

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

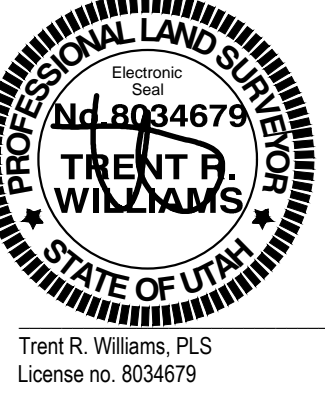
BENCHMARK
NORTHWEST CORNER OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4350.12

NORTHWEST CORNER
SECTION 28
T4N, R1W
SLB&M
BM ELEV=4350.12
(FOUND)

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: Burger Lads
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 1, 4, 8, 11, 13, 16, 17 and 19 of Table A thereof. The field work was completed on April 14, 2020 with a subsequent site visit on September 4, 2020.
Date of Plat or Map: September 10, 2020



PARCEL 1:

A portion of Parcel 5, Fort Lane Village Amended recorded July 29, 2016 as Entry No. 2955022 in Book 6568 at Page 338, located in the North half of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the Southern right-of-way line of Gentile Street, said point being South 00°32'40" West 73.00 feet and North 89°27'20" West 60.17 feet from the North quarter corner of said Section 28 and running thence:
South 00°32'40" West 337.34 feet to the South line of Parcel 5;
thence North 89°12'40" West 194.37 feet along the South line to the Southwest corner of Parcel 5; thence along the West line of Parcel 5 the following four (4) courses and distances:

- 1) North 00°39'43" East 73.81 feet;
- 2) North 00°25'30" East 50.03 feet;
- 3) North 10°23'30" East 41.35 feet;
- 4) North 00°32'40" East 172.69 feet to the Southern right-of-way of Gentile Street.

thence South 89°27'20" East 178.53 feet along said Southern right-of-way to the point of beginning.

PARCEL 1A:

The nonexclusive easement, appurtenant to Parcel 1 described herein, for vehicular and pedestrian traffic access, ingress and egress, as created and described in that certain Cross Access Easement Agreement recorded February 12, 2010 as Entry No. 2511470 in Book 4961 at Page 1054, as amended by First Amendment to Cross Access Easement Agreement recorded August 30, 2016 as Entry No. 2862370 in Book 6590 at Page 222.

PARCEL 1B:

