded September 23, 1976, as Entry No. 676291, Book 1143, Page 376 of Public Records.
20. Agreement by and Between The City of Riverdale, a Municipal Corporation, and E.D. Lesley and Leanne S. Lesley, husband and wife, and the terms, conditions and limitations contained therein, recorded February 28, 1985 as Entry No. 931148, Book 1463, Page 58 of Public Records. (NOT ADDRESSED BY THIS SURVEY)
21. Easement, and the terms, conditions and limitations contained therein, in favor of City of Riverdale, recorded February 28, 1985, as Entry No. 931149, Book 1463, Page 64 of Public Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
22. Easement, and the terms, conditions and limitations contained therein, in favor of Elmo David Lesley, et al., recorded May 7, 1997, as Entry No. 1470047, Book 1860, Page 2327 of Public Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
23. The rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (NOT ADDRESSED BY THIS SURVEY)

SCHEDULE B - SECTION 2 EXCEPTIONS
COMMITMENT 1821131

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (NOT ADDRESSED BY THIS SURVEY)
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (NOT ADDRESSED BY THIS SURVEY)
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (IT IS THE INTENT OF THIS SURVEY TO BE A COMPLETE AND ACCURATE SURVEY)
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
8. Taxes for the year 2022 are now a lien, but not yet due. 06-334-0002 and 06-015-0052. Tax ID. 06-334-0002. (2021 taxes were paid in the amount of \$905.10) (Parcel 1) Tax ID. 06-015-0052. (2021 taxes were paid in the amount of \$2,377.42) (Parcel 2) (NOT ADDRESSED BY THIS SURVEY)
9. The land is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer District, Riverdale City, 700 West CDA, and is subject to any charges and assessments levied thereby. (NOT ADDRESSED BY THIS SURVEY)
10. Resolution No. 23-2005, a Resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 2156401 of Public Records. (NOT ADDRESSED BY THIS SURVEY)
11. The terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder, recorded January 20, 2015, as Entry No. 2718461, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
12. Ordinance No. 882, Adopting the 700 West Community Development Project Area Plan, and the terms, conditions and limitations contained therein, recorded August 31, 2016, as Entry No. 2812643, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
13. Water rights, claims or title to water, whether or not the matters are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed. (NOT ADDRESSED BY THIS SURVEY)
15. Easements and rights of way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines now existing over, under or across the land. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
16. Any rights, interests or easement in favor of the public which exist or are claimed to exist over any part of said land covered by water. (NOT ADDRESSED BY THIS SURVEY)
17. The interest of the State of Utah or others claiming by, through or under it, to any portion of the land lying within the current or historic river bed of the Weber River. (NOT ADDRESSED BY THIS SURVEY)
18. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (NOT ADDRESSED BY THIS SURVEY)
19. Easement, and the terms, conditions and limitations contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded November 15, 1918, as Book N of Liens and Leases, Page 184 of Public Records. (EXACT LOCATION NOT DISCLOSED)
20. Quit Claim Deed, and the terms, conditions and limitations contained therein, recorded April 19, 1943, as Entry No. 75195, Book 173, Page 223 of Public Records. (Affects Parcel 2) (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
21. Easement, and the terms, conditions and limitations contained therein, in favor of Mountain Fuel Supply Company, recorded September 23, 1976, as Entry No. 676291, Book 1143, Page 376 of Public Records. (Affects Parcel 1) (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
22. Agreement, and the terms, conditions and limitations contained therein, recorded February 28, 1985, as Entry No. 931148, Book 1463, Page 58 of Public Records. (Affects Parcel 1) (NOT ADDRESSED BY THIS SURVEY)
23. Easement, and the terms, conditions and limitations contained therein, in favor of City of Riverdale, recorded February 28, 1985, as Entry No. 931149, Book 1463, Page 64 of Public Records. (Affects Parcel 1) (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
24. The Right, Title and Interest of Reagan Outdoor Advertising as disclosed by Notice of Claim of Interest, dated September 9, 2004, and recorded September 10, 2004, as Entry No. 2055776 of Public Records. (Said Notice contains a First Right of Refusal.) Amendment to Notice of Claim of Interest recorded March 26, 2014 as Entry No. 2679997 of Public Records. (Affects Parcel 1) (NOT ADDRESSED BY THIS SURVEY)
25. Easements, building setback lines, notes, restrictions, dedications and/or conditions of approval as set forth on the Official Recorded Dedication Plat. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
26. The rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (NOT ADDRESSED BY THIS SURVEY)

