

811

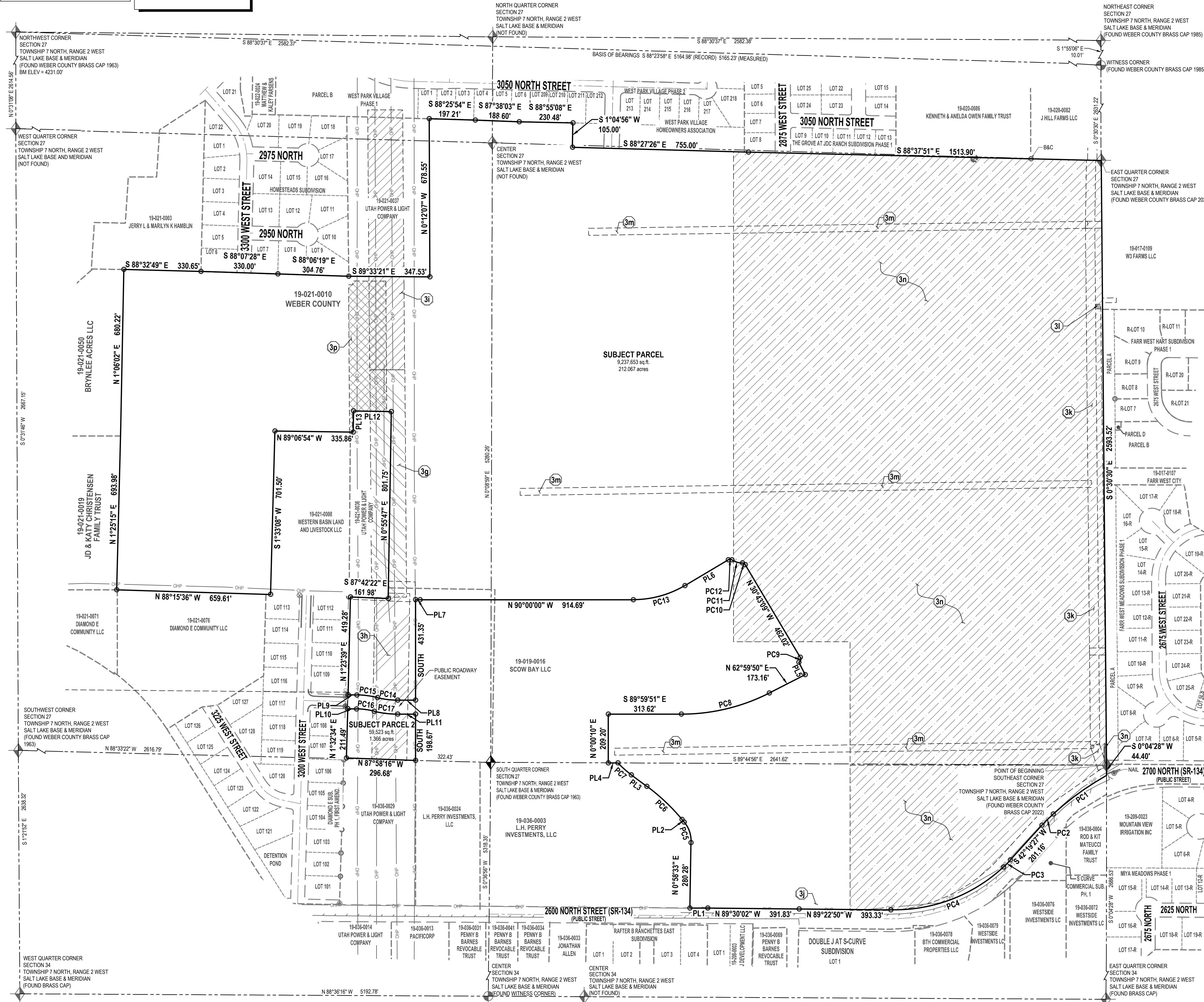
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER
SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND WEBER COUNTY BRASS CAP 1963)
BM ELEV = 4231.00'

ELEV = 4231.00'



LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	1233.00'	283.29'	13°09'51"	S54°07'49"W	282.67'
PC2	749.80'	68.36'	5°13'26"	S44°56'11"W	68.34'
PC3	697.50'	42.24'	3°28'10"	S44°04'35"W	42.23'
PC4	683.85'	530.60'	44°27'21"	S69°10'02"W	517.39'
PC5	126.79'	94.86'	42°51'55"	N18°24'32"W	92.66'
PC6	886.81'	207.86'	13°25'45"	N46°38'26"W	207.38'
PC7	430.00'	76.59'	10°12'20"	N48°15'31"W	76.49'
PC8	830.00'	391.21'	27°00'19"	N76°29'59"E	387.59'
PC9	15.00'	24.54'	93°43'06"	N16°08'24"E	21.89'
PC10	15.00'	15.04'	57°26'45"	N59°26'32"W	14.42'
PC11	90.00'	47.51'	30°14'35"	N73°02'37"W	46.96'
PC12	15.00'	16.44'	62°47'50"	N89°19'14"W	15.63'
PC13	433.00'	232.15'	30°43'09"	S74°38'25"W	229.38'
PC14	370.00'	87.60'	13°33'53"	N83°13'04"W	87.38'
PC15	430.00'	89.20'	11°53'06"	N82°22'40"W	89.04'
PC16	370.00'	76.75'	11°53'06"	S82°22'40"E	76.61'
PC17	430.00'	101.80'	13°33'53"	S83°13'04"E	101.56'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N69°32'58"W	76.70'
PL2	N39°55'11"W	14.68'
PL3	N53°21'41"W	82.93'
PL4	N69°30'42"W	41.73'
PL5	N27°00'03"W	60.00'
PL6	S59°16'51"W	216.56'
PL7	N87°41'17"W	18.93'
PL8	N90°00'00"W	76.80'
PL9	N88°19'13"W	37.48'
PL10	S88°19'13"E	37.24'
PL11	N90°00'00"E	76.80'
PL12	N89°04'13"W	161.87'
PL13	S0°55'47"W	90.75'

RECEIVED
MAR 05 2025
FILE # 7996

NORTH

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400
(IN FEET)
HORZ: 1 inch = 200 ft.

LOCATED IN THE SOUTH HALF OF SECTION 27 AND
THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

ENSIGN

THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON LAND
1740 COMBE ROAD SUITE 2
OGDEN, UTAH 84403

CONTACT:
PHONE: 801.721.8544

JDC ALTA

2800 WEST 2600 NORTH STREET
OGDEN, UTAH

ALTA/NSPS LAND
TITLE SURVEY

PROJECT NUMBER
9872

PRINT DATE
1/16/25

DRAWN BY
J.RINDOLSBACHER

CHECKED BY
T. WILLIAMS

PROJECT MANAGER
C. PRESTON

1 OF 2

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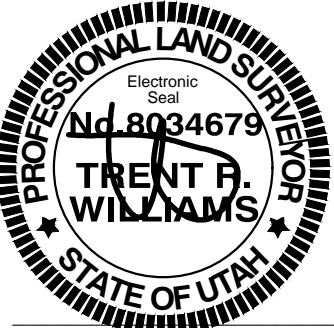
SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

To: Nilson Land;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6, 11(a)(b), 13, 14, 15, and 16 of Table A thereof.

Date of Plat or Map: March 28, 2024



Trent R. Williams, PLS
License no. 8034679

SURVEY NARRATIVE

The purpose of this survey was to establish the boundaries of the subject parcels for possible development and note and locate any easements and encroachances. The boundary matches and comes from a survey completed by Reeves and Associates.