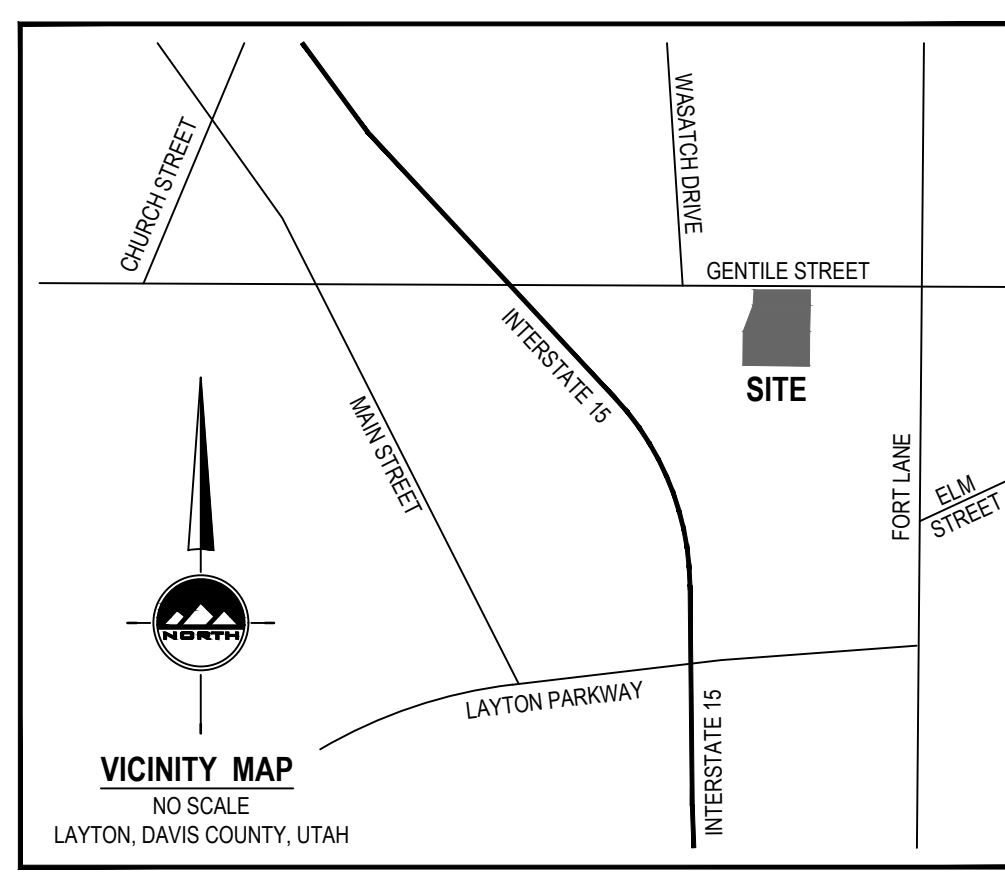
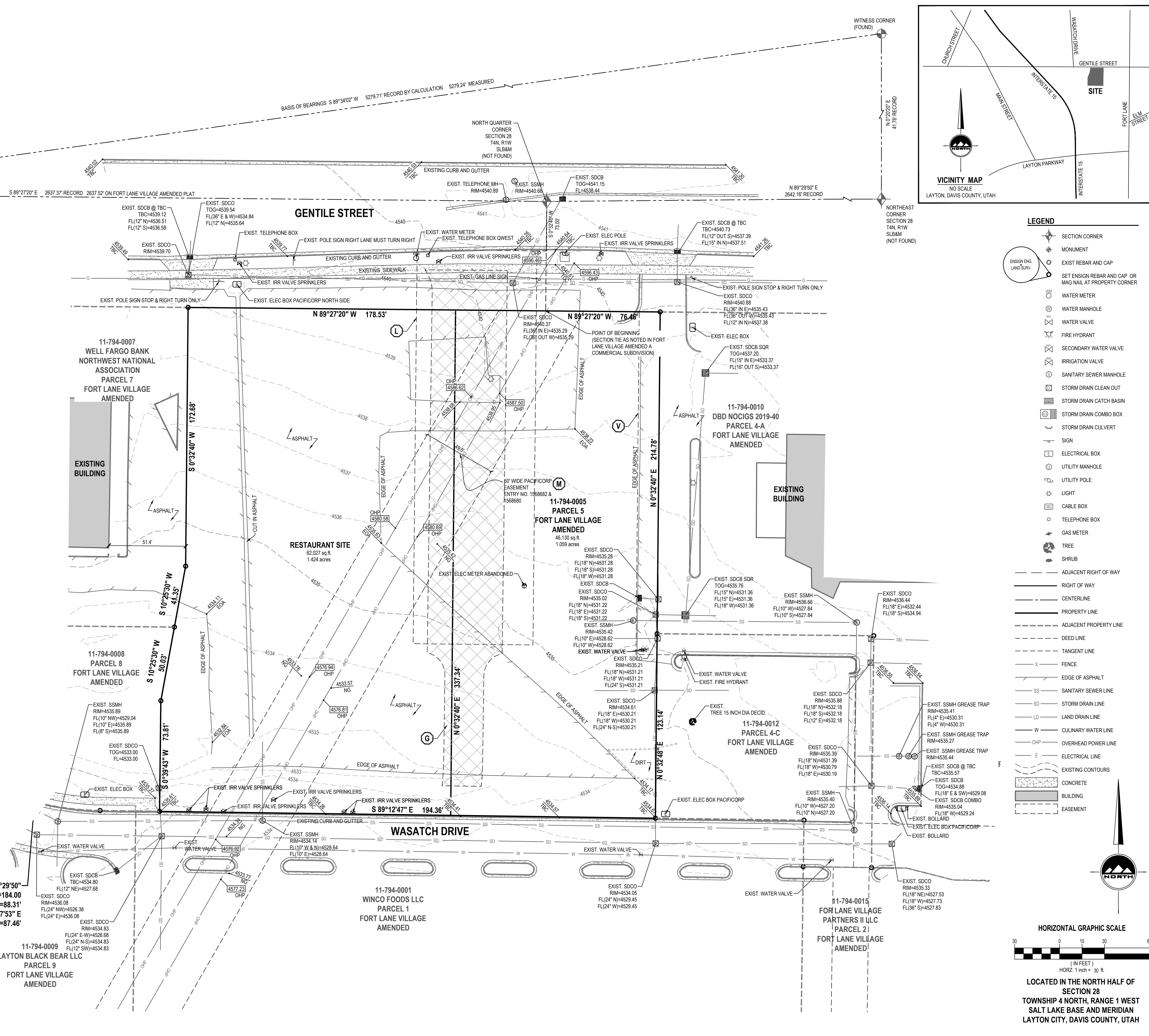
The non-exclusive easement, appurtenant to Parcel 1 described herein, for the passage of vehicles and pedestrians as created and described in that certain Cross-Access Easement, Temporary Construction Easement and Restriction Agreement recorded August 30, 2016 as Entry No. 2862367 in Book 6590 at Page 146.

PARCEL 1C:

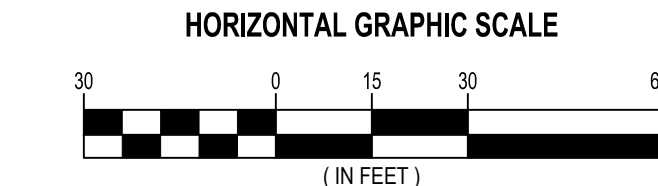
The non-exclusive easements, appurtenant to Parcel 1 described herein, as created and described in that certain Amended and Restated Declaration of Easements and Conditions recorded August 30, 2016 as Entry No. 2962369 in Book 6590 at Page 166, as amended by First Amendment to Amended and Restated Declaration of Easements and Conditions recorded July 12, 2017 as Entry No. 3032092 in Book 6805 at Page 384.

