

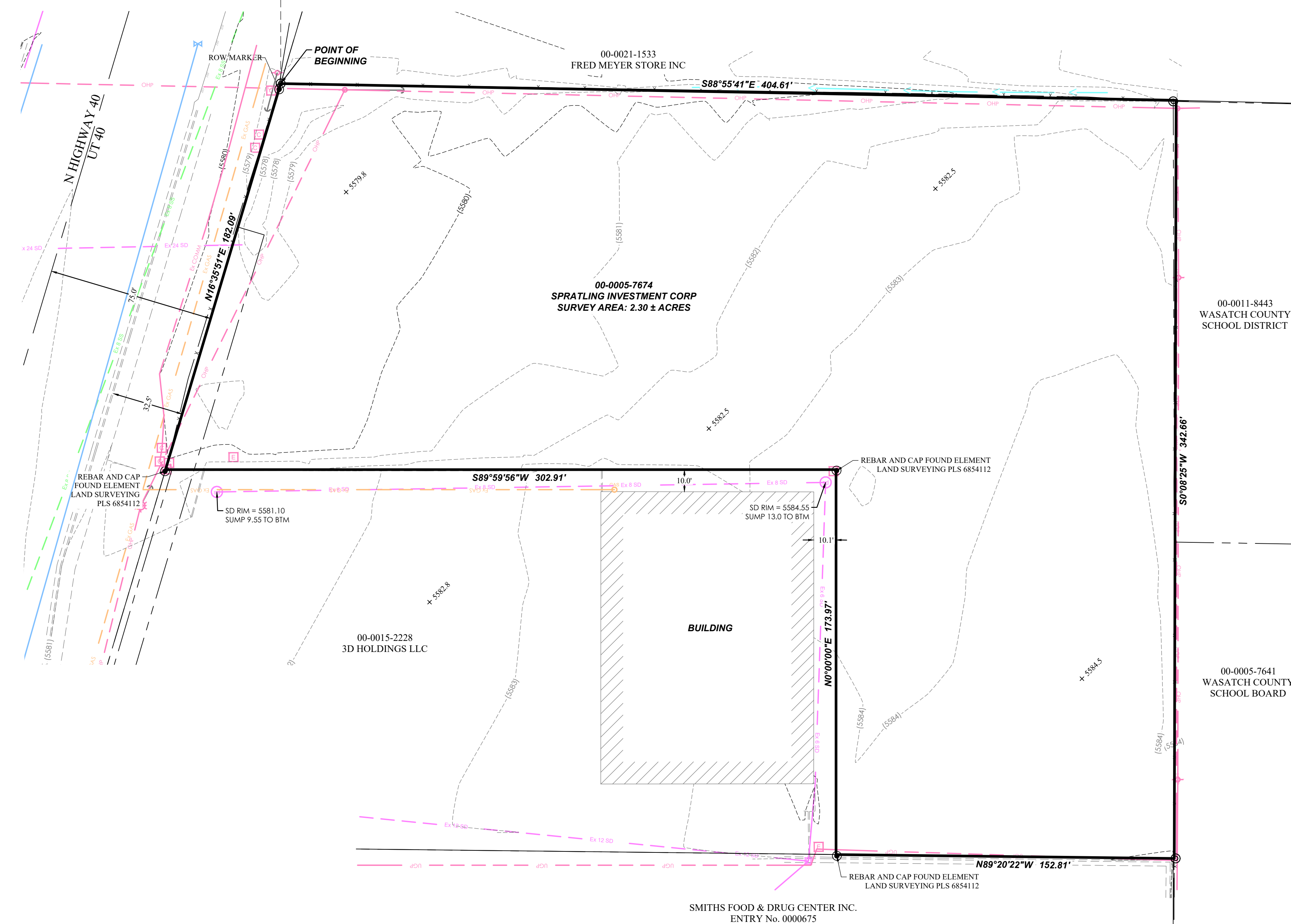
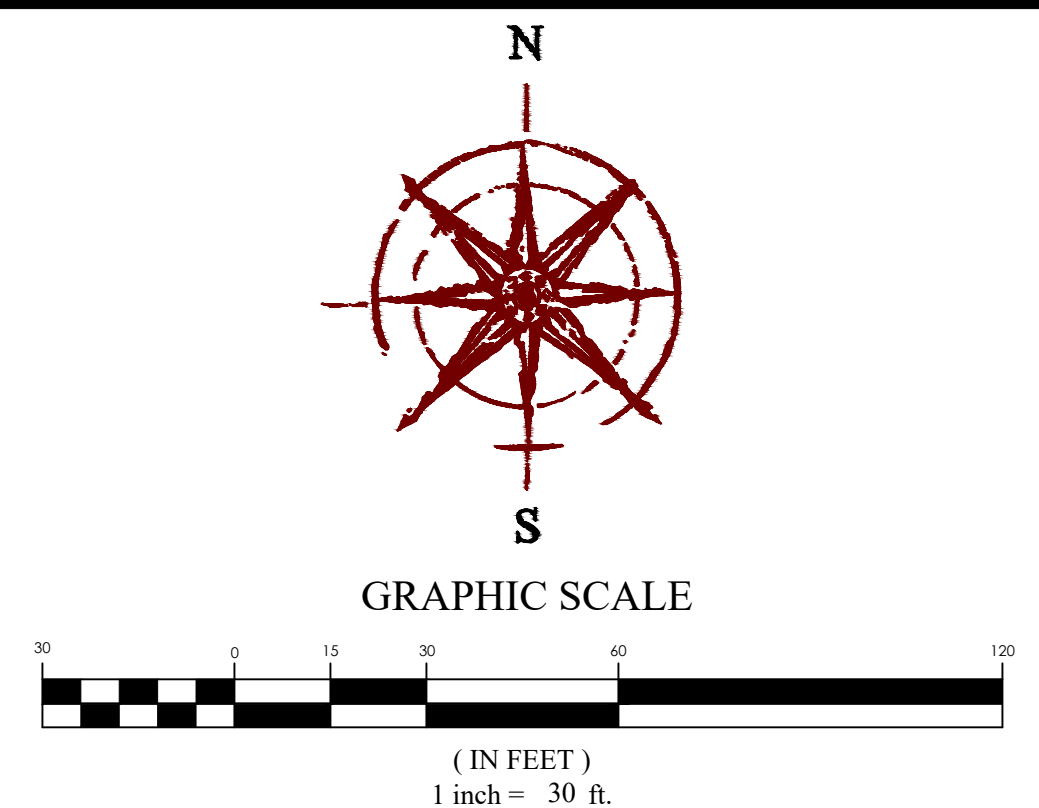