SCHEDULE B - SECTION 2 EXCEPTIONS
COMMITMENT 1821102

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (NOT ADDRESSED BY THIS SURVEY)
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (NOT ADDRESSED BY THIS SURVEY)
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (IT IS THE INTENT OF THIS SURVEY TO BE A COMPLETE AND ACCURATE SURVEY)
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
8. Taxes for the year 2022 are now a lien, but not yet due. Tax ID. 06-334-0001. (2021 taxes were paid in the amount of \$4,405.64) (NOT ADDRESSED BY THIS SURVEY)
9. The land is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer District, Riverdale City, 700 West CDA, and is subject to any charges and assessments levied thereby. (NOT ADDRESSED BY THIS SURVEY)
10. Resolution No. 23-2005, a Resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 2156401 of Public Records. (NOT ADDRESSED BY THIS SURVEY)
11. The terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder, recorded January 20, 2015, as Entry No. 2718461, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
12. Ordinance 882, Adopting the 700 West Community Development Project Area Plan, and the terms, conditions and limitations contained therein, recorded August 31, 2016, as Entry No. 2812643, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
13. Water rights, claims or title to water, whether or not the matters are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed. (NOT ADDRESSED BY THIS SURVEY)
15. Any rights, interests or easement in favor of the public which exist or are claimed to exist over any part of said land covered by water. (NOT ADDRESSED BY THIS SURVEY)
16. The interest of the State of Utah or others claiming by, through or under it, to any portion of the land lying within the current or historic river bed of the Weber River. (NOT ADDRESSED BY THIS SURVEY)
17. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (NOT ADDRESSED BY THIS SURVEY)
18. Easement, and the terms, conditions and limitations contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded November 15, 1918, as Book N of Liens and Leases, Page 184 of Public Records. (EXACT LOCATION NOT DISCLOSED)
19. Easement, and the terms, conditions and limitations contained therein, in favor of Mountain Fuel Supply Company, recorded September 23, 1976 as Entry No. 676291, Book 1143, Page 376 of Public Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
20. Easements, building setback lines, notes, restrictions, dedications and/or conditions of approval as set forth on the Official Recorded Dedication Plat. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
21. A Deed of Trust executed by H & H - 39th Street, LLC, a Utah limited liability company as TRUSTOR and First American Title Insurance Company as TRUSTEE, in the stated amount of \$2,593,612.00, in favor of First Community Bank Utah, Division of Glacier Bank as BENEFICIARY, dated September 29, 2021 and recorded September 29, 2021 as Entry No. 3187368, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
22. The rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (NOT ADDRESSED BY THIS SURVEY)

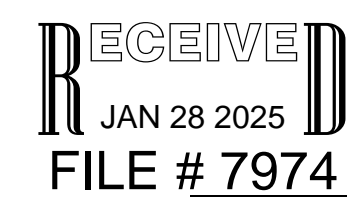
SCHEDULE B - SECTION 2 EXCEPTIONS
COMMITMENT 1771846

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (NOT ADDRESSED BY THIS SURVEY)
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (NOT ADDRESSED BY THIS SURVEY)
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (IT IS THE INTENT OF THIS SURVEY TO BE A COMPLETE AND ACCURATE SURVEY)
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
8. 2022 taxes are now a lien, but not yet due. Tax ID. 06-015-0030. (2021 taxes were paid in the amount of \$6,360.79) (NOT ADDRESSED BY THIS SURVEY)
9. The land is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer District, Riverdale City, 700 West CDA, and is subject to any charges and assessments levied thereby. (NOT ADDRESSED BY THIS SURVEY)
10. Water rights, claims or title to water, whether or not the matters are shown by the Public Records. (NOT ADDRESSED BY THIS SURVEY)
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed. (NOT ADDRESSED BY THIS SURVEY)
12. The terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder, recorded January 20, 2015, as Entry No. 2718461, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
13. Easements and rights of way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines now existing over, under or across the land. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
14. Easement, and the terms, conditions and limitations contained therein, in favor of Mountain States Telephone and Telegraph Company, recorded November 15, 1918, as Book N, Page 184 of Public Records. (EXACT LOCATION NOT DISCLOSED)
15. Easement, and the terms, conditions and limitations contained therein, in favor of State Road Commission of Utah, recorded February 19, 1943, as Book 167, Page 256 of Public Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
16. Right of Way Deed, and the terms, conditions and limitations contained therein, in favor of State Road Commission of Utah, recorded February 19, 1943, as Book 172, Page 199 of Public Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
17. Warranty Deed disclosing a fence line encroachment along the Southerly boundary, and the terms, conditions and limitations contained therein, recorded September 25, 1984, as Entry No. 919623, Book 1454, Page 1377 of Public Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
18. Ordinance No. 882, and the terms, conditions and limitations contained therein, recorded August 31, 2016, as Entry No. 2812643, of Public Records. (NOT ADDRESSED BY THIS SURVEY)
19. The rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (NOT ADDRESSED BY THIS SURVEY)

