

**NOTES CORRESPONDING TO SCHEDULE "B"**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY. COMMITMENT FOR TITLE INSURANCE ISSUED BY:  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NO. 139735-LMP  
 EFFECTIVE DATE: JANUARY 18, 2021 AT 7:30 A.M.  
 THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B-SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT:  
 EXCEPTIONS 1-13 DO NOT RELATE TO SURVEY MATTERS.

EXCEPTION 14: RIGHT OF WAY FOR WILSON CANAL AND ANY FACILITIES APPURTENANT THEREOF, INCLUDING BUT NOT LIMITED TO, WATER PIPES AND DITCHES AS THE SAME MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED LAND TOGETHER WITH ANY RIGHTS OR ASSOCIATED RIGHTS IN AND TO SAID CANAL OR PERTAINING TO THE USE AND MAINTENANCE OF SAID CANAL. THE COMPANY FURTHER EXCEPTS ANY ADVERSE CLAIM BASED ON (a) THE ASSERTION THAT SOME OF THE BOUNDARIES OF THE HEREIN DESCRIBED LAND HAVE BEEN AFFECTED BY A CHANGE IN THE COURSE OF SAID CANAL, (b) THE UNCERTAINTY OF THE BOUNDARIES OF SAID CANAL AND (c) THE ASSERTION THAT THE LAND IS SUBJECT TO WATER RIGHTS CLAIMS OR TITLE TO WATER AND TO ANY LAW OR GOVERNMENTAL REGULATION PERTAINING TO WETLANDS. **1A 20' WIDE EASEMENT RUNS ALONG WITH THE EXISTING PIPED AND CONCRETE WILSON CANAL AS SHOWN ON THIS SURVEY PLAT.**

EXCEPTIONS 15-17 DO NOT RELATE TO SURVEY MATTERS.  
 EXCEPTION 18: RIGHT OF WAY 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 8, 1977 AS ENTRY NO. 08-029-0056 IN BOOK 60 OF LINES AND HEADS AT PAGE 298. **SAID POLE LINE EASEMENT AFFECTS THE MIDDLE OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.**

EXCEPTION 19: 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 DECEMBER 2, 1994 AS ENTRY NO. 08-029-0056 IN BOOK 60 OF LINES AND HEADS AT PAGE 298. **SAID POLE LINE EASEMENT AFFECTS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT, BUT NO EVIDENCE OF POWER POLES OR LINES WERE OBSERVED IN THIS AREA.**

EXCEPTION 20: EASEMENT IN FAVOR OF JOHN A. BARTLETT, A SINGLE MAN AND ALDO JENO PREVEDEL, A SINGLE MAN FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES BY INSTRUMENT DATED MARCH 25, 1942 AND RECORDED MARCH 25, 1942 AS ENTRY NO. 07242 IN BOOK 155 AT PAGE 89. **THERE IS AN EXISTING DIRT ROAD RUNNING PARALLEL ALONG THE WEST SIDE OF THE WILSON CANAL AS SHOWN ON THIS SURVEY PLAT.**

EXCEPTION 21: ANY EASEMENTS AND/OR RIGHTS-OF-WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCIES OF THE WILSON CANAL AND/OR PARTS CLAIMED 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 WARRANTY DEED OR EASEMENT RECORDED DECEMBER 25, 1994 AS ENTRY NO. 072078 IN BOOK 69 AT PAGE 88 AND THAT CERTAIN TRANSFER AND CONVEYANCE RECORDED MAY 29, 1975 AS ENTRY NO. 06861 IN BOOK 1087 AT PAGE 282 AND THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996 AS ENTRY NO. 08063 IN BOOK 1086 AT PAGE 285. **1A 20' WIDE EASEMENT RUNS ALONG WITH THE EXISTING PIPED AND CONCRETE WILSON CANAL AS SHOWN ON THIS SURVEY PLAT.**

EXCEPTION 22: SUPPLEMENTAL 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 SEPTEMBER 29, 1997 AS ENTRY NO. 08-029-0056 IN BOOK 60 OF LINES AND HEADS AT PAGE 470. **SAID 100' WIDE POWER LINE EASEMENT AFFECTS THE MIDDLE OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.**