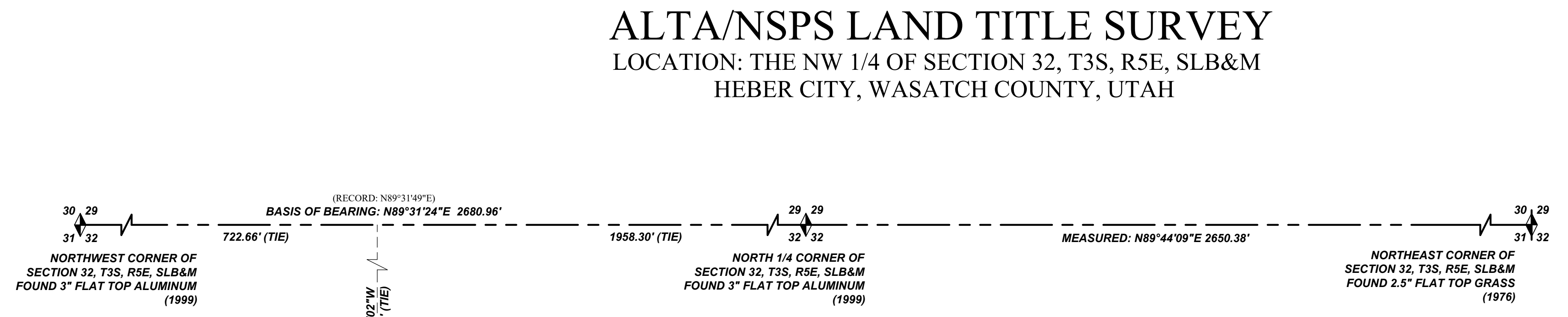
VICINITY MAP
N.T.S