PROPERTY DESCRIPTION

A parcel of land, situate in the South Half of Section 27 and the Northeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at the Southeast Corner of said Section 27 and running thence:

thence South 00°04'28" West 44.40 feet to a point on the northerly right-of-way line of 2700 North Street (State Road 134);

thence along the northerly right-of-way of 2700 North the following eight (8) courses and distances:

1) southwesterly 283.29 feet along the arc of a 1233.00-foot radius non-tangent curve to the left (center bears South 29°17'15" East and the long chord bears South 54°07'49" West 282.67 feet with a central angle of 13°09'51");

2) southwesterly 68.36 feet along the arc of a 749.80-foot radius curve to the left (center bears South 42°27'06" East and the long chord bears South 44°56'11" West 68.34 feet with a central angle of 65°13'26");

3) South 42°19'27" West 201.16 feet;

4) southwesterly 42.24 feet along the arc of a 697.50-foot radius non-tangent curve to the right (center bears North 47°39'30" West and the long chord bears South 44°04'35" West 42.23 feet with a central angle of 03°28'10");

5) westerly 530.60 feet along the arc of a 683.85-foot radius non-tangent curve to the right (center bears North 43°03'39" West and the long chord bears South 69°10'02" West 517.39 feet with a central angle of 44°27'21");

6) North 89°22'50" West 393.33 feet;

7) North 89°30'02" West 391.83 feet;

8) North 89°32'58" West 76.70 feet;

thence North 00°58'33" East 280.28 feet;

thence northerly 94.86 feet along the arc of a 126.79-foot radius non-tangent curve to the left (center bears North 86°58'34" West and the long chord bears North 18°24'32" West 92.66 feet with a central angle of 42°51'55"); thence along a line non-tangent to said curve, North 39°55'11" West, a distance of 14.66 feet

thence northwesterly 207.86 feet along the arc of an 886.81-foot radius non-tangent curve to the left (center bears South 50°04'27" West and the long chord bears North 46°38'26" West 207.38 feet with a central angle of 13°25'45");

thence North 53°21'41" West 82.93 feet;

thence northwesterly 76.59 feet along the arc of a 430.00-foot radius non-tangent curve to the right (center bears North 36°38'16" East and the long chord bears North 48°15'31" West 76.49 feet with a central angle of 10°12'20");

thence North 89°30'42" West 41.73 feet to the Southeast Corner of that parcel described in Entry No. 3301500 (Recorded October 13, 2023);

thence around the perimeter of said parcel the following nineteen (19) courses and distances:

1) North 00°00'00" East 209.20 feet;
2) South 88°59'51" East 313.62 feet;
3) northeasterly 391.21 feet along the arc of a 830.00-foot radius tangent curve to the left (center bears North 00°00'00" East and the long chord bears North 76°29'59" East 387.59 feet with a central angle of 27°00'19");

4) North 62°59'50" East 173.16 feet;
5) North 27°00'03" West 60.00 feet;
6) northerly 24.54 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 27°00'03" West and the long chord bears North 16°08'24" East 21.89 feet with a central angle of 93°43'06");

7) North 30°43'09" West 462.02 feet;
8) northwesterly 15.04 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 59°16'51" West and the long chord bears North 59°26'32" West 14.42 feet with a central angle of 57°26'45");

9) westerly 47.51 feet along the arc of a 90.00-foot radius curve to the right (center bears North 01°50'05" East and the long chord bears North 73°02'37" West 46.96 feet with a central angle of 30°14'35");

10) westerly 16.44 feet along the arc of a 15.00-foot radius curve to the left (center bears South 32°04'40" West and the long chord bears North 89°19'14" West 15.63 feet with a central angle of 62°47'50");

11) South 59°16'51" West 216.56 feet;
12) westerly 232.15 feet along the arc of a 433.00-foot radius tangent curve to the right (center bears North 30°43'09" West and the long chord bears South 74°38'25" West 229.38 feet with a central angle of 30°43'09");

13) West 914.69 feet;
14) North 87°41'17" West 18.93 feet;
15) South 431.35 feet;
16) West 76.80 feet;

17) westerly 87.60 feet along the arc of a 370.00-foot radius tangent curve to the right (center bears North and the long chord bears North 63°13'04" West 87.39 feet with a central angle of 13°33'53");

18) westerly 89.20 feet along the arc of a 430.00-foot radius curve to the left (center bears South 13°33'53" West and the long chord bears North 82°22'40" West 89.04 feet with a central angle of 11°53'06");