EXCEPTION 23: 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 12, 1977 AS ENTRY NO. 026929 IN BOOK 499 AT PAGE 389. **SAID 100' WIDE POWER LINE EASEMENT AFFECTS THE MIDDLE OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.**

EXCEPTION 24: NOTWITHSTANDING THESE ITEMS DESCRIBED HEREIN ABOVE, THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL DISCREPANCIES IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH AN ALTA/SNPS SURVEY, MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY TITLE AMERICANS LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS MAY DISCLOSE. **SAID MATTERS ARE AS SHOWN ON THIS SURVEY PLAT.**

EXCEPTIONS 25-28 DO NOT RELATE TO SURVEY MATTERS.

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE WEST QUARTER CORNER AND THE CENTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

**PARKING STALLS**

NO PARKING STALLS

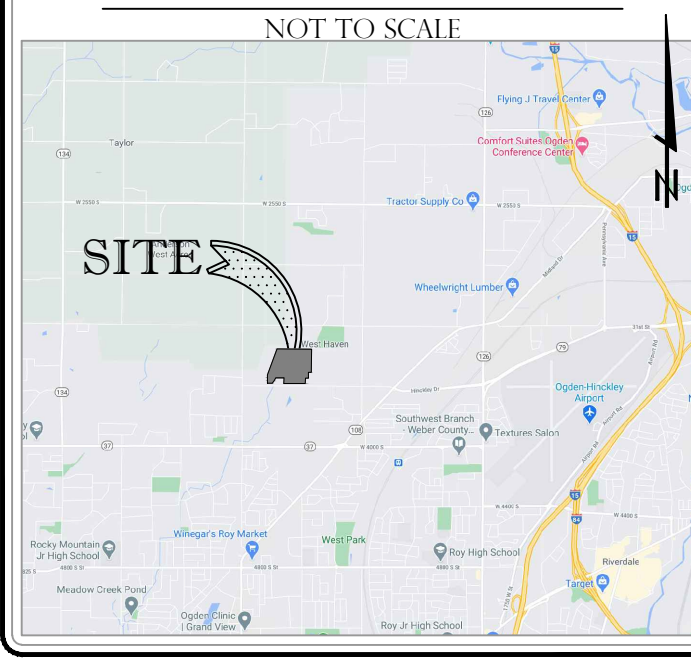
**FLOOD NOTE**

THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD", ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C0425E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.

**ZONING NOTES**

THE SURVEYED PROPERTY IS LOCATED IN R 2 ZONE OF THE WEST HAVEN CITY ZONING CODE AND WAS OBTAINED BY (WWW.WESTHAVEN.CITY.COM). THE FOLLOWING APPLY:  
 LOT AREA = 12500 SQ.FT.  
 LOT WIDTH = 90 FEET.  
 FRONT YARD SET BACK = 25 FEET.  
 SIDE YARD SETBACK = 8 FEET.  
 REAR YARD = 22 FEET.  
 MAXIMUM BUILDING HEIGHT = 35 FEET