SCHEDULE B-II EXCEPTIONS

- Exceptions #1-12
Contain no plottable descriptions.
- Exception #13
Notice of Adoption of the Heber City Downtown Community Reinvestment Project Area Plan, dated November 8, 2021 and recorded November 16, 2021 as Entry No. 510698 in Book 1385 at Page 743.
Survey Findings: Surveyed property lies within land described in the exception document.
- Exception #14
Ordinance No. 2021-28 Adopting the Project Area Plan for the Heber City Downtown Community Reinvestment Project Area, recorded November 18, 2021 as Entry No. 510887 in Book 1385 at Page 1668.
Survey Findings: Surveyed property lies within land described in the exception document.
- Exception #15
Easement in favor of the State Road Commission of Utah for the purpose of constructing an irrigation ditch and appurtenant parts thereof and incidental purposes, by instrument dated January 9, 1958 and recorded June 6, 1958, as Entry No. 78246, in Book 32, at Page 584.
Survey Findings: 5.0' Sewer easement shown hereon.
- Exceptions #16-17
Contain no plottable descriptions.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. IRRIGATION
	EXIST. NATURAL GAS
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SO INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. IRRIGATION BOX
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX



SURVEY NARRATIVE
The purpose of this Survey is to provide a Boundary and Topography Survey of the parcels identified by Wasatch County ID number 00-0005-7674 as shown hereon. This survey was carried out using a Trimble GPS System and a TopCon Total Station. The boundaries of parcels 00-0005-7674 were retraced using the title report provided by the client Commitment No. 163661-CAF and compared to recorded documentation from official records as shown hereon. Focus recommends boundary line agreements to adjust easterly and southerly boundary lines shown hereon.

AS-SURVEY DESCRIPTION
Beginning at the Southeast corner of parcel 3 of the Parcel Line Adjustment, filed as Entry No. 0003722, said point also being located N89°31'24"E 722.66 feet and S01°49'02"W 1988.27 feet from the Northwest corner of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence along an existing wire fence S88°55'41"E 404.61 feet to an existing wire fence corner; thence along said fence S00°08'25"W 342.66 feet; thence N89°20'22"W 152.81 feet to a rebar and cap found P.L.S. #6854112; thence North 173.97 feet to a rebar and cap found P.L.S. #6854112; thence S89°59'56"W 302.91 feet to the Easterly right of way of Highway 40; thence along said right of way N16°35'51"E 182.09 feet to the point of beginning.
Contains: 2.30 acres+/-

SURVEYOR'S CERTIFICATE
To SPRATLING INVESTMENT CORPORATION, a Utah corporation; SHINY SHELL - HEBER, LLC, a Utah limited liability company; Cottonwood Title Insurance Agency, Inc.; Stewart Title Guaranty Company:
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, 8, 9, 13, 16 & 17 of Table A thereof. The fieldwork was completed on September 14, 2022.

