500 NORTH

VICINITY MAP

North

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

HUNTSVILLE, UTAH
MOUNTAIN DREAMS LLC
Land Title Survey

SEAN A. FERNANDEZ No. 312775 — PROFESSIONAL LAND SURVEYOR STATE OF UTAH

1.0
OF SHEETS

Proj # 124 - 322

No.	Revision	Date

Map Annotations (left / central area)

500 NORTH

EXISTING POWER POLE
EXISTING WATER WELL
EXISTING MAILBOX
EXISTING POWER POLE
EXISTING GUY WIRE
EXISTING POWER PANEL
EXISTING CYLINDER

N89°10'31"E 525.29'
N83°26'03"E 120.52'
N89°16'34"E 403.61'

EXISTING COMM. FLAG
EXISTING FIBER MARKER
EXISTING FENCE POST
EXISTING POWER BOX
EXISTING FENCE POST
EXISTING T POST EXISTING STAKE 20FT
EXISTING POWER POLE
EXISTING FENCE POST

EXISTING ROW MONUMENT
EXISTING COMM. MANHOLE
EXISTING FIBER MARKER
EXISTING REBAR WITH CAP ALM 149065
EXISTING STAKE

EXISTING HOUSE 7477 E. 500 N.
EXISTING HOUSE 7400 E. 500 N.

EXISTING STAKE
EXISTING STAKE
EXISTING STAKE
EXISTING STAKE

EXISTING POWER POLE

PARCEL B
395,935.95 Square Feet
9.09 Acres

QUIT CLAIM DEED
ENTRY: 2345368 YEAR: 2008
ONWER: MOUTAIN DREAMS LLC
ADDRESS: 7400 EAST 500 NORTH
PARCEL #: 21:008:0032

QUIT CLAIM DEED
ENTRY: 2345370 YEAR: 2008
ONWER: MOUTAIN DREAMS LLC
PARCEL #: 21:008:0035

WARRANTY DEED
(PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS)
ENTRY: 326373 YEAR: 1959
ONWER: UNITED STATES OF AMERICA
PARCEL #: 21:008:0032

WARRANTY DEED
ENTRY: 326373 YEAR: 1959
ONWER: UNITED STATES OF AMERICA
PARCEL #: 21:008:0032

N02°33'58"W 865.82'

EXISTING POWER POLE
EXISTING POWER POLE

EXISTING FENCE POST

SPECIAL WARRANTY DEED
ENTRY: 2905730 YEAR: 2018
ONWER: (1/2 INTEREST) SPENCER W BURTON TRUSTEES IN TRUST OF THE SPENCER W BURTON LIVING TRUST AND BRENLY L BURTON TRUSTEES IN TRUST OF THE BRENLY L BURTON LIVING TRUST
ADDRESS: 7477 EAST 500 NORTH
PARCEL #: 21:008:0033

QUIT CLAIM DEED
ENTRY: 2345372 YEAR: 2008
ONWER: MOUTAIN DREAMS LLC
PARCEL #: 21:007:0015

EXISTING MAG NAIL ON FENCE POST
EXISTING REBAR WITH CAP

SPECIAL WARRANTY DEED
ENTRY: 2963292 YEAR: 2019
ONWER: JACK M. DAVIS
PARCEL #: 21:008:0039

N02°24'38"E 339.58'
N02°26'50"E 194.34'
S04°11'56"W 855.55'

MOUNTAIN DREAMS LLC PROPERTY
Jeff and Linda Burton
Located in the Southeast Quarter of Section 7,
Township 6 North, Range 2 East,
Salt Lake Base and Meridian.
Huntsville, Utah

WARRANTY DEED
ENTRY: 458238 YEAR: 1965 TRACT 3
ONWER: DAVO O MCKAY CORPORATION
PARCEL #: 21:007:0012

EXISTING REBAR WITH CAP DOMINION

PARCEL A
641,967.17 Square Feet
14.74 Acres

S00°40'43"W 975.28'

WARRANTY DEED
(PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS)
ENTRY: 418040 YEAR: 1964
OWNER: UNITED STATES OF AMERICA

WARRANTY DEED
(PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS)
ENTRY: 418040 YEAR: 1964
OWNER: UNITED STATES OF AMERICA

WARRANTY DEED
ENTRY: 418040 YEAR: 1964
OWNER: USA

EXISTING POWER POLE

S88°00'34"W 202.85'
N64°53'43"E 79.03'
WEST 265.43'
POINT OF BEGINNING

EXISTING REBAR WITH CAP CHRIS CORP

S58°19'14"W 28.06'
N89°34'20"W 14.19'
S74°24'18"W 115.72'