**VICINITY MAP**



**LEGAL DESCRIPTION**

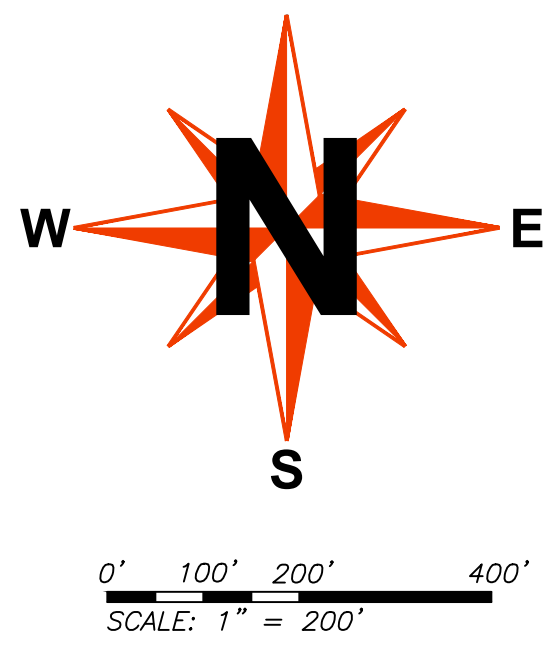
PARCEL 1:  
 PART OF NORTHWEST QUARTER SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 160 RODS EAST AND 323.4 FEET NORTH OF SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 309.6 FEET; THENCE WEST 150 FEET; THENCE SOUTH 309.6 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
 PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 22 RODS EAST AND 2 RODS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE EAST 257.06 FEET; THENCE NORTH 33°59'40" EAST 171.63 FEET; THENCE NORTH 30°45'59" EAST 137.06 FEET; THENCE SOUTH 89°15'20" EAST 87.32 FEET; THENCE SOUTH 00°44'40" WEST 262.20 FEET TO THE NORTH RIGHT OF WAY LINE OF 3600 SOUTH STREET; THENCE EAST 1469.94 FEET; THENCE NORTH 00°49'58" EAST 290.40 FEET; THENCE SOUTH 89°15'20" EAST 150.00 FEET; THENCE NORTH 309.6 FEET; THENCE EAST 150 FEET; THENCE NORTH 1190.25 FEET, MORE OR LESS, TO A POINT 49.9 RODS SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST 109 RODS, MORE OR LESS, TO A POINT 51 RODS EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHWESTERLY TO A POINT 26 RODS NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 26 RODS TO BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE WESTWOOD SUBDIVISION, FIRST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 3, 2013 AS ENTRY NO. 2658394 IN BOOK 74 OF PLATS AT PAGE 70, IN THE OFFICE OF THE WEBER COUNTY RECORDER.

AS-SURVEYED LEGAL DESCRIPTION  
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3600 SOUTH STREET, SAID POINT BEING SOUTH 89°15'20" EAST ALONG THE SECTION LINE 363.08 FEET AND NORTH 00°44'40" EAST 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°15'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 256.98 FEET TO THE SOUTHWEST CORNER OF WESTWOOD SUBDIVISION FIRST AMENDMENT AS RECORDED ON OCTOBER 3, 2013 AS ENTRY NO. 2658394 IN BOOK 74 AT PAGE 70 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST, NORTH AND WEST SIDES OF SAID WESTWOOD SUBDIVISION FIRST AMENDMENT THE FOLLOWING FOUR (4) COURSES: NORTH 33°59'40" EAST 171.63 FEET; THENCE NORTH 30°45'59" EAST 169.17 FEET; THENCE SOUTH 89°15'20" EAST 428.26 FEET; THENCE SOUTH 00°44'40" WEST 290.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°15'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 1113.22 FEET TO THE WEST LINE OF MIKES WEST WOOD SUBDIVISION AS RECORDED ON JUNE 17, 2004 AS ENTRY NO. 2038096 IN BOOK 60 AT PAGE 4 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 00°49'58" EAST ALONG THE WEST LINE OF SAID MIKES WEST WOOD SUBDIVISION 290.40 FEET; THENCE SOUTH 89°15'20" EAST ALONG THE NORTH LINE OF SAID MIKES WEST WOOD SUBDIVISION AND THE EXTENSION THEREOF 300.00 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°49'53" EAST ALONG SAID QUARTER SECTION LINE 1500.40 FEET; THENCE NORTH 89°13'35" WEST 1796.99 FEET; THENCE SOUTH 20°15'27" WEST 1442.59 FEET; THENCE SOUTH 00°53'10" WEST 431.99 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 3,515,999.30 SQ/FT OR 80.72 ACRES

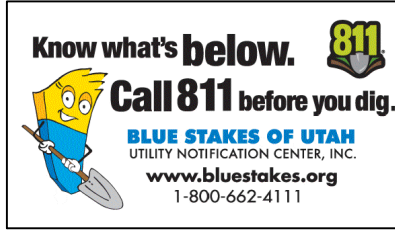
Line #	Bearing & Distance (Record)	Bearing & Distance Measured
L1	(EAST 257.06)	S89° 15' 20"E 256.98'
L2	(N33° 59' 40"E 171.63')	N33° 59' 40"E 171.63'
L3	(N30° 45' 59"E 169.17')	N30° 45' 59"E 169.17'
L4	(S89° 15' 20"E 428.26')	S89° 15' 20"E 428.26'
L5	(S00° 44' 40"W 290.00')	S0° 44' 40"W 290.00'
L6	(N00° 49' 58"E 290.40')	N0° 49' 58"E 290.40'
L7	(S89° 15' 20"E 150.00')	S89° 15' 20"E 150.00'
L8	(NORTH 309.60')	N0° 49' 53"E 309.60'
L9	(EAST 150.00')	S89° 15' 20"E 149.99'
L10	(SOUTH 26 RODS)	S0° 53' 10"W 431.99'
L11	(EAST 22 RODS)	S89° 15' 20"E 363.08'
L12	(NORTH 2 RODS)	N0° 44' 40"E 33.00'



