ALTA/NSPS LAND TITLE SURVEY OF: A PORTION OF THE NORTHWEST 1/4 OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. COUNTY OF WEBER, STATE OF UTAH PROJECT NO.:23081 LOCATION MAP TITLE COMMITMENT-1: 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE UTAH NORTH ZONE 4301, NORTH AMERICAN DATUM (NAD) OF 1983. <u>DRAIN TABLE</u> SANITARY SEWER TABLE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO: 169331-NTF, EFFECTIVE DATE: JULY 17, 2023. DISTANCES SHOWN HEREON ARE GROUND UNITS. BEING THE WEST LINE OF SECTION 24, BEARING NOT 06 59 E, BETWEEN MONUMENTS SHOWN HEREON. (POINT #2148) NOT SHOWN T=4260.44 (POINT #2186) T=4255.72 FL=4251.57 LEGAL DESCRIPTION OF LAND: 2. REFERENCED PROPERTY IS IN ZONE X, FROM FEMA, COMMUNITY PANEL NO. 49057C0407E DATED DECEMBER 16, 2005. 12TH ST FL=4255.04 3. THE PARCEL SHOWN HEREON IS SUBJECT TO ALL WEBER COUNTY ORDINANCES AND RESTRICTIONS. 10" PVC out N PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A 15" RCP in W POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE C.P.R.R. SAID POINT BEING 1465-29 FFFT SOLITH 110'21" WEST (STATE PLANE GRID BEARING) AND (POINT #2189) T=4254.54 24" RCP in E 4. VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL 1430.02 FEET SOUTH 78'16' EAST ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; 24" RCP out N RUNNING THENCE NORTH 1'10'21" EAST 417.79 FEET, MORE OR LESS, TO THE SOUTH LINE OF 12TH STREET; THENCE SOUTH 88'36'39" EAST 264.00 FEET DATUM OF 1988 (NAVD 88), GEOID 12A. SITE VERTICAL WAS ESTABLISHED BY USING OF WEBER COUNTY BENCH MARK "WC 48" FL=4251.09 ALONG SAID SOUTH LINE: THENCE SOUTH 1'10'21" WEST 466.01 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID RIGHT OF WAY, THENCE NORTH (POINT #2112 T=4259.24 FL=4256.09 10" PVC in S LOCATED AT THE TOP OF A CONCRETE HEAD WALL AND BRIDGE OF THE CANAL THAT RUNS UNDER 1900 WEST. 10" PVC out NE LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 1, 2023 AS ENTRY NO. 3274778 IN THE OFFICE OF THE WEBER COUNTY RECORDER, TO—WIT: 18" RCP out E ELEVATION = 4261.5 FEET (NAVD 1988) (POINT #2056) T=4260.01 PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE CENTERLINE OF 12TH 5. THE PROPERTY IS CURRENTLY ZONED "XXXXXXXX ACCORDING TO WEBER COUNTY: (ZONING REPORT NOT PROVIDED) 10" PVC in SW STREET BEING THE BASIS OF BEARINGS TO-WIT: SOUTH 89'30' EAST. BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE FL=4255.31 SOUTH 0'44' WEST 1264.8 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE CENTERLINE INTERSECTION WITH 12TH STREET. THENCE SOUTH 89'30' 24" RCP in N EAST 335.28 FEET, THENCE SOUTH 0'15' WEST 80.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, THENCE NORTH 88'09'52" EAST 661.19 XX SETBACK LINE. (POINT #5261) T=4254.48 FL=4250.28 18" RCP in W FFFT ALONG SAID RIGHT OF WAY, AND TO THE TRUE POINT OF BEGINNING, THE PROPERTY BOUNDARY RUNNING THENCE ALONG THE SAID SOUTH RIGHT OF 9 XX SETBACK LINE 24" RCP out E WAY LINE ON THE FOLLOWING TWO COURSES AND DISTANCES, NORTH 88'09'52" EAST 329.83 FEET, SOUTH 89'30' EAST 77.72 FEET TO THE EAST BOUNDARY LINE AS ESTABLISHED BY THE REMNANTS OF AN ANCIENT FENCE LINE, THENCE SOUTH 0'15' WEST (SOUTH 0'15' EAST BY RECORD), 420.08 FEET ALONG (POINT #2029) T=4262.59 SURVEY LEGEND 4" PVC in SE 6. SUBJECT PARCEL IS LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ANCIENT FENCE LINE TO THE NORTH RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY, THENCE NORTH 79°04'06" WEST ALONG SAID 10" PVC in SW C.P.R.R. RIGHT OF WAY LINE TO A POINT SOUTH 1'50'08" EAST 317 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 