19) North 88°19'13" West 37.48 feet to a point on the easterly property line of that Utah Power and Light Parcel described in Book 1251, Page 603 (Recorded July 6, 1978);

thence North 01°23'39" East 419.28 feet along said easterly property line to a point on the southerly property line of that Utah Power and Light property described in Book 1221, Page 823 (Recorded January 24, 1978);

thence along the perimeter of said Utah Power and Light parcel the following 4 courses and distances:

1) South 67°42'22" East 161.98 feet;
2) North 00°55'47" East 801.75 feet;
3) North 89°04'13" West 161.97 feet;
4) South 00°55'47" West 98.75 feet to a point on the northerly line of that parcel described in Entry No. 2437587 (Recorded October 2, 2009);

thence along the perimeter of said parcel the following two (2) courses and distances:

1) North 89°06'54" West 335.86 feet;
2) South 01°33'08" West 701.50 feet;
thence North 88°15'36" West 659.61 feet;
thence North 01°25'15" West 693.96 feet;
thence North 01°06'02" East 680.22 feet;
thence South 88°32'49" East 330.65 feet to the Southwest Corner of Homesteads Subdivision;
thence South 88°07'28" East 330.00 feet;
thence South 88°06'19" East 304.76 feet along the southerly line of Homesteads Subdivision to the Southwest Corner of that Utah Power and Light Parcel described in Book 1337, Page 677 (Recorded December 17, 1979);

thence along the perimeter of said Utah Power and Light Parcel the following two (2) courses and distances:

1) South 89°33'21" East 347.53 feet;
2) North 00°12'07" West 678.55 feet to a point on the southerly line of West Park Village Phase 1 Subdivision;

thence along the southerly lines of West Park Village Phase 1 and Phase 2 the following five (5) courses and distances:

1) South 88°25'54" East 197.21 feet;
2) South 87°38'03" East 188.60 feet;
3) South 88°55'08" East 230.48 feet;
4) South 01°04'56" West 105.00 feet;
5) South 88°27'26" East 755.00 feet;
thence South 88°37'51" East 1513.90 feet to the East line of said Section 27;
thence South 00°30'30" East 2593.52 feet along the East line of Section 27 to the Point of Beginning.

Also:

A parcel of land, situate in the Southwest Quarter of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the South line of said Section 27, also being the Southwest Corner of that parcel described in Entry No. 3301500 (Recorded October 13, 2023) and on the northerly line of that Utah Power and Light parcel described in Book 1251, Page 0603, said point being North 88°31'20" West 322.43 feet from the South Quarter Corner of said Section 27 and running thence along the perimeter of that Utah Power and Light parcel the following two (2) courses and distances:

1) North 87°58'16" West 296.68 feet;
2) North 01°32'34" East 211.49 feet to a point on the aforementioned parcel described in Entry

No. 3301500;
thence along the perimeter of said parcel the following five (5) courses and distances:

1) South 88°19'13" East 37.24 feet;
2) easterly 76.75 feet along the arc of a 370.00-foot radius tangent curve to the right (center bears South 01°40'47" West and the long chord bears South 82°22'40" East 76.61 feet with a central angle of 11°53'06");

3) easterly 101.80 feet along the arc of a 430.00-foot radius curve to the left (center bears North 13°33'53" East and the long chord bears South 83°13'04" East 101.56 feet with a central angle of 13°33'53");

4) East 76.80 feet;
5) South 198.67 feet to the Point of Beginning.

Contains: 9,237,653 square feet or 212.067 acres.

NOTES

1. For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Steward Title Guaranty Company.

Commitment Number 726666
Dated April 15, 2020 at 6:00AM.