Table with columns: SCALE: NONE, DATE: 9/15/2022, DESIGN: MJB, DRAWN: MJB, CHECKED: WDL, REVISIONS, DESCRIPTION, DATE, DWG.

ALTA SURVEY FOR HUNT ENGINEERING
RIVERDALE, UTAH TRAILER PARK
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

LAYTON SURVEYS LLC
PROFESSIONAL LAND SURVEYING
1877 N. LOGAN BL. STE. 1
CLEARFIELD, UT 84015
(801) 863-1641 - www.laysurveys.com



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**BOUNDARY DESCRIPTION
COMMITMENT NO. 1821174**

THE FOLLOWING DESCRIBED LAND SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH:

PARCEL OF LAND IN FEE FOR THE BRIDGE REPLACEMENT OF THE EXISTING HIGHWAY STATE ROUTE 26 KNOWN AS PROJECT NO. 0026, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 26, AT A POINT 18.288M (60.00 FEET) RADIALY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 3+254.221, WHICH POINT IS 144.237M (473.22 FEET) SOUTH AND 164.744M (540.5 FEET) SOUTH 87D EAST AND 167.640M (550 FEET) SOUTH FROM THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 7; AND RUNNING THENCE NORTH 6.684M (21.93 FEET) ALONG SAID WESTERLY BOUNDARY LINE TO A POINT ON CURVE WITH A 1976.000M RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 87.223M (286.16 FEET) ALONG THE ARC OF SAID CURVE TO A POINT 24M (78.74 FEET) RADIALY DISTANT NORTHWESTERLY FROM SAID CENTERLINE AT ENGINEER STATION 3+345.977 TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT (NOTE: CHORD TO SAID CURVE BEARS NORTH 62D12'54" EAST FOR A DISTANCE OF 87.216M); THENCE SOUTH 2.467M (8.09 FEET) ALONG SAID EASTERLY BOUNDARY LINE; THENCE SOUTH 59D49'10" WEST 89.259M (292.85 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.

ALSO: A PARCEL OF LAND IN FEE FOR THE BRIDGE REPLACEMENT OF THE EXISTING HIGHWAY STATE ROUTE 26 KNOWN AS PROJECT NO. 0026, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 26, WHICH POINT IS 144.237M (473.23 FEET) SOUTH AND 242.011M (794 FEET) SOUTH 87D EAST AND 128.016M (420 FEET) SOUTH FROM THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 7; AND RUNNING THENCE NORTH (2.467M (8.09 FEET) ALONG SAID WESTERLY BOUNDARY LINE TO A POINT ON CURVE WITH A 1976.000M RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 13.287M (43.59 FEET) ALONG THE ARC OF SAID CURVE TO A POINT 24M (78.74 FEET) RADIALY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 3+359.552 TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT (NOTE: CHORD TO SAID CURVE BEARS NORTH 60D45'28" EAST FOR A DISTANCE OF 13.286M); THENCE SOUTH 2.218M (7.28 FEET) ALONG SAID EASTERLY BOUNDARY LINE; THENCE SOUTH 59D49'10" WEST 13.411M (44 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.

