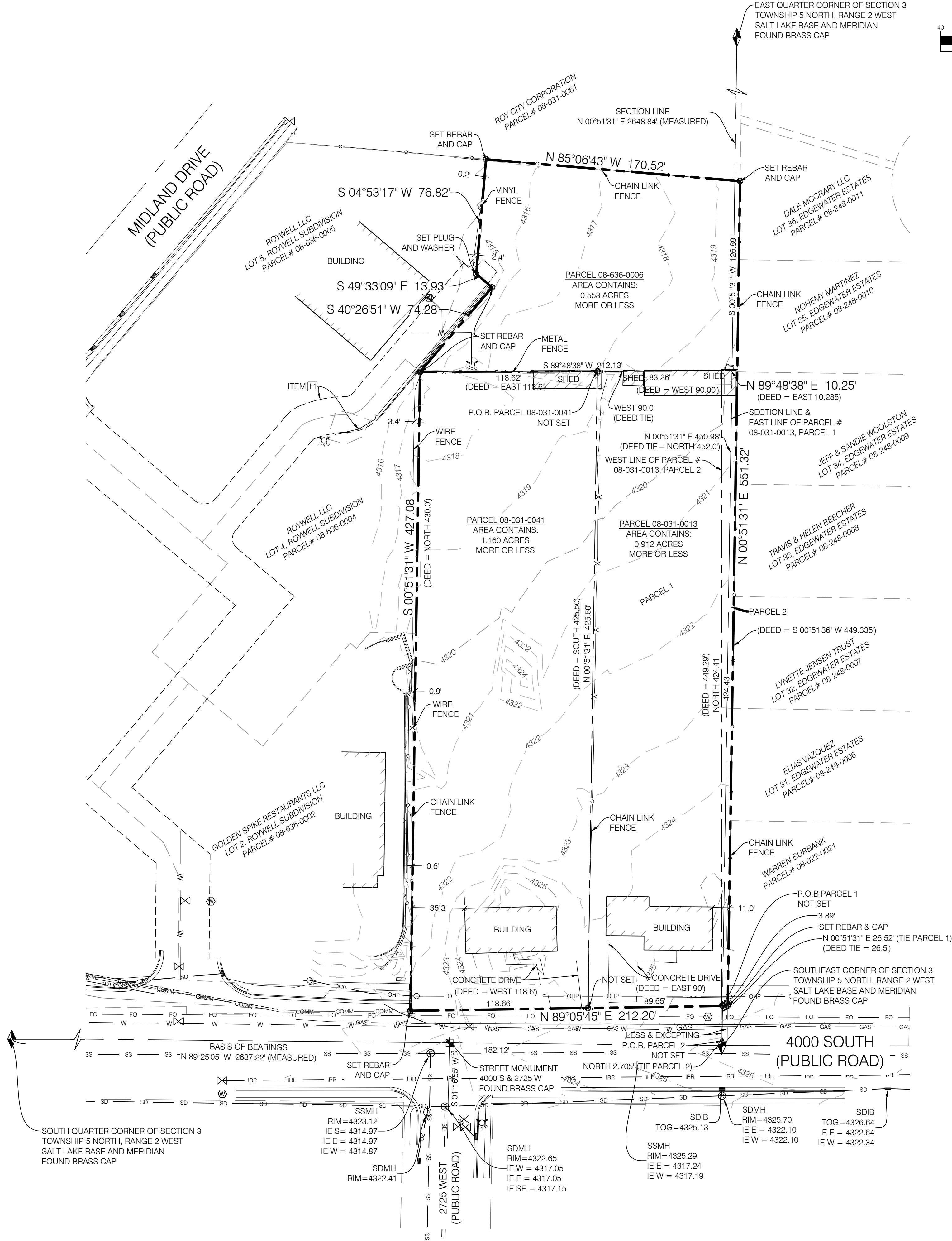
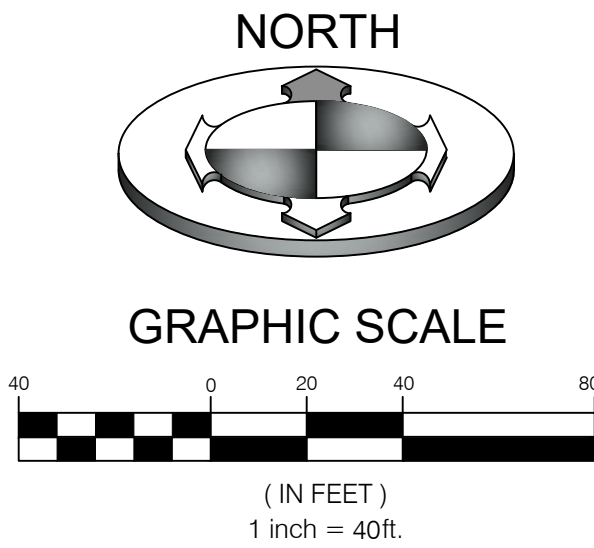


# ALTA/NSPS LAND TITLE SURVEY

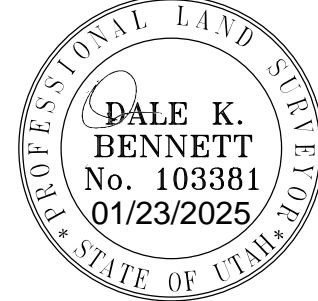
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
ROY CITY, WEBER COUNTY, UTAH



## SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
DHI TITLE AGENCY  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
METRO NATIONAL TITLE  
BOB BARNES - CAMINO REAL LLC

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, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 19, 2024.