**GENERAL NOTES**

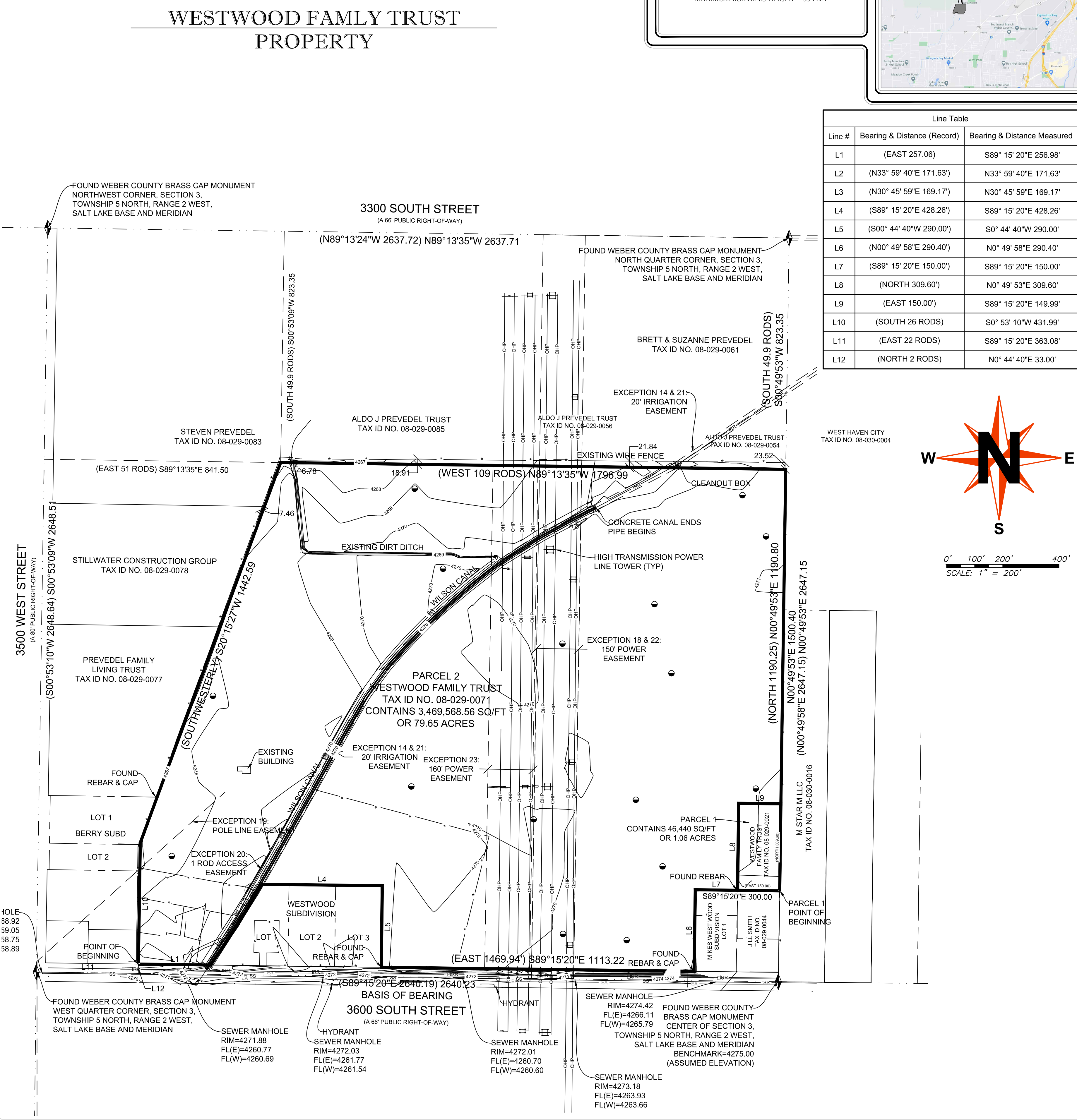
- ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED 'UTAH LAND SURVEYING' OR OTHER PERMANENT MARKERS OR AS OTHER WISE STATED.
- THE ADDRESS TO THIS PROPERTY IS 3060 & 3460 WEST 3600 SOUTH WEST HAVEN, UT 84401
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.