WARRANTY DEED
(PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS)
ENTRY: 326374 YEAR: 1960
ONWER: UNITED STATES OF AMERICA

WARRANTY DEED
(PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS)
ENTRY: 418040 YEAR: 1964
OWNER: UNITED STATES OF AMERICA

SPECIAL WARRANTY DEED
ENTRY: 2002568 YEAR: 2004
ONWER: HORSE CREEK LAND & LIVESTOCK LLC
PARCEL #: 21:008:0008

EXISTING POWER POLE

WARRANTY DEED
(PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS)
ENTRY: 342574 YEAR: 1960
OWNER: UNITED STATES OF AMERICA

WARRANTY DEED
(A 26' WIDE EASMENT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN ACCESS ROAD TO THE SPRING CREEK MEASURING CONTROLS AND GAGING STATION - PARSHALL FLUME)
ENTRY: 342574 YEAR: 1960
OWNER: UNITED STATES OF AMERICA

N02°06'26"E 684.96'
NORTH 351.82'

S74°04'00"W 130.16'
S32°28'00"W 104.00'
S57°32'00"E 213.31'
86.31'

WARRANTY DEED
ENTRY: 342574 YEAR: 1960
OWNER: UNITED STATES OF AMERICA

FOUND WEBER COUNTY BRASS MONUMENT, SOUTH 1/4 CORNER, SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. AS NOTED ON THE JACK DAVIS SURVEY (1989) AND TRAPPERS COVE SUBD. (1989)
X=477,538.713 Y=1,103,410.405
(COORDINATES ARE IN METERS)

SPECIAL WARRANTY DEED
ENTRY: 2963293 YEAR: 2019
ONWER: JENNIFER D SORENSEN
PARCEL #: 24:014:0042

EXISTING REBAR WITH CAP DOMINION

S73°27'47"W 48.65'
APPROX. LOCATION OF THE ORIGINAL, SOUTH 1/4 CORNER, SECTION 7, T6N, R2E, S.L.B. & M. (AS NOTED ON THE 2003 ALDUS SURVEY BY LEWIS PRATT)

S70°23'45"W 28.90'
N89°05'46"E 32.28'

POINT OF BEGINNING
EXISTING REFERENCE CORNER
EXISTING REBAR WITH CAP DOMINION
EXISTING CONC STAKE
EXISTING REBAR WITH CAP LANDMARK
EXISTING LATHE

S00°52'24"W
S89°05'46"W 557.26'
N89°05'46"E 2031.94'
N89°05'46"E 2621.48'

SOUTH 1/4 CORNER OF SECTION 7 T6N, R2E, S.L.B. & M. MONUMENT NOT FOUND

TRAPPER COVE SUBD., LOT 5
OWNER: C. CHRIS NEILSON
ADDRESS: 7508 W. 200 N.,
HUNTSVILLE, UT
PARCEL #: 24:092:005

TRAPPER COVE SUBD., LOT 4
OWNER: KENNETH M. & WF SUSAN J. FRANCIS
ADDRESS: 7530 W. 200 N.,
HUNTSVILLE, UT
PARCEL #: 24:092:004

TRAPPER COVE SUBD., LOT 3
OWNER: EDWARD A DOHRING TRUST
ADDRESS: 7548 W. 200 N.,
HUNTSVILLE, UT
PARCEL #: 24:092:003

SOUTHEAST CORNER OF SECTION 7 TOWNSHIP 6 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SYMBOL LEGEND:
— SECTION LINE
— BOUNDARY LINE
— ADJACENT PROPERTY LINE
— FENCE

NARRATIVE:

I was asked by Jeff and Linda Burton to perform a Land Title Survey of the subject property being located , Huntsville, Weber County, Utah.

The survey was begun at the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian. The Basis of Bearing being North 89°05'46" East along the Section from the South Quarter Corner to the Southeast Corner of said Section. Also North 02°26'50" East along the Easterly Fence line of the Jack J Davis Family Trust Survey as conducted by Dominion Engineering.

The survey data was calculated and plotted together with the deeds, plats, and surveys from the office of Weber County Recorder of the surrounding properties to show any gaps or overlaps between the deeds and the field survey of the subject property. The intent of this survey is to match the long standing fence lines as described in other surveys and descriptions.

In 2003, ALM conducted a survey of a portion of this property. The surveyor, Lewis Pratt (who is now deceased), had a discussion with the property owner who had noticed the original stone for the N ¼ of 18 had been moved and was leaning up against the fence. It appears that this stone had been out in the field and removed because it was interfering with the use of the field by the farmer some years before.