1'50'08" FL=4256.04 WEST, 317 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING 24" RCP in E 7. THERE IS NO EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIR AT TIME OF SURVEY. SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN ADJOINING R.O.W. LINE. Property Corner (Found) (POINT #5204) T=4255.33 FL=4250.07 24" RCP out W Resolved Property Corner PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15, SAID POINT BEING BY MEASUREMENT SOUTH 1343.46 FEET EAST 2168.27 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE SOUTH 48 FEET, 8. THERE IS 1 FIRE HYDRANT LOCATED ALONG THE PROPERTY LINE OF THE SUBJECT LOT. 10" PVC in SW R/W Monument Found 10" PVC out NE 0 9. UTILITY CONTACT INFORMATION: THENCE SOUTH 79°30' EAST 145.20 FEET, THENCE SOUTH 493.74 FEET TO THE NORTH RIGHT—OF—WAY LINE OF THE C.P.R.R. CO., THENCE NORTH 79°04'06" Benchmark WEST 674.92 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THE C.P.R.R. CO., THENCE NORTH 00°15' WEST 469.78 FEET TO THE SOUTH RIGHT-OF-WAY STORM SEWER TABLE Utility Pedestal/Riser LINE OF 1200 SOUTH STREET, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET ON THE FOLLOWING FOUR COURSES, SOUTH 89'30' ELECTRIC SERVICES (POINT #2001) T=4264.61 FL=4256.71 EAST 159.78 FEET, SOUTH 0'30' WEST 12.00 FEET, SOUTH 80'45'05" EAST 50.59 FEET, SOUTH 88'30' EAST 307 FEET TO THE POINT OF BEGINNING. Utility Pole POWER PLUS ELECTRIC SERVICE, LLC rip LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN PHONE: 801-866-7293 Utility Pole W/Transformer 24" RCP in S GAS SERVICES Utility Pole W/Light A PARCEL OF LAND IN FEE FOR THE RE-ALIGNING OF THE EXISTING INTERSTATE 15 KNOWN AS PROJECT NO. SP-15-8(34)342, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: 24" RCP out W DOMINION ENERGY Guy Wire (POINT #5170) T=4257.63 FL=4248.35 PHONE: 800-767-1689 Light Pole BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 12TH STREET, KNOWN AS SR-39, AT A POINT LOCATED 60.03 FEET PERPENDICULARLY TELEPHONE DISTANT SOUTHERLY FROM THE EXISTING CONTROL LINE OF SAID 12TH STREET OF SAID PROJECT AT ENGINEER'S STATION 16+08.48. WHICH POINT IS Utility Valve (Plus Type) VARIOUS PROVIDERS LOCATED SOUTH 01'07'21" WEST, A DISTANCE OF 1,328.60 FEET SOUTH 88'52'39" EAST, A DISTANCE OF 2,183.32 FEET FROM THE NORTHWEST CORNER OF 20" RCP in S SAID SECTION 24; AND RUNNING THENCE SOUTH 88°34'39" EAST, A DISTANCE OF 240.00 FEET ALONG SAID SOUTHERLY RIGHT—OF—WAY LINE TO A POINT ON THE WESTERLY RIGHT—OF—WAY AND NO ACCESS LINE OF SAID I—15, AT A POINT 163.11 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE PHONE: Fire Hydrant 0 OF SAID PROJECT AT ENGINEER'S STATION 1159+92.79; THENCE SOUTH 09'13'39" EAST, A DISTANCE OF 583.98 FEET ALONG SAID WESTERLY RIGHT-OF-WAY WATER SERVICES Single Post Sign AND NO-ACCESS LINE TO A POINT 163.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER'S STATION CITY OF MARRIOTT-SLATERVILLE 1154+08.82; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND NO-ACCESS LINE, NORTH 77"19"50" WEST, A DISTANCE OF 195.56 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THE C.P.R.R. CO.; THENCE NORTH, A DISTANCE OF 247.86 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND NO-ACCESS LINE Double Post Sign PHONE: 801-627-1919 OF SAID PROJECT; THENCE NORTH 04'29'40" WEST, A DISTANCE OF 221.03 FEET; THENCE NORTH 79'30'00" WEST, A DISTANCE OF 127.58 FEET; THENCE Utility Manhole NORTH, A DISTANCE OF 48.02 FEET TO THE POINT OF BEGINNING STORM SEWER Traffic Arrows CITY OF MARRIOTT-SLATERVILLE THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 24. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT PHONE: 801-627-1919 Spot Elevation ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED AUGUST 13, 2009 AS ENTRY NO. 2429641 IN THE OFFICE OF THE WEBER COUNTY RECORDER, TO—WIT: SANITARY SEWER —— 750 — Major Contour CITY OF MARRIOTT-SLATERVILLE A PARCEL OF LAND IN FEE FOR THE RE-ALIGNING OF THE EXISTING INTERSTATE 15 KNOWN AS PROJECT NO. SP-15-8(34)342, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: 10. THE NEAREST ACCESS POINT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH STREET. AS FOLLOWS: ---- ohe ----- Overhead Electric BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 12TH STREET, KNOWN AS SR-39, AT A POINT LOCATED 60.03 FEET PERPENDICULARLY SHEET LAYOUT N.T.S. 10a. THE NORTHERLY PROPERTY LINE OF PARCEL IS THE SOUTHERLY RIGHT-OF-WAY OF 1200 SOUTH STREET. DISTANT SOUTHERLY FROM THE EXISTING CONTROL LINE OF SAID 12TH STREET OF SAID PROJECT AT ENGINEER'S STATION 16+08.48. WHICH POINT IS LOCATED SOUTH 01'07'21' WEST, A DISTANCE OF 1.328.60 FEET SOUTH 88'52'39" EAST, A DISTANCE OF 2.183.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; AND RUNNING THENCE SOUTH, A DISTANCE OF 24.99 FEET LEAVING SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 85'36'56" WEST, A DISTANCE OF 313.49 FEET TO A POINT 68.78 FEET PERPENDICULARLY DISTANCE SOUTHERLY FROM SAID EXISTING CONTROL LINE OF SAID 12TH STREET OF — wtr —— Water Line 11. NO PARKING SPACES, WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY (RAW LAND). SAID PROJECT AT ENGINEER'S STATION 12+96.02; THENCE NORTH 1"25"21" EAST, A DISTANCE OF 9.04 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE —— ss ——— Sanitary Sewer Line 12. THERE ARE CURB CUTS, AS SHOWN HEREON. ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES: SOUTH 88°25'52" EAST, A DISTANCE OF 100.76 FEET; THENCE SOUTH 88°34'39" EAST, A DISTANCE OF 211.70 FEET TO THE POINT OF BEGINNING. gas — Gas Line — Not Shown 13. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT ANY UNAUTHORIZED USE, REPRODUCTION, ----- ugt ---- Underground Telephone LAKE BASE AND MERIDIAN AND THE SOUTHWEST CORNER OF SAID SECTION 24 WHICH BEARS NORTH 01°07'21" EAST SHEET S Storm Sewer Line WHOLE OR IN PART, IS STRICTLY FORBIDD 14. TO THE BEST OF THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, THERE HAVE BEEN NO WETLAND AREAS DELINEATED ON THE SUBJECT DETAIL "C" ——C——C—— Guardrail BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF 1200 SOUTH STREET SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL NO. 15–065–0046 SAID POINT ALSO SHEET 5 PROTOTYPE: X BEING SOUTH 1'10'21" WEST 1310.59 FEET AND SOUTH 88'49'39" EAST 1669.80 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING DETAIL "B" DIVISION: X THENCE SOUTH 88°36'39" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 5.83 FEET TO THE NORTHWEST CORNER OF PARCEL NO. 15-065-0008, THENCE TITLE COMMITMENT-2: SOUTH 00°00'00" WEST (SOUTH 0°15'00" EAST) ALONG THE WEST LINE OF SAID PARCEL NO. 15-065-0008 468.96 FEET TO THE NORTH RIGHT OF WAY OF THE C.P.R.R. CO., THENCE NORTH 78°16'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 15.70 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. VERSION: X TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO: 101247, EFFECTIVE DATE: MARCH 15, 2024. DESIGNED BY: X 15-065-0046 THENCE NORTH 1"10"21" EAST ALONG THE EAST LINE OF SAID PARCEL, 466.01 FEET TO THE POINT OF BEGINNING. —— — — — — Property R/W Lot Line (Others) LEGAL DESCRIPTION OF LAND. DRAWN BY: JT = Curb Line PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT SOUTH REVIEWED BY: JAL 14. ORDINANCE 2015-02 ADOPTING CHAPTER 2.18 OF THE MUNICIPAL CODE TO PROVIDE FOR COMMUNITY DEVELOPMENT AND RENEW AS SET FORTH IN STATE LAW; SEVERABILITY, RECORDED APRIL 16, 2015 AS ENTRY NO. 2731074. — BLANKET IN NATURE 00'44' WEST 1264.8 FEET, AND SOUTH 89'30' EAST 335.28 FEET, AND SOUTH 00'15' WEST 80.39 FEET, AND NORTH 88'09'52" EAST FROM THE NORTHWEST ---- Edge Of Asphalt CORNER OF SAID SECTION 24,AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, NORTH 88'09'52" EAST 329.83 FEET; THENCE SOUTH 89'30' EAST 77.72 FEET; THENCE SOUTH 00'15' WEST 420.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE — — Edge Of Concrete 15. RIGHT OF WAY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH FOR CONSTRUCTING ALL CUT OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS, CONSTRUCTING, OPERATING AND MAINTAINING DRAINAGE DITCHES AND INLETS OR OUTLETS FOR DRAINAGE OR IRRIGATION STRUCTURES AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED MAY 4, 1942 AND RECORDED JUNE 2, 1942, AS ENTRY NO. 68838, IN BOOK 160, AT PAGE 355. — DOES NOT AFFECT SUBJECT PROPERTY NORTH 79°04'06" WEST ALONG SAID RIGHT-OF-WAY MORE OR LESS TO A POINT SOUTH 01°50'08" EAST 317 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 01°50'08" WEST 317 FEET TO THE POINT OF BEGINNING. **BENCHMARK** LESS AND EXCEPTING THEREFROM: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN BEGINNING AT A POINT WTR WATER WVWATER VALVE SOUTH 89'30' EAST 335.28 FEET AND SOUTH 00'15' WEST 80.39 FEET AND 88'09'52" EAST 661.19 FEET FROM THE NORTHWEST CORNER OF SAID SECTION (16) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 1, 1943, AS ENTRY NO. 76945, IN BOOK 167, AT PAGE 556. — PLOTTED HEREON EBOX ELECTRIC BOX 24 AND RUNNING THENCE ALONG THE RIGHT-OF WAY LINE OF 12TH STREET NORTH 88"39"09" EAST (RECORD =NORTH 88"09"52" EAST) 27.74 FEET; THENCE; SOUTH 01.50'08" EAST 334.38 FEET MORE OR LESS TO THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY: THENCE NORTH 78.23'31" WEST (RECORD = NORTH STEEL POLE 79'04'06" WEST) 28.53 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01'50'08" WEST 327.98 FEET (RECORD = 317 FEET) MORE OR LESS TO THE WOOD POLE 7) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 1, 1943, AS ENTRY NO. 76946, IN BOOK 167, AT PAGE 557. — PLOTTED HEREON VOL VOLUME SCHEDULE B: FILE # 7987 OPR OFFICIAL PUBLIC RECORDS (18) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC 8. LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 1, 1943, AS ENTRY NO. 76947, IN BOOK 167, AT PAGE 558. — PLOTTED HEREON DEED AND PLAT RECORDS TAX ID NO.: 15-065-0012 R.O.W. RIGHT-OF-WAY PRIOR YEAR: 2023 PAID (9) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 1, 1943, AS ENTRY NO. 76948, IN BOOK 167, AT PAGE 559. — PLOTTED HEREON C&G CURB AND GUTTER SDMH STORM DRAIN MANHOLE 9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE WEBER BASIN WATER CONSERVANCY DISTRICT, WEBER AREA DISPATCH 911 AND SSMH SANITARY SEWER MANHOLE EMERGENCY SERVICES DISTRICT, BONA VISTA WATER, WEBER FIRE DISTRICT AND THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, AND IS SUBJECT TO (20) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED AUGUST 23, 1966, AS ENTRY NO. 477772, IN BOOK 844, AT PAGE 184. — PLOTTED HEREON CURB INLET ANY ASSESSMENTS LEVIED THEREBY. 10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. 