UTILITY NOTE:  
 THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



**LEGEND**

POB	Point of Beginning	MON	Monument	EG	Edge of Gravel
TBC	Top Back of Curb	CON	Concrete	EA	Edge of Asphalt
TC	Top of Concrete	RTW	Right-of-Way	TD	Top of Ditch
FG	Finish Grade	POL	Point on Line	FG	Finish Grade
NG	Natural Grade	PC	Point of Curvature	NG	Natural Grade
BK	Book	PCC	Point on Curve	BK	Book
PG	Page	PT	Point of Tangent	BK	Book
SM	Section Monument	SM	Street Monument	RW	Reference/Witness Monument
PC	Property Corner	SE	Spot Elevation	TP	Test Pit
FD	Fire Hydrant	HP	Handicap Parking	T	Tree
SDM	Storm Drain Manhole	TP	Telephone Pedestal	PS	Parking Stall Count
WM	Water Manhole	W	Water Meter	GM	Gas Meter
SSM	Sanitary Sewer Manhole	SC	Sanitary Sewer Cleanout	EB	Electrical Box
P	Power Manhole	AW	Guy Wire Anchor	ICV	Irrigation Control Valve Box
CM	Communication Manhole	PP	Power Pole	PM	Power Meter
BL	Break Line	WV	Water Valve	CTP	Cable TV Pedestal
TRNSFR	Transformer	CB	Catch Basin 2'x2'	RS	Revision Symbol
PL	Property Line	CC	Cable Communications Line	FL	Fiber Optics Line w/Manhole
SL	Section Line	GLV	Gas Line w/ Valve	IL	Irrigation Line w/ Valve
CL	Center Line	OP	Overhead Power Line w/ Pole	UL	Underground Power Line w/ Box
EL	Easement Line	UL	Underground Power Line w/ Box	SD	Storm Drain Line w/ Catch Basin
FL	Fence Line (other)	W	Wood Fence	TL	Telephone Line w/ Box
VF	Vinyl Fence	WL	Water Line w/ Valves	CR	Curb & Gutter
CF	Chain Link Fence	WR	Wire Fence	CRW	Curb and Wall
WF	Wood Fence	CL	Contour Line	D	Ditch



**SHEET TITLE**  
**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR: RSET DEVELOPMENT, LLC  
 ATTN: TYSON LUND  
 2637 N 400 E, #127  
 NORTH OGDEN, UT 84414  
 LOCATION: NORTHWEST 1/4 SEC 3, T5N, R2W, SLB&M

REV	DATE	DESCRIPTION	DATE	SCALE
1	6/1/2021	PER NEW TITLE COMMITMENT	04/06/2021	1" = 200'
2	8/24/2021	UPDATED LEGAL DESCRIPTION		
3				
4				
5				

**ALTA/NSPS LAND TITLE SURVEY**  
 SURVEYOR'S CERTIFICATE:  
 TO: RSET DEVELOPMENT, LLC A UTAH LIMITED LIABILITY COMPANY  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 COTTONWOOD TITLE INSURANCE AGENCY, INC.  
 CENTURY LAND HOLDINGS OF UTAH, LLC A UTAH LIMITED LIABILITY COMPANY  
 AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:  
 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, 6(A), 6(B), 7(A), 7(B)(b), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 6, 2021.  
**PRELIMINARY**  
 Michael L. Wangemann, PLS  
 Date of Plat or Map: April 6, 2021  
 PLS# 6431156-2201



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**JOB NUMBER**  
 1753-21  
**SHEET**  
 1 OF 1