Justin Lundberg
Professional Land Surveyor
License No. 12554439
Date: 11/03/22

- NOTES**
- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
 - A Title Commitment prepared by First American Title Insurance Company, Salt Lake City, Utah, Commitment No. 163661-CAF, Effective Date: October 11, 2022, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
 - The Basis of Bearing for this Survey is N89°31'24"E along the Section line between the North 1/4 Corner and the Northwest Corner of Section 32, Township 3 South, Range 5 East, Salt Lake Base & Meridian. All deeds and plats of record have been related to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
 - Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD 88 elevation published by the Wasatch County Surveyor on the Northwest Corner of Section 32 of 5562.00.
 - #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
 - This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
 - With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
 - Survey responses to Table A (Optional Survey Responsibilities and Specifications):
 - Item 1: Survey monuments found or set shown hereon.
 - Item 2: Not provided on Title Report.
 - Item 3: Surveyed property lies within Unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49051C0118E, Effective Date: March 14, 2012.
 - Item 4: Gross land area shown hereon.
 - Item 5: Vertical relief shown hereon. (See Note #4)
 - Item 8: Substantial features observed are shown hereon.
 - Item 9: No parking stalls were observed.
 - Item 13: Names of adjoining owners shown hereon.
 - Item 16: No evidence of recent earth moving work, building construction, or building additions were observed.
 - Item 17: No evidence of recent street or sidewalk construction or repairs were observed.
 - Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
 - The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Section Corner Tie Sheet, prepared by the Davis County Surveyors Office, obtained during the preparation of this survey.
 - Township Reference Plat, Township 3 South, Range 5 East, Wasatch County Surveyor, 06-02-2022.
 - Warranty Deed, recorded as Entry #134813 Book 170 Page 379-380, 08-05-1985.
 - Anderson Whalen & Association, filed as Entry #0003721, 10-27-2021.
 - Great Basin Engineering, Filed as Entry #0000675, 09-17-1997.
 - Warranty Deed, recorded as Entry #131080 in Book 160 Page 420, 12-06-1983.
 - Special Warranty Deed, recorded as Entry #509601 in Book 1382 Page 30-41, 10-26-2021.
 - Corporate Warranty Deed, recorded as Entry #515567 in Book 1398 Page 1045-1046, 02-23-2022.

LEGAL DESCRIPTION (FROM TITLE REPORT)
Commencing South 2015.76 feet and West 4672.81 feet from the Northeast Corner of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 88°51'13" East 404.50 feet; thence South 00°04'29" West 199.32 feet; thence South 89°03'51" East 1.16 feet; thence South 00°04'20" East 142.82 feet; thence North 89°20'34" West 473.91 feet; thence North 66°58'09" East 18.99 feet; thence North 36°17'20" East 24.98 feet; thence North 53°33'27" West 58.52 feet; thence North 16°24'28" East 294.49 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH the effects of that certain Boundary Line Agreement recorded March 7, 2017 as Entry No. 435518 in Book 1185 at Page 22, as corrected by that certain Affidavit recorded August 27, 2021 as Entry No. 506273 in Book 1372 at Page 357 in the Wasatch County Recorder's office.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded April 5, 1995 as Entry No. 178457 in Book 295 at Page 367 in the Wasatch County Recorder's office, to-wit:

Beginning South 2190.28 feet and West 4420.74 feet from the Northeast corner of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 173.97 feet to the North line of the IGA Store property Tax Serial No. OHE-1211; thence North 89°20'34" West a distance of 320.47 feet to the Mountain Fuel Supply Property Tax Serial No. OHE-1218; thence North 66°58'09" East a distance of 18.99 feet; thence North 36°17'20" East a distance of 24.98 feet; thence North 53°33'27" West a distance of 55.12 feet; thence North 16°28'28" East a distance of 114.69 feet along a State Highway right of way to the center of a 40-foot highway easement, said access being parallel with and contiguous with the said right of way line; thence East a distance of 300.00 feet to the point of beginning.



ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE NW 1/4 OF SECTION 32, T3S, R5E, SLB&M
HEBER CITY, WASATCH COUNTY, UTAH
PROPERTY OF: SPRATLING INVESTMENT CORP
PREPARED FOR: COLDWATER CAPITAL

REVISION BLOCK	
#	DESCRIPTION
1	###
2	###
3	###
4	###
5	###
6	###

Drawn: MJT Checked: JDL
Scale: 1"=30' Job #: 22-0132
Date: 09/14/2022
Sheet: 1 OF 1