

ALTA/NSPS LAND TITLE SURVEY
FOR
THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2025



VICINITY MAP
NOT TO SCALE

FILE NUMBER: 2591778FA
COMMITMENT DATE: FEBRUARY 18, 2025 AT 8:00 AM
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH
CORPORATION SOLE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY-COMMERCIAL

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, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11(A),
13, 16 AND 18 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2025.

DATE OF PLAT: MARCH 12, 2025

PROFESSIONAL LAND SURVEYOR
NATHAN B. WEBER, PLS
LICENSE NO. 5152762

LEGAL DESCRIPTION

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S.
SURVEY: BEGINNING AT A POINT 1056 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND
RUNNING THENCE WEST 1584 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 330
FEET; THENCE EAST 1584 FEET TO A POINT SOUTH OF BEGINNING; THENCE NORTH 330 FEET TO THE PLACE OF
BEGINNING.

LESS AND EXCEPTING:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE &
MERIDIAN, US SURVEY: BEGINNING AT A POINT 1551.42 FEET NORTH 89°09'03" WEST ALONG THE QUARTER SECTION LINE
FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE
OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 5, 1977 AS ENTRY NO. 693788, IN
BOOK 1170, AT PAGE 576; AND RUNNING THENCE NORTH 89°09'03" WEST 1088.58 FEET ALONG SAID NORTHERLY
BOUNDARY LINE AND THE QUARTER SECTION LINE, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID QUARTER
SECTION; THENCE SOUTH 0°50'57" WEST 330.00 FEET; THENCE SOUTH 89°09'03" EAST 1088.58 FEET, MORE OR LESS TO A
POINT SOUTH 0°50'57" WEST OF BEGINNING; THECE NORTH 0°50'57" EAST 330.00 FEET TO SAID NORTHERLY BOUNDARY
LINE AND THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, US
SURVEY: BEGINNING AT A POINT 1470.00 FEET NORTH 89°09'03" WEST ALONG THE QUARTER SECTION LINE FROM THE
NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF THE
PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 5, 1977, AS ENTRY NO. 693788, IN BOOK
1170, AT PAGE 576; AND RUNNING THENCE NORTH 89°09'03" WEST 81.42 FEET ALONG SAID NORTHERLY BOUNDARY LINE
AND THE QUARTER SECTION LINE; THENCE SOUTH 0°50'57" WEST 330.00 FEET; THENCE SOUTH 89°09'03" EAST 81.42 FEET;
THENCE NORTH 0°50'57" EAST 330.00 FEET TO SAID NORTHERLY BOUNDARY LINE AND THE POINT OF BEGINNING.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S.
SURVEY: BEGINNING AT A POINT 1056 FEET NORTH 89°09'03" WEST ALONG THE QUARTER SECTION LINE (BEING THE
NORTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 5,
1977, AS ENTRY NO. 693788, IN BOOK 1170, AT PAGE 576) AND 330.00 FEET SOUTH 0°50'57" WEST FROM THE NORTHEAST
CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH 89°09'03" WEST 414.00 FEET ON A PARALLEL LINE
WITH SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH 0°50'57" WEST 59.00 FEET; THENCE SOUTH 89°09'03" EAST
414.00 FEET; THENCE NORTH 0°50'57" EAST 59.00 FEET TO THE POINT OF BEGINNING.

REFERENCE DOCUMENTATION

DEEDS

R-1 - SPECIAL WARRANTY DEED, ENTRY NO. 2713944
R-2 - WARRANTY DEED, BOOK 1170, PAGE 576
R-3 - SPECIAL WARRANTY DEED, ENTRY NO. 2150945
R-4 - WARRANTY DEED, ENTRY NO. 3077152
R-5 - SPECIAL WARRANTY DEED, ENTRY NO. 3162669
R-6 - WARRANTY DEED, ENTRY NO. 3178579

SUBDIVISION PLATS

R-7 - FAVERO'S LEGACY CLUSTER SUBDIVISION - PHASE 1, ENTRY NO. 2856339
R-8 - FAVERO'S LEGACY CLUSTER SUBDIVISION - PHASE 2, ENTRY NO. 3065151
R-9 - MARSH SUBDIVISION, ENTRY NO. 1033296
R-10 - SUMMERSET FARMS - PHASE 1, ENTRY NO. 3066733
R-11 - SUMMERSET FARMS - PHASE 3, ENTRY NO. 3292411

SURVEYS

R-12 - BOUNDARY SURVEY NO. 003127
R-13 - BOUNDARY SURVEY NO. 003687
R-14 - RECORD OF SURVEY NO. 5715
R-15 - WEBER COUNTY BEARING SHEET, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

REFERENCE DOCUMENTS ARE ON FILE IN THE OFFICES OF THE WEBER COUNTY RECORDER AND SURVEYOR

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-13 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

14. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING
RECORDED: MAY 31, 1929
ENTRY NO.: N/A
BOOK: S OF LIENS & LEASES
PAGE: 153, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: NOT PLOTTED, DOCUMENT MAKES REFERENCE TO SECTION, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, BUT DOES NOT OFFER AN EXACT LOCATION THAT WOULD ALLOW THE SURVEYOR TO
MAKE A DETERMINATION OF HOW THIS MAY OR MAY NOT AFFECT THIS SITE.

15. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RECORDED: FEBRUARY 8, 2001
ENTRY NO.: 1750930
BOOK: 2115
PAGE: 1401, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

16. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RECORDED: MARCH 13, 2001
ENTRY NO.: 1757393
BOOK: 2122
PAGE: 2402, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

17. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RECORDED: MARCH 13, 2001
ENTRY NO.: 1757394
BOOK: 2122
PAGE: 2407, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

18. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RECORDED: APRIL 3, 2001
ENTRY NO.: 1761823
BOOK: 2128
PAGE: 1312, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

SURVEYOR'S NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°13'11" WEST BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER
AND THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
MERIDIAN, WEBER COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS
MEASURED ON THE UTAH STATE PLANE NORTH ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW
DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING
THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS
ROADWAYS AND WATERWAYS.

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY
ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE
GROUND.

SURVEYOR'S NOTES:

- THIS DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. TITLE INFORMATION WAS PROVIDED BY OTHERS
FOR THE SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASE ON ABOVE GROUND STRUCTURES.
LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL
BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF
THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CONTACT
APPROPRIATE AGENCIES.
- THE PURPORTED ADDRESS FOR THIS SITE IS UNASSIGNED, OGDEN UTAH 84401 BUT REFERENCED IN TITLE
REPORT AS PARCEL NO. 15-078-0139 AND 15-078-0140 BASED ON DOCUMENTATION PROVIDED AT THE TIME OF THE
SURVEY.
- THIS PROPERTY LIES WITHIN THE FLOOD ZONE 'X' (NO SHADING) ACCORDING TO FEMA FLOOD MAP SERVICE, MAP
NO 49057C0402F, DATED NOVEMBER 30, 2023. ZONE 'X' (NO SHADING) IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".
- THERE ARE NO CONSTRUCTED BUILDINGS ON THIS SITE.
- THERE ARE NO PAVED PARKING STALLS ON THIS SITE.
- THERE WAS NO INFORMATION PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY THAT WOULD ALLOW
FOR A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT
TO ADJOINING PROPERTIES.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING
ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- THIS SURVEY REFLECTS PLOTTABLE EASEMENTS THAT ARE LOCATED IN NEIGHBORING PROPERTIES THAT WOULD
DIRECTLY AFFECT THIS SURVEY SITE.

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DRAWINGS, SPECIFICATIONS,
CALCULATIONS, ESTIMATES
OR ANY REPRESENTATION
CONTAINED HEREON ARE
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DIAMOND LAND SURVEYING,
LLC UNLESS PREVIOUSLY
ESTABLISHED BY
PRECEDENCE OR WRITTEN
AGREEMENT



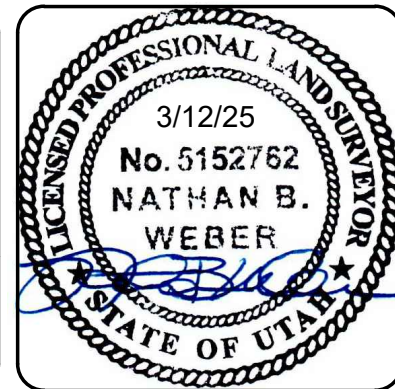
DIAMOND
LAND SURVEYING

6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

ALTA/NSPS LAND TITLE SURVEY
3691 WEST 2200 SOUTH
WEBER COUNTY, UTAH

THE CHURCH OF JESUS CHRIST



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

DATE PLOTTED 3/12/25

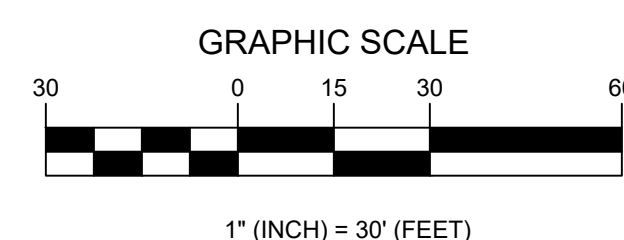
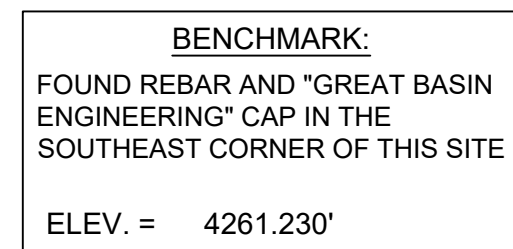
JOB No. 25-006

SHEET

1 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
MARCH 2025

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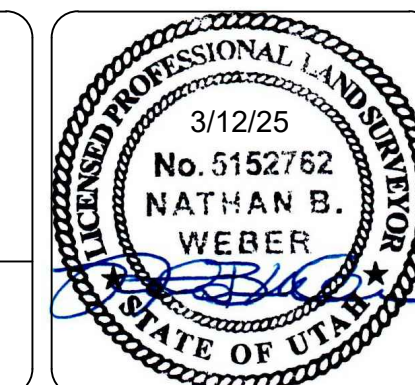


6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

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SHEET

2 OF 2