2. Table A Items:

a. Item 2 - The property has no assigned address. The nearest estimated address is: 2950 West 2600 North, Weber County, Utah
b. Item 3 - Flood Zone "X": 490567C, 1133
c. Item 4 - Gross land area: 9,288,709 square feet or 213,239 acres
d. Item 5 - Contours are shown hereon and are derived from a UAS flight of the property and supplemented with GPS observations
e. Item 8 - Any found Substantial Features are shown hereon
f. Item 11 - Any utilities found through the course of this survey have been noted hereon. A utility locate request was also made from local providers. Any information received has also been incorporated into this survey
g. Item 13 - Adjoining owner are noted hereon
h. Item 14 - Nearest major intersection is 2000 West Street and 2700 North Street and is approximately 4800 feet from the Southeast corner of the subject property
i. Item 15 - UAS images are on sheet 1 of 3
j. Item 18 - Easement of record are noted hereon.

3. Schedule B Exceptions from Coverage

a. Items no. 1-7 are general exceptions. (Cannot be plotted)
b. Item no. 8 refers to taxes. (Cannot be plotted)
c. Items no. 9-12 refers to special service districts. (Cannot be plotted)
d. Items no. 13-14 refers to Farmland Assessment Act. (Cannot be plotted)
e. Item no. 15 refers to public rights along 2600 North Street (State Highway 134) and 2800 North (farm road/line). (Cannot be plotted)
f. Item no. 16 refers to the rights of others for the Great Eastern Bench Ditch and numerous other un-named ditches and/or canals as their interest may appear and for maintenance of the same. (Cannot be plotted)

Item no. 17 refers to a right of way and easement in favor of Utah Power and Light Company. (Shown hereon)
Recorded: August 8, 1913
Entry No.: 1545
Book: H, Page: 476

Supplemental Easement.
Recorded: September 29, 1967
Entry No.: 494707
Book: 872, Page: 606

Item no. 18 refers to a right of way and easement in favor of Utah Power and Light Company. (Shown hereon)
Recorded: August 8, 1913
Entry No.: 1546
Book: H, Page: 527

Supplemental Easement.
Recorded: February 16, 1968
Entry No.: 506672
Book: 882, Page: 594

Item no. 19 refers to a right of way and easement in favor of Utah Power and Light Company. (Shown hereon)
Recorded: March 7, 1914
Entry No.: 1759
Book: L, Page: 4

Supplemental Easement.
Recorded: September 29, 1967
Entry No.: 494709
Book: 872, Page: 610

Item no. 20 refers to possible ditches along the state highway. (Document is illegible and cannot be plotted)
Recorded: January 20, 1954
Entry No.: 214181
Book: 435, Page: 146

Item no. 21 refers to a Deed of Easement in favor of the United States of America. (Shown hereon)
Recorded: May 18, 1967
Entry No.: 488235
Book: 861, Page: 486

Item no. 22 refers to a Deed of Easement in favor of the United States of America. (Shown hereon)
Recorded: August 12, 1968
Entry No.: 508513
Book: 896, Page: 99

Item no. 23 refers to a Deed of Easement in favor of the United States of America. (Shown hereon).
Recorded: September 3, 1968
Entry No.: 509560
Book: 896, Page: 38

Item no. 24 refers to a water drain, upon the terms and conditions therein. (Shown hereon)
Recorded: July 7, 1976
Entry No.: 669727
Book: 1133, Page: 452

Item no. 25 refers to a water conservation project agreement. (Cannot be plotted)
Recorded: May 17, 1996
Entry No.: 1406842
Book: 1806, Page: 2917
and
Recorded: May 17, 1996
Entry No.: 1406843
Book: 1806, Page: 2925

Item no. 26 refers to a right of way and easement in favor of Utah Power. (Shown hereon)
Recorded: January 4, 1978
Entry No. 723878
Book: 1218, Page 347

Item no. 27 refers to an underground right of way easement in favor of Rocky Mountain Power. (Shown hereon)
Recorded: December 12, 2018
Entry No. 2956560

Item no. 28 refers to rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (Cannot be plotted)
Item no. 29 refers gaps and/or overlaps as disclosed by mathematical comparison of adjoining property. (Cannot be plotted)
Item no. 30 refers to any matters disclosed by an accurate/current survey of said premises. (Cannot be plotted)
Item no. 31 refers to transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review. (Cannot be plotted)