ALSO: A PARCEL OF LAND IN FEE FOR THE BRIDGE REPLACEMENT OF THE EXISTING HIGHWAY STATE ROUTE 26 KNOWN AS PROJECT NO. 0026, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 26, WHICH POINT IS 144.237M (473.22 FEET) SOUTH AND 254.203M (834 FEET) SOUTH 87D EAST AND 121.920M (400 FEET) SOUTH FROM THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 7; AND RUNNING THENCE NORTH 2.218M (7.28 FEET) ALONG SAID WESTERLY BOUNDARY LINE TO A POINT ON CURVE WITH A 1976.000M RADIUS CURVE TO THE LEFT TO A POINT 24M (78.74 FEET) RADIALY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 3+359.552; THENCE NORTHEASTERLY 104.670M (343.41 FEET) ALONG THE ARC OF SAID CURVE TO A POINT 24M (78.74 FEET) RADIALY DISTANT NORTHWESTERLY FROM SAID CENTERLINE AT ENGINEER STATION 3+465.449 (NOTE: CHORD TO SAID CURVE BEARS NORTH 59D24'17" EAST FOR A DISTANCE OF 104.658M); THENCE NORTH 115D41'44" WEST 16.537M (54.26 FEET) TO A POINT OF CURVE WITH AN 82.500M RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 47.683M (156.44 FEET) ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS NORTH 14D39'05" EAST FOR A DISTANCE OF 47.022M); THENCE SOUTH 87D00'00" EAST 93.627M (307.18 FEET) TO SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 59D49'10" WEST 225.110M (738.55 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.

ALSO: A PARCEL OF LAND IN FEE BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26; SAID INTERSECTION IS 473.22 FEET (7.17 CHAINS BY RECORD) SOUTH AND 520.45 FEET SOUTH 87D00'00" EAST AND 651.63 FEET SOUTH 00D20'00" WEST FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; SAID POINT IS ALSO APPROXIMATELY 59.16 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4) OPPOSITE ENGINEER STATION 108+11.44; AND RUNNING THENCE SOUTH 64D01'44" WEST 116.62 FEET (SOUTH 64D15'00" WEST 116.40 FEET BY RECORD) ALONG SAID RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 700 WEST STREET; THENCE NORTH 41D01'00" WEST 5.44 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT 64.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 106+92.65; THENCE NORTH 64D14'03" EAST 36.60 FEET ALONG A LINE PARALLEL WITH AND 64.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE TO THE BEGINNING OF A 6500-FOOT RADIUS TANGENT CURVE TO THE LEFT AT A POINT OPPOSITE ENGINEER STATION 107+29.25; THENCE NORTHEASTERLY 84.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF 00D44'03" (NOTE: CHORD TO SAID CURVE BEARS NORTH 63D52'02" EAST FOR A DISTANCE OF 84.06 FEET) TO A POINT OF NON-TANGENCY IN SAID EAST BOUNDARY LINE; SAID POINT IS 64.49 FEET PERPENDICULARLY DISTANT RADIALY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 108+14.13; THENCE SOUTH 5.96 FEET ALONG SAID EAST 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. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 612 SQUARE FEET IN AREA OR 0.014 ACRE, MORE OR LESS. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00D29'32" CLOCKWISE TO MATCH HIGHWAY BEARINGS.) TOGETHER WITH ANY AND ALL ADJUTERS RIGHTS OF UNDERLYING FEE TO THE CENTER OF THE EXISTING RIGHT OF WAY APPURTENANT TO THIS CONVEYANCE.

TAX ID NO. 06-015-0063

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCEL AS THAT DESCRIBED IN TITLE COMMITMENT NO. 1821174, WITH AND EFFECTIVE DATE OF AUGUST 19, 2022. SAID DESCRIPTION CLOSES WITHIN 0.00 FEET.

**BOUNDARY DESCRIPTION
COMMITMENT NO. 1821131**

THE FOLLOWING TRACTS OF LAND IN WEBER COUNTY, STATE OF UTAH:

PARCEL 1:

LOT 2, GARFF-LESLEY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, STATE OF UTAH.

TAX ID NO. 06-334-0002 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)

PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 700 WEST STREET WITH 4450 SOUTH STREET, SAID POINT BEING SOUTH 7.17 CHAINS AND SOUTH 87° EAST 382 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER SECTION; RUNNING THENCE SOUTH 0°20' WEST 195.0 FEET; THENCE EAST 157.51 FEET; THENCE NORTH 195.0 FEET TO THE SOUTH LINE OF 4450 SOUTH STREET; THENCE NORTH 87° WEST 158.5 FEET TO THE PLACE OF BEGINNING.