## LEGAL DESCRIPTION PER TITLE REPORT

PARCEL 08-636-0006  
ALL OF LOT 6, ROYWELL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

PARCEL 08-031-0041  
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 452.0 FEET NORTH AND 90 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 425.5 FEET, MORE OR LESS, TO THE NORTH LINE OF ROAD, THENCE WEST ALONG NORTH LINE OF ROAD 118.6 FEET, THENCE NORTH 430 FEET, MORE OR LESS, TO A POINT WEST OF THE PLACE OF BEGINNING, THENCE EAST 118.6 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF A PUBLIC STREET AND/OR RIGHT OF WAY.

PARCEL 08-031-0013  
PARCEL 1:  
A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT IN THE NORTH LINE OF COUNTY ROAD, WHICH POINT IS 26.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 425.5 FEET; THENCE WEST 90 FEET; THENCE SOUTH 425.5 FEET TO NORTH LINE OF SAID ROAD; THENCE EAST 90 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:  
BEGINNING AT A POINT NORTH 2.705 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 449.295; THENCE EAST 10.285 FEET; THENCE SOUTH 00°51'36\"/>

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF A PUBLIC STREET AND/OR RIGHT OF WAY.

## NARRATIVE OF SURVEY

SCOPE  
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY BOB BARNES - CAMINO REAL LLC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°25'05\"/>

BENCHMARK  
SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4325.66'

NARRATIVE  
THE NORTHERLY AND WESTERLY BOUNDARIES OF THE SUBJECT PROPERTY ARE ESTABLISHED TO COINCIDE WITH THE BOUNDARIES OF ROYWELL SUBDIVISION (R5). THE EASTERLY BOUNDARY COINCIDES WITH THE WESTERLY BOUNDARY OF EDGEWATER ESTATES PHASE 1 (R4). THE SOUTH LINE OF THE PROPERTY LIES ALONG THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET.

THERE APPEARS TO BE AN OVERLAP IN THE RECORD DESCRIPTIONS OF THE TWO PARCELS THAT MAKE UP PARCEL 08-031-0013. (PARCELS 1 & 2). THE BOUNDARIES OF PARCEL 2, AS DESCRIBED, CLOSELY MATCH THE WESTERLY BOUNDARY OF EDGEWATER ESTATES PHASE 1 (R4). PARCEL 1 IS ROTATED TO MATCH THE SECTION LINE, AND THE BEARINGS OF THE EASTERLY LINE OF ROYWELL SUBDIVISION. THE PRODUCT OF THIS ROTATION IS A WEDGE SHAPED OVERLAP WITH PARCEL 2 OF APPROXIMATELY 6.75 FEET AT ITS WIDEST POINT.

## GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.  
A - NO ENCROACHMENTS
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 4400 SOUTH STREET.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

## LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS
STREET MON. (FOUND)	STORM DRAIN MANHOLE & PIPE	SD
PROPERTY CORNER (PLAT NOTED)	CULINARY PIPE LINE	W
ADJACENT PL or LOT LINES	WATER VALVE & WATER METER	
EXISTING RIGHT-OF-WAY LINE	FIRE HYDRANT	
CENTERLINE OF ROAD	IRRIGATION VALVE & PIPE LINE	IRR
EASEMENT LINE	POWER POLE & OVERHEAD POWER	OHP
CURB & GUTTER	GAS LINE	GAS
EDGE OF EXISTING ASPHALT	COMMUNICATION LINE	COMM
FENCE, CHAIN	STORM DRAIN INLET BOX	
FENCE, VINYL	SDMH STORM DRAIN MANHOLE	
FENCE, WIRE	SSMH SANITARY SEWER MANHOLE	
FENCE, WOOD	CB CATCH BASIN	
	IE INVERT ELEVATION	
	TOG TOP OF GRATE	
	POB POINT OF BEGINNING	

## VICINITY MAP



## REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY METRO NATIONAL TITLE, ISSUING AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 103674, EFFECTIVE DATE OCTOBER 14, 2024.
- R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY DHI TITLE AGENCY, ISSUING AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 595-244303545, EFFECTIVE DATE MARCH 15, 2024.
- R3) COMMITMENT FOR TITLE INSURANCE ISSUED BY DHI TITLE AGENCY, ISSUING AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 595-244303546, EFFECTIVE DATE MARCH 15, 2024.
- R4) EDGEWATER ESTATES PHASE 1, FILED ON AUGUST 24, 1995, ENTRY NO 1360165 IN BOOK 40 ON PAGE 46 AT THE RECORDER'S OFFICE OF WEBER COUNTY.
- R5) ROYWELL SUBDIVISION, RECORDED AS ENTRY NO. 3027525 IN BOOK 87 AT PAGE 05-06 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