In the 2003 survey, the original stone location appears to have been established based on the ties of the following properties:
Warranty Deed-326373-1959 USA
Warranty Deed-418040-1964 USA
Warranty Deed-342574-1960 USA
It seems reasonable that these descriptions were intended to follow the long standing fence lines on the property and when the descriptions were placed starting at the assumed section corner established by Lewis Pratt, they fall much more in line with the existing fence lines.

This differs from the original stone location indicated in the Trappers Cove Subdivision in 2002 or the Jack J Davis Family Trust 2018 Survey conducted by Dominion Engineering in 2018.

We have noted both original corner locations on this survey but believe the one established based on the earlier descriptions and the 2003 survey to be more accurate.

This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.

SURVEY BOUNDARY DESCRIPTION:

PARCEL A BOUNDARY DESCRIPTION:

Commencing at a point located South 70°23'45" West 28.90 feet to the South Quarter Corner (as noted in the Trappers Cove Subd and Jack J Davis Family Trust Survey 2018) and North 89°05'46" East along the section line 32.28 feet from the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; thence North 02°06'26" along an existing fence line and the Jack J Davis Family Trust 2018 Survey 684.96 feet; thence North 02°26'50" East along an existing fence line and the Jack J Davis Family Trust 2018 Survey 194.34 to an existing fence corner; thence North 02°24'38" East along an existing fence line 339.58 feet to an existing fence line and southerly right-of-way of 500 North; thence along the southerly right-of-way of 500 North the following two (2) calls; thence (1) North 83°26'03" East along an existing fence line 120.52 feet; (2) North 89°16'34" East along an existing fence line 403.61 feet to an existing fence intersection; thence South 00°40'43" West along an existing fence line 975.28 feet; thence North 74°04'00" West 130.16 feet; thence South 32°28'00" West 104.00 feet; thence South 57°32'00" East 213.31 feet to an existing fence line; thence South 00°52'24" West along an existing fence line 86.31 feet to an existing fence corner and Section Line and northern property line of Trappers Cove Subdivision; thence South 89°05'46" West along an existing fence line and Section Line and northern property line of Trappers Cove Subdivision 557.26 feet to the point of beginning

Area = 641,967.17 Square Feet / 14.74 Acres

PARCEL B BOUNDARY DESCRIPTION:

Commencing at a point on an existing fence line, said point being located North 351.82 feet and West 265.43 feet from the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; thence North 64°53'43" West along an existing fence line 79.03 feet to an existing fence corner; thence South 88°00'34" West along an existing fence corner 202.85 feet to an end of fence; thence South 58°19'14" West 28.06 feet to an existing end of fence; thence North 89°34'20" West along an existing fence line 14.19 feet to an existing fence corner; thence South 74°24'18" West along an existing fence line 115.72 feet to an existing fence corner; thence North 02°33'58" West along an existing fence line 865.82 feet to an existing fence intersection and southerly right-of-way of 500 North; thence along the southerly right-of-way of 500 North North 89°10'31" East 525.29 feet; thence South 04°11'56" West along the Jack J Davis Family Trust 2018 Survey 855.55 feet to the point of beginning

Area = 395,935.95 Square Feet / 9.09 Acres

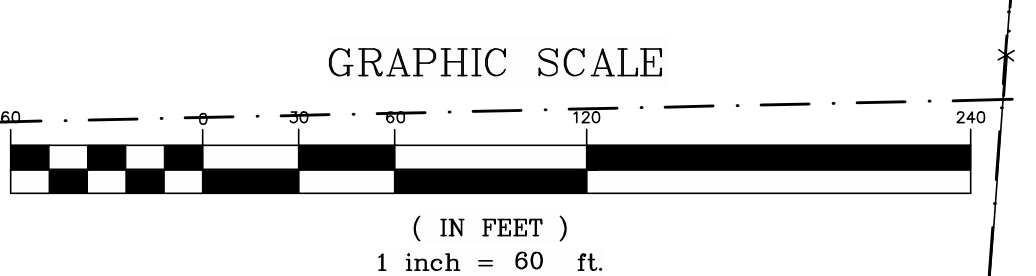Total Area = 1,037,903.12 Square Feet / 23.83 Acres

SURVEY CERTIFICATE

I SEAN A. FERNANDEZ, Professional Land Surveyor, as prescribed by the laws of the State of Utah and holding license No. 312775 do hereby certify: That this plat was prepared from notes of a field survey made by me or under my direction together with records from the Utah County Recorders Office. That due care was exercised in performing said survey and calculations used to prepare the plat. That this plat is a true and correct representation of said survey to the best of my knowledge and conviction.
Date of Plat or Map:

Sean A. Fernandez - Registered Public Surveyor No.: 312775
2230 N. University Parkway, Suite 6D, Provo UT 84604 (801-374-6262)