TAX ID NO. 06-015-0052 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCEL AS THAT DESCRIBED IN TITLE COMMITMENT NO. 1821131, WITH AND EFFECTIVE DATE OF AUGUST 19, 2022. SAID DESCRIPTION CLOSES WITHIN 0.00 FEET.

**BOUNDARY DESCRIPTION
COMMITMENT NO. 1821102**

THE FOLLOWING TRACTS OF LAND IN WEBER COUNTY, STATE OF UTAH:

PARCEL 1:

LOT 1, GARFF-LESLEY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, STATE OF UTAH.

TAX ID NO. 06-334-0001 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCEL AS THAT DESCRIBED IN TITLE COMMITMENT NO. 1821102, WITH AND EFFECTIVE DATE OF AUGUST 19, 2022. SAID DESCRIPTION CLOSES WITHIN 0.00 FEET.

**BOUNDARY DESCRIPTION
COMMITMENT NO. 1771846**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 7.17 CHAINS SOUTH AND SOUTH 87° EAST 382 FEET AND SOUTH 0°20' WEST 195.0 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 20° WEST 241.41 FEET; THENCE EAST 156.31 FEET; THENCE NORTH TO A POINT WHICH IS 195.0 FEET SOUTH OF THE SOUTH LINE OF THE STATE HIGHWAY, THENCE WEST 157.51 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 06-015-0030 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCEL AS THAT DESCRIBED IN TITLE COMMITMENT NO. 1771846, WITH AND EFFECTIVE DATE OF JUNE 30, 2022. SAID DESCRIPTION CLOSES WITHIN 0.00 FEET.

NOTES

- A. THE SUBJECT PROPERTY LIES WITHIN THE ZONES C-3 (COMMERCIAL) & RMH-1 (RESIDENTIAL MOBILE HOMES).
- B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0436F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- C. THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- D. THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- E. THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- F. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- G. PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- H. THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 667 W 4400 S., RIVERDALE, UTAH AND WAS OBSERVED IN THE FIELD.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/NSPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE OF UTAH, FILE NUMBERS 11821174, 1821131, 1821102, & 1771846 WITH EFFECTIVE DATES OF AUGUST 19, 2022 AT 8:00 A.M. AND JUNE 30, 2022 AT 8:00 A.M. RESPECTIVELY. THE SURVEY WAS ORDERED BY HUNT ENGINEERING. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 88°21'27" EAST.

SURVEYOR'S CERTIFICATE

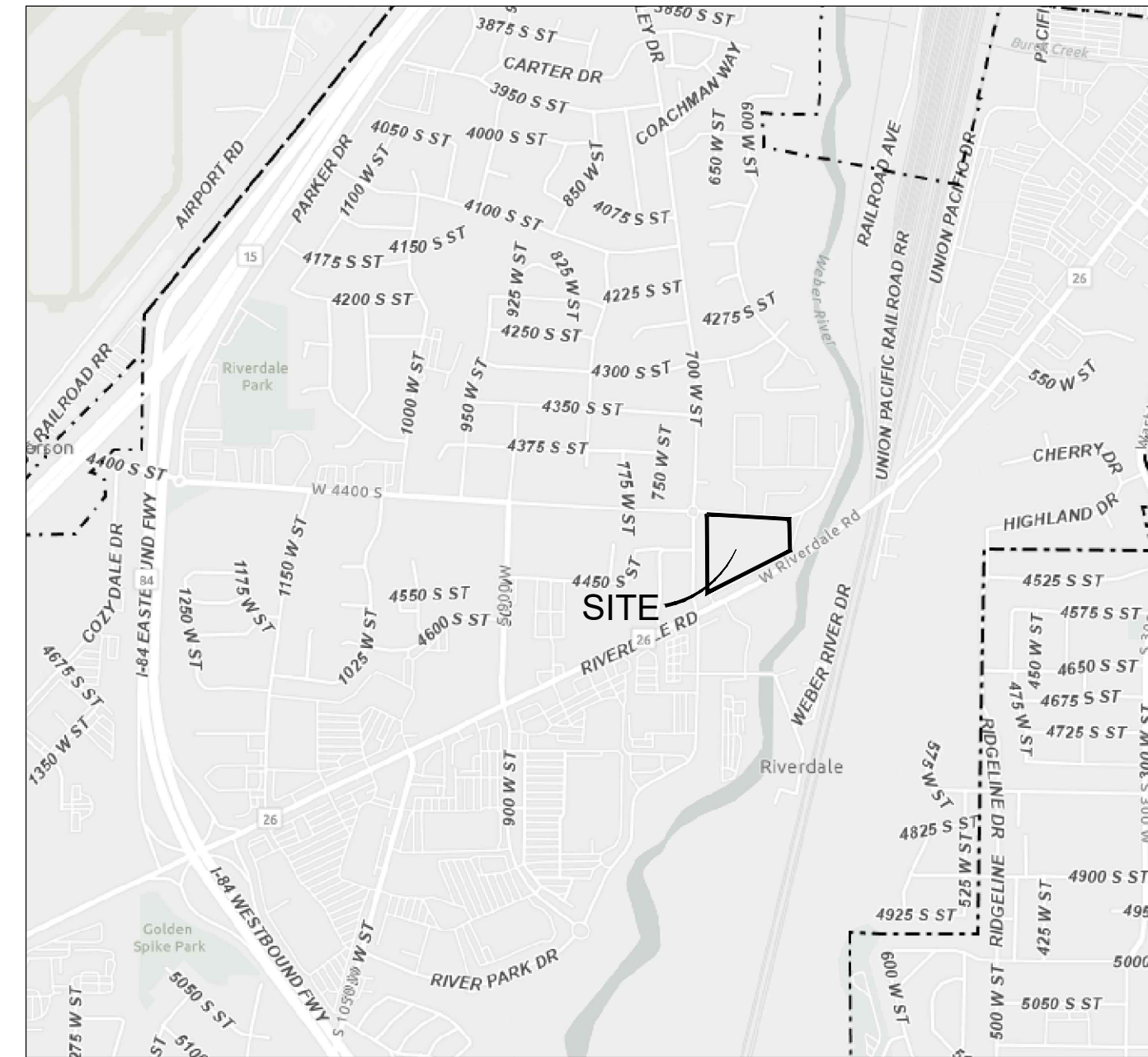
I, WILLIS D. LONG DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTA/NSPS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. I FURTHER CERTIFY TO:

