# Exceptions Corresponding to Schedule B

### 1-7. Standard Title Exceptions

- 8-9. Taxes for the year 2025. Tax Parcel No. 15-031-0001. Any charge upon the land by reason of its inclusion in Bona Vista Water, Central Weber Sewer and Marriott/Slaterville City.

  Affects: Parcel 1. Not a survey matter. Not plotted.
- 10. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded January 26, 2022 as Entry No. 3213573 of Official Records.
  Affects: Parcel 1, together with other land not included herein. Blanket in nature. Not plotted.
- 11-12. Terms, conditions, and provisions contained within Zoning Development Agreement recorded January 24, 1991 as Entry No. 1130105 in Book 1593 at Page 1339 of Official Records. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA") and the terms, conditions and limitations contained therein recorded January 20, 2015 as Entry No. 2718461 of Official Records.

  Affects: Parcel 1. Not survey related. Not plotted.
- An easement over, across or through the Land for sewer line and incidental purposes as disclosed by Final Judgment of Compensation and Condemnation recorded December 22, 2020 as Entry No. 3112259 of Official Records.

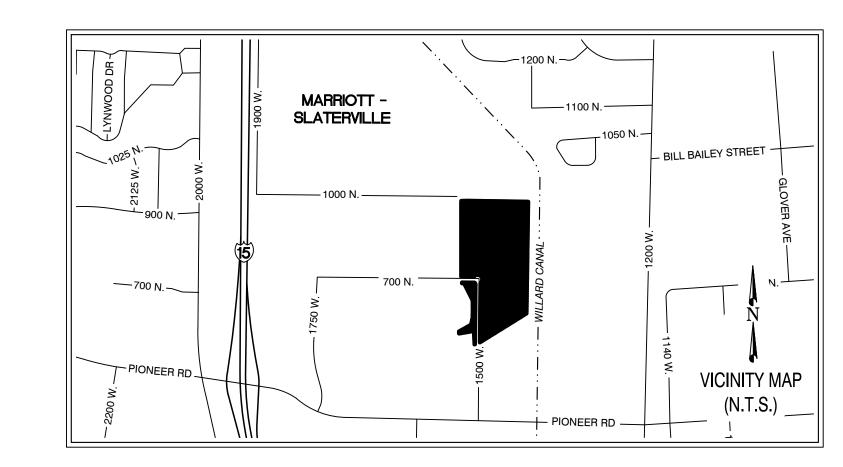
  Affects: Parcel 1. Plotted and shown hereon.
- Terms, conditions, and provisions contained within Water well and Line, Ditch and Access Easement Agreement recorded July 26, 2022 as Entry No. 3247264 of Official Records.
   Affects: Does not affect Parcels 1 or 2. Said easement is located on the Amazon facility parcel. Not plotted or shown hereon.
- Terms, conditions, and provisions contained within Master Development Agreement for West Creek recorded January 24, 2025 as Entry No. 3355571 of Official Records.
   Affects: Parcel 1, together with other land not included herein. Blanket in nature, not plotted.
- 16. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured.

  Affects: Parcel 1. Blanket in nature, not plotted.
- 17. The rights of the public to use or pass through the Land for recreational purposes and/or access to the waterway known as the Fourmile Creek provided that such public rights have been or may be established by documented or otherwise proven use for a period of time.

  Affects: Parcel 1. Blanket in nature. Not plotted.
- 18 18. Easements and rights of way associated with a canal running over and across or adjacent to the subject property.

  Affects: Parcels 1 & 2. Further research may be needed by Title Company. Ditches are noted and shown hereon.
- 19-22. Our search of the Public Records finds no outstanding Mortgages affecting the Land. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss. Any claim to (a) ownership of or rights to minerals and similar substances. Water rights, claims or title to water, whether or not shown by the Public Records.

  Affects: Parcels 1 & 2. Not survey related. Not plotted.



# **UND** Utility Note

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

## Flood Note

By graphic plotting only, this property is in zone(s) X (Other Flood Areas) & AE (Special Flood Hazard Areas) of the Flood Insurance Rate Map No. 49057C0194 F, Community Panel No. 194 of 600, which bears an Effective Date of November 30, 2023.

## Zoning Note

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

# Property Owner

Frank S. Blair Family LLC
No Situs Available, Marriott-Slaterville, UT

## Surveyor's Certification

### To: BlackPine, LLC, a Utah limited liability company,

Frank S. Blair Family LLC, First American Title Insurance Company Nation Commercial Services:

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, 8, 13, 16 and 18 of Table A thereof. The fieldwork was completed on February 10, 2025.

Date of Plat or Map: February 21, 2025





## Title Report Legal Description

### Parcel 1

Part of the North Half of Section 12, Township 6 North, Range2 West, Salt Lake Base and Meridian, US. Survey:

Beginning at intersection of the North boundary of the Old Holley Farmand the West line of Willard Canal, 11.44 chains West and North 1°24' East 1287.4 feet and North 89°18' West 288 feet, (to plain City canal), and Northwesterly 600 feet along canal and West 600 feet, more or less, from the Southeast corner of the Northeast Quarter of said section; thence West 774.77 feet to a fence; thence South along said fence 1010 feet; thence East 66 feet; thence along a 615 foot radius curve to the right 275 feet; thence South 443.22 feet, more or less, to the center of four mile creek as relocated; thence Easterly along center of creek to West line of Willard canal; thence North along canal to beginning.

