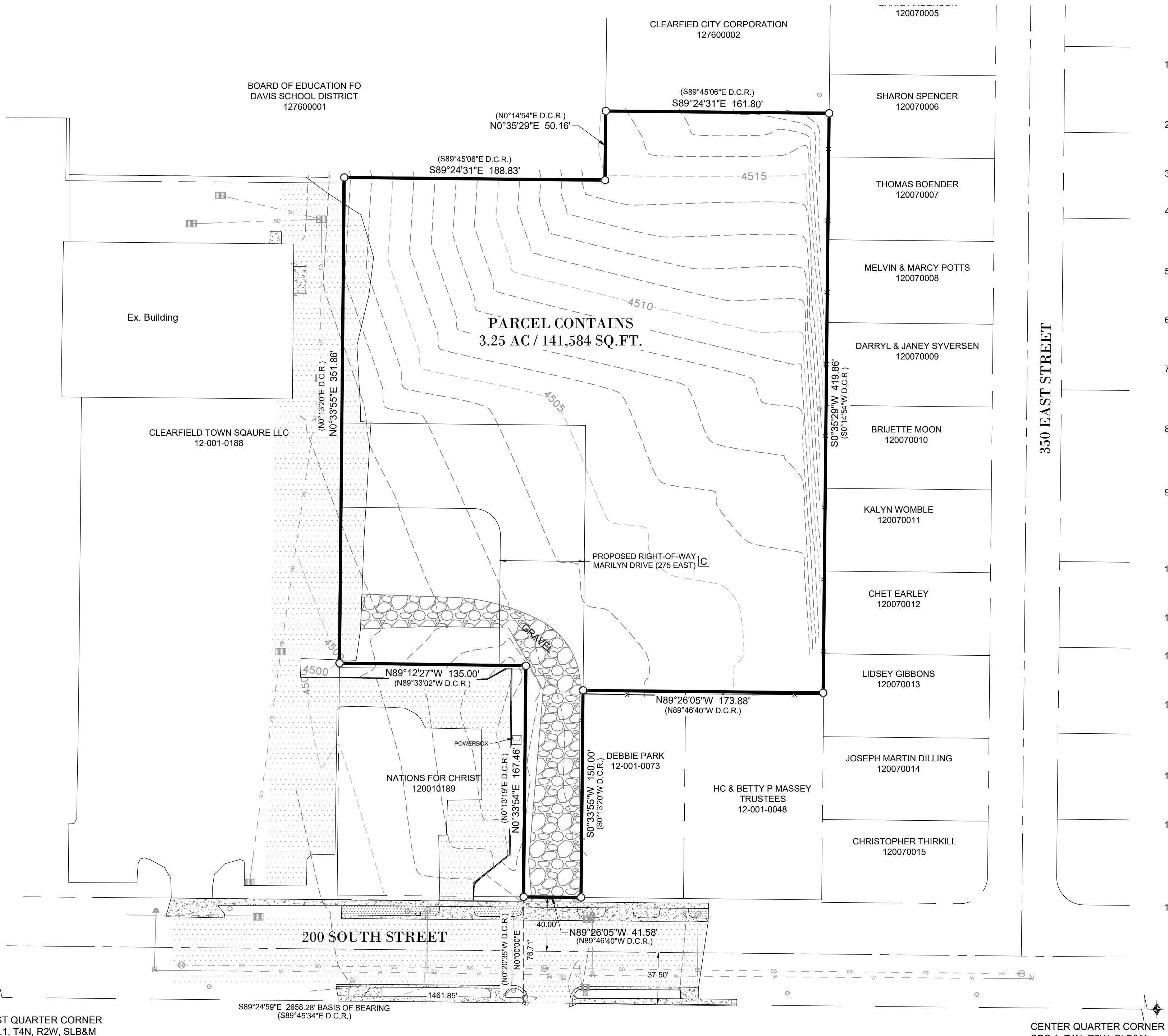