H & H - 39TH STREET, LLC, A UTAH LIMITED LIABILITY COMPANY
THE UTAH DEPARTMENT OF TRANSPORTATION
THE CAREY FAMILY PROPERTIES, LLC, DATED THE 10TH DAY OF DECEMBER, 1999
GARFF PROPERTIES-RIVERDALE, LLC
STEWART TITLE OF UTAH, INC.

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 IS BASED ON COMMITMENT FOR TITLE INSURANCE FILE NUMBERS 11821174, 1821131, 1821102, & 1771846 WITH EFFECTIVE DATES OF AUGUST 19, 2022 AT 8:00 A.M. AND JUNE 30, 2022 AT 8:00 A.M. RESPECTIVELY AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 7C, 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 6TH, 2022. SIGNED THIS 15TH DAY OF SEPTEMBER, 2022.



VICINITY MAP

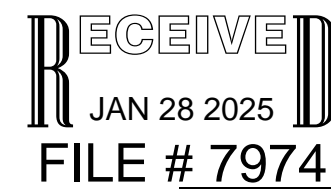


SCALE: NONE	DESIGN: _____
DATE: 9/15/2022	DRAWN: MJB
REVISIONS	CHECKED: WDL
DESCRIPTION	
DATE	

DWG.:

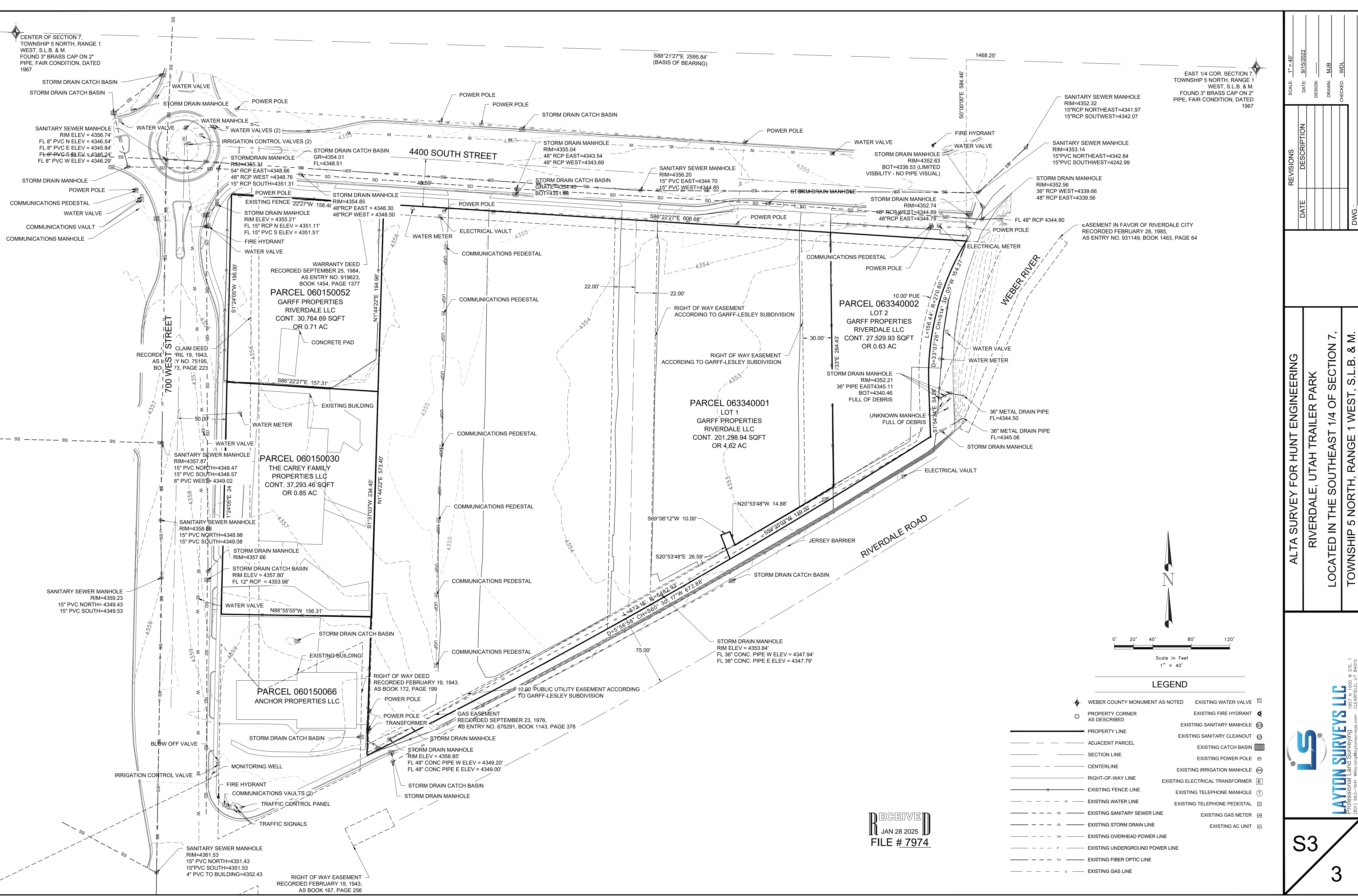
ALTA SURVEY FOR HUNT ENGINEERING
RIVERDALE, UTAH TRAILER PARK
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

LAYTON SURVEYS LLC
Professional Land Surveying
1877 N. 1000 W. STE. 1
CLEARFIELD, UT 84015
(801) 863-1641 | willis.long@latsurveys.com



CENTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 3" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1967

EAST 1/4 COR. SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 3" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1967



SCALE: 1" = 40'
DATE: 9/15/2022
DESIGN: MJB
DRAWN: MJB
CHECKED: WDL
DWG.:

REVISIONS	DESCRIPTION

ALTA SURVEY FOR HUNT ENGINEERING
RIVERDALE, UTAH TRAILER PARK
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

RECEIVED
JAN 28 2025
FILE # 7974



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- PROPERTY LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING STORM DRAIN LINE
- - - EXISTING OVERHEAD POWER LINE
- - - EXISTING UNDERGROUND POWER LINE
- - - EXISTING FIBER OPTIC LINE
- - - EXISTING GAS LINE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING SANITARY CLEANOUT
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING IRRIGATION MANHOLE
- ⊕ EXISTING ELECTRICAL TRANSFORMER
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING GAS METER
- ⊕ EXISTING AC UNIT

LAYTON SURVEYS LLC
PROFESSIONAL LAND SURVEYING
1877 N. LOGAN ST. STE. 1
CLEARFIELD, UT 84015
(801) 863-1641 | Willsa.layton@latsurveys.com