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 Stewart Title Guaranty Company, File Number 132125-JCP, dated effective July 30, 2020
2. Table A Items:
 - a) Item 1: Monuments have been placed at all major property corners.
 - b) Item 4: Gross land area is:
 - c) Item 5: Any substantial features have been noted hereon.
 - d) Item 11: Any utilities found through the course of this survey have been noted hereon.
 - e) Item 13: Adjoining owner are noted hereon.
 - f) Item 16: No evidence of earthwork was observed through the course of this survey.
 - g) Item 17: No changes in right-of-way lines or evidence of street or sidewalk construction was provided or observed during the course of this survey.
 - h) Item 19: Offsite easements have been noted hereon.
3. Schedule B Exceptions from Coverage
 - a) Items no. 1-8 are general exceptions and cannot be plotted on the drawing.
 - b) Item no. 9 refers to property taxes and cannot be plotted.
 - c) Item no. 10 refers to government or special service districts and cannot be plotted.
 - d) Item no. 11 refers to underground mineral rights and cannot be plotted.
 - e) Item no. 12 refers to water rights and cannot be plotted.
 - f) Item no. 13 is a general exception and cannot be plotted.
 - g) Item no. 14-15 refers to existing easements as shown on the Fort Lane Village Subdivision Plat and the Amended plat and have been noted hereon. Where applicable these exceptions have been noted by the specific exception items below.
 - h) Item no. 16 refers to ordinances adopted and cannot be plotted.
 - i) Item no. 17 is a blanket easement and cannot be plotted.
 - j) Item no. 18-19 refers to rights-of-way and easements in favor of Mountain Fuel Supply Company, record documents are illegible and cannot be plotted.
 - k) Item no. 20 refers to a right-of-way and easement in favor of Mountain Fuel Supply Company and does not affect subject parcel.
 - l) Item no. 21 refers to an easement in favor of Realty Investors Inc. and has been noted hereon.
 - m) Item no. 22-23 refers to a PacificCorp easement and has been noted hereon.
 - n) Item no. 24 refers to a cross access easement and is a blanket easement and cannot be plotted.
 - o) Item no. 25 refers to a storm drain and sanitary sewer easement and does not affect subject parcel.
 - p) Item no. 26 is an amendment to the Winco easements and cannot be plotted.
 - q) Item no. 27 refers to easement agreements and cannot be plotted.
 - r) Item no. 28 refers to cross access agreements and cannot be plotted.
 - s) Item no. 29 is a development agreement and cannot be plotted.
 - t) Item no. 29 is a restrictive covenant agreement and cannot be plotted.
 - u) Item no. 30 refers to a shared access easement is noted hereon.
 - v) Item no. 32 refers to an underground right-of-way in favor of Rocky Mountain Power and is a blanket easement and cannot be plotted.
 - w) Item no. 33 refers to an underground right-of-way in favor of Rocky Mountain Power and is a blanket easement and cannot be plotted.
 - x) Item no. 34 refers to an underground right-of-way in favor of Rocky Mountain Power and is a blanket easement and cannot be plotted.
 - y) Items 35-36 are general exceptions and cannot be plotted.



- LEGEND**
- SECTION CORNER
 - MONUMENT
 - EXIST REBAR AND CAP
 - SET ENSIGN REBAR AND CAP OR MAG NAIL AT PROPERTY CORNER
 - 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
 - GAS METER
 - TREE
 - SHRUB
 - ADJACENT RIGHT OF WAY
 - RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - DEED LINE
 - TANGENT LINE
 - FENCE
 - EDGE OF ASPHALT
 - SS - SANITARY SEWER LINE
 - SD - STORM DRAIN LINE
 - LD - LAND DRAIN LINE
 - W - CULINARY WATER LINE
 - OHP - OVERHEAD POWER LINE
 - E - ELECTRICAL LINE
 - EXISTING CONTOURS
 - CONCRETE
 - BUILDING
 - EASEMENT



LOCATED IN THE NORTH HALF OF
SECTION 28
 TOWNSHIP 4 NORTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 LAYTON CITY, DAVIS COUNTY, UTAH

ENSIGN
 THE STANDARD IN ENGINEERING

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 1485 W. Hill Field Rd., Ste. 204
 Layton, UT 84041
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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:
 BURGER LADS, LAYTON
 2827 BYBEE DRIVE
 UTAH, UT 84003

CONTACT:
 LANCE PARKS
 PHONE: 801-390-7415

FORT LANE DEVELOPMENT
350 EAST GENTILE STREET
LAYTON, UTAH

ALTA/NSPS SURVEY

PROJECT NUMBER: 9641
 PRINT DATE: 9/10/20
 DRAWN BY: J.MOSS
 CHECKED BY: T.WILLIAMS
 PROJECT MANAGER: T.WILLIAMS

1 OF 1