## TITLE EXCEPTIONS

PARCEL 08-636-0006  
THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY METRO NATIONAL TITLE, ORDER NO. 103674, EFFECTIVE DATE OCTOBER 14, 2024.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-10 NOT ADDRESSED IN THIS SURVEY

ITEM 11 EASEMENT(S), SETBACKS, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT; RECORDED: JANUARY 9, 2020  
ENTRY NO.: 3027525  
BOOK / PAGE: 87 / 5 & 6  
(SURVEYOR FINDINGS: AS SHOWN)

ITEM 12 DECLARATION OF INGRESS, EGRESS, UTILITIES, RECIPROCAL ACCESS AND TEMPORARY CONSTRUCTION EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF;  
RECORDED: JANUARY 14, 2020; ENTRY NO.: 3028399  
(SURVEY FINDINGS: BLANKET IN NATURE)

ITEM 13-14 NOT ADDRESSED IN THIS SURVEY

PARCEL 08-031-0041  
THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY DHI TITLE AGENCY, ORDER NO. 595-244303545, EFFECTIVE DATE MARCH 15, 2024.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEM 15 NOT ADDRESSED IN THIS SURVEY

ITEM 16 THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN AGREEMENT BY AND BETWEEN STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND WILSON IRRIGATION COMPANY;  
RECORDED MAY 17, 1996, ENTRY NO 1406857 IN BOOK 1806 ON PAGE 2976.  
(SURVEY FINDINGS: BLANKET IN NATURE)

ITEM 17 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN; IN FAVOR OF: STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES  
RECORDED: MAY 17, 1996; ENTRY NO.: 1406858, OF THE OFFICIAL RECORDS  
(SURVEY FINDINGS: BLANKET IN NATURE)

ITEM 18 THE EXCEPTIONS, RESERVATIONS AND COVENANTS OF THAT CERTAIN NOTICE OF SATISFACTION OF CONTRACT AND CONVEYANCE OF PROPERTY AND EASEMENT;  
RECORDED: DECEMBER 9, 2022; ENTRY NO 3266460.  
(SURVEY FINDINGS: BLANKET IN NATURE)

ITEM 19-19 NOT ADDRESSED IN THIS SURVEY

PARCEL 08-031-0013  
THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY DHI TITLE AGENCY, ORDER NO. 595-244303546, EFFECTIVE DATE MARCH 15, 2024.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEM 20-21 NOT ADDRESSED IN THIS SURVEY

ITEM 22 EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN AGREEMENT;  
RECORDED: MAY 17, 1996; ENTRY NO 1406857 IN BOOK 1806 ON PAGE 2976.  
(SURVEY FINDINGS: BLANKET IN NATURE)

ITEM 23 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN; IN FAVOR OF: BOARD OF WATER RESOURCES  
RECORDED: MAY 17, 1996; ENTRY NO.: 1406858; BOOK: 1806; PAGE: 2985, OF THE OFFICIAL RECORDS  
(SURVEY FINDINGS: BLANKET IN NATURE)

ITEM 24 THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN NOTICE OF SATISFACTION OF CONTRACT AND CONVEYANCE OF PROPERTY AND EASEMENT; RECORDED DECEMBER 9, 2022, ENTRY NO 3266460.  
(SURVEY FINDINGS: BLANKET IN NATURE)

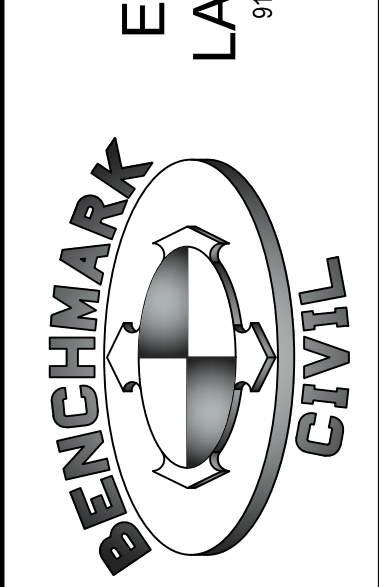
ITEM 25 PUBLIC UTILITY EASEMENTS INCLUDING, BUT NOT LIMITED TO: UTILITY LINES, CABLE LINES, STREET LIGHTS, OVERHEAD POWER LINES AND THEIR SUPPORTING STRUCTURES LOCATED OVER AND ACROSS THE PROPERTY, AS EVIDENCED BY A VISUAL INSPECTION OF THE SUBJECT PROPERTY  
(SURVEY FINDINGS: BLANKET IN NATURE)

ITEM 26-27 NOT ADDRESSED IN THIS SURVEY

DESCRIPTION	No.	DATE

CHECKED BY	DATE
KO/DB	
FILED BY	
DATE	
1/23/2025	
DWG FILE	
241219.01.dwg	

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BOB BARNES - CAMINO REAL LLC  
3918 SOUTH MIDLAND DRIVE  
ROY CITY, UTAH

PROJECT NO. 2412191  
ALTA/NSPS LAND TITLE SURVEY  
SVA.01  
1 OF 1