Less and excepting therefrom, DUT 5 ROADWAY DEDICATION recorded August 4, 2021 as Entry No. 3173370 in Book 91 at Page 11 of Official Records.

### Parcel 2:

A non-exclusive right-of-way for the purpose of ingress and egress disclosed in certain Quit Claim Deed recorded April 14, 1980 as Entry No. 808633 in Book 1352 at Page 628, more particularly described as follows:

Two strips of land in the West Half of the Northeast Quarter and the West Half of the Southeast Quarter of Section 12, Township 6 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the centerline of Willard Canal at station 114+72.0 from which point the Southwest corner of said Section 12 bears South 64°17' West 3571.8 feet, and running thence North 89°22' West 58 feet to the true Point of Beginning of this description; and running thence North 0°38' East 1245 feet; thence North 89°22' West 37 feet; thence North 0°38' East 20 feet; thence South 89°22' East 37 feet: thence North 0°38' East 1400.3 feet; thence North 89°22' West 37 feet; thence North 0°38' East 20 feet; thence South 89°22' East 57 feet; thence South 0°38' West 2685.3 feet; thence North 89°22' West 20 feet to the Place of Beginning.

### Also

Beginning at a point on the center line of Willard Canal at station 114+72.0 from which point the Southwest corner of said Section 12 bears South 64°17' West 3571.8 feet and running thence South 89°22' East 38 feet to the true Point of Beginning of this description; and running thence North 0°38' East 1938.70 feet; thence South 89°22' East 62 feet; thence South 0°38' West 20 feet; thence North 89°22' West 42 feet; thence South 0°38' West 666.95: feet; thence South 89°22' East 42 feet; thence South 0°38' West 20 feet; thence North 89°22' West 42 feet; thence South 0°38' West 1231.75 feet; thence North 89°22' West 20 feet to the Place of Beginning.

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT DATE: JANUARY 10, 2025 AT 7:30 AM FILE NO. NCS-1249540-SLC1

# Narrative / General Notes (GNT)

This survey was prepared at the request of BlackPine Group with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by First American Title Insurance Company, having Issuing Agent: First American Title Insurance Company National Commercial Services with a Commitment Date: January 10, 2025 along with File No.: NCS-1182942-SLC1. The northerly boundary line was re-established using the vesting deed, existing occupation, and other surveys including that Property Survey filed as 6398 and Record of Survey filed as 5841 in the Office of the Weber County Surveyor. Those portions along the Willard Canal were re-established using that Weber Basin Project - Utah (526-412-4971), Willard Canal Rights of Way Map prepared by the United States Department of the Interior Bureau of Reclamation dated March 22, 1960. The property is bound to the DUT 5 Roadway Dedication recorded August 4, 2021 as Entry No. 3173370 in Book 91, at Page 11 & 12 and those two (2) subdivision plats described as 1) Venture Academy Subdivision recorded November 14, 2008 as Entry No. 2375573 in Book 69, at Page 44 and; 2) Venture Academy Subdivision No. 2 recorded April 26, 2012 as Entry No. 2573437 in Book 72, at Page 75 in the Office of the Weber County Recorder. The westerly portion of the "West Parcel" was re-established by holding an existing fence as shown on that ALTA/ACSM Land Title Survey filed as 005043 in the Office of the Weber County Surveyor. The bearing for this survey. It is based on the "DUT 5 Roadway Dedication Plat" prepared by Ensign Engineering as Entry # 3173370.

- On the date of the field survey, February 10, 2025 there was NO observable evidence of earth moving work, external building construction, or building additions.
- GN2) Access to the subject property via 700 North or 1500 West.
- On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary landfill.
- Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.
- (GN5) No visible address was observed on site. However, per the title report address it is No Situs Available, UT.
- (GN6) This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.
- Due to the discrepancy in public records and a lack of survey control within the Northeast Quarter of Section 12, this Surveyor recommends a boundary line agreement along the common boundary line with Western Blackedge LLC.

Street monuments shown on DUT 5 Roadway Dedication recorded August 4, 2021 as Entry No. 3173370 in Book 91, at

Page 11 & 12 were not installed as of the original survey in July 2023. The basis of bearing shown on said roadway dedication was held for the location of the dedication. However, during the course of this survey, a street monument was found at the intersection of 700 North Street and 1500 West Street and was found to be set 0.26'+/- westerly of the platted location of the monument. For consistency, this survey also holds the basis of bearing for the location of the roadway dedication. Monument was not held.

ING

NO. DATE

DESCRIPTION OF REVISION

REVISIONS

CIVIL ENGINEERING + SURVEYING

10718 SOUTH BECKSTEAD LAN

TERVILLE WEST CREEK BLA

Prepared for:

MARRIOTT-SLATERVILLE
Prepared
BlackPine

60 120 180

(IN FEET)

17=60'

TAJ Date: 02/21/2025

RD & GC Date: 02/10/2025

0 60 IN FEET 1"=60'

Prepared By: TAJ

Surveyed By: RD & GC

SHEET NO. 1 OF 3

PROJECT ID: DATE: **02/21/2025**FILE NAME:

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