21. AGREEMENT BY JOHNSON & NIMORI PROPERTIES AND ASPHALT PAVING CORP., DATED FEBRUARY 19, 1980 AND RECORDED FEBRUARY 19, 1980 AS 11. ANY EASEMENTS AND/OR RIGHTS-OF-WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE WILSON IRRIGATION COMPANY AND/OR PARTIES CLAIMING BY, THROUGH OR UNDER IT, AS THE SAME MAY BE FOUND TO INTERSECT THE LAND, AS DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996, AS ENTRY NO. 1406858, IN BOOK 1806, AT PAGE 2985 OF THE OFFICIAL RECORDS. — NOT A PLOTTEABLE ITEM ENTRY NO. 803491 IN BOOK 1344 AT PAGE 724. - NOT A PLOTTABLE ITEM 22. GRANT OF EASEMENT IN FAVOR OF DON S. JOHNSON AND KENNETH M. NIMORI, DBA JOHNSON AND NIMORI PROPERTIES, A PARTNERSHIP, AND THEIR SUCCESSORS IN INTEREST FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JUNE 16, 1983 AND RECORDED JUNE 22, 1983, AS ENTRY NO. 883355, IN BOOK 1427, AT PAGE 483. — NOT A PLOTTABLE ITEM FALLS WITHIN EXISTING RIGHT—OF—WAY TO QUIKTRIP CORPORATION, MANTAS INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS 12. A CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY, INCLUDING THE TERMS AND CONDITIONS THEREOF: BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED 23. DEFERRING PUBLIC IMPROVEMENTS AGREEMENT IN FAVOR OF WEBER COUNTY, UTAH, A BODY POLITIC OF THE STATE OF UTAH OR ANY FUTURE ANNEXING MUNICIPALITY, RECORDED NOVEMBER 30, 1995 AS ENTRY NO. 1376106 IN BOOK 1782 AT PAGE 489. — BLANKET IN NATURE ENTRY NO.: 2718461 - NOT A PLOTTABLE ITEM AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 1.2.3.4.5.6a.6b.79 761,762,76,8,9,10a,11,12,13,14,16,17,19,20,21,22,23,24,25,26,27,28 AND 29 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 20 & 21, 2023. 13. A CERTIFICATE OF CREATION OF THE MARRIOTT-SLATERVILLE CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, INCLUDING THE TERMS AND (24) EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING CUT AND/OR FILL SLOPES AND APPURTENANT PARTS THEREOF INCIDENT TO THE RE-ALIGNING OF THE EXISTING INTERSTATE 15 KNOWN AS PROJECT NO. SP-15-8(34)342 AND INCIDENTAL PURPOSES, BY RECORDED: APRIL 16, 2015 ALTA/NSPS LAND TITLE ENTRY NO.: 2731075 - NOT A PLOTTABLE ITEM (25) ACCESS IS LIMITED TO THOSE OPENINGS PERMITTED BY THE UTAH DEPARTMENT OF TRANSPORTATION, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED Underground Utility Note: SURVEY 14. RIGHTS OF WAY AND/OR EASEMENTS FOR ROADS, DITCHES, CANALS, TELEPHONE AND TRANSMISSION LINES, AND/OR UTILITIES OVER, ALONG AND ACROSS THE LAND, WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY. BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH THE SURVEYOR OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOOUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES. (26) EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING CUT AND/OR FILL SLOPES AND APPURTENANT PARTS THEREOF INCIDENT TO THE RE-ALIGNING OF THE EXISTING INTERSTATE HIGHWAY 15 KNOWN AS PROJECT NO. SP-15-8(34)342 AND INCIDENTAL 15. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS SHEET NUMBER: PURPOSES, BY INSTRUMENT RECORDED AUGUST 13, 2009, AS ENTRY NO. 2429642. — PLOTTED HEREON 27. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY: TRUSTOR: MANTAS INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY; TRUSTEE: FIRST UTAH BANK; BENEFICIARY: FIRST UTAH BANK; AMOUNT: \$3,375,000.00; DATED: JANUARY 12, 2022; RECORDED: JANUARY 18, 2022 AS ENTRY NO. 3211541. (AFFECTS THIS AND OTHER LAND) ASSIGNMENT OF RENTS RECORDED JANUARY 18, 2022 AS ENTRY NO. 3211542. PARTIAL RECONVEYANCE DEED OF TRUST, RECORDED MARCH 2, 2023 AS ENTRY NO. 3274899. (AFFECTS PARCELS 2, 3 AND OTHER LAND) — BLANKET IN ALTURA LAND CONSULTANTS 6950 S. TUCSON WAY, SUITE C CENTENNIAL, CO. 80112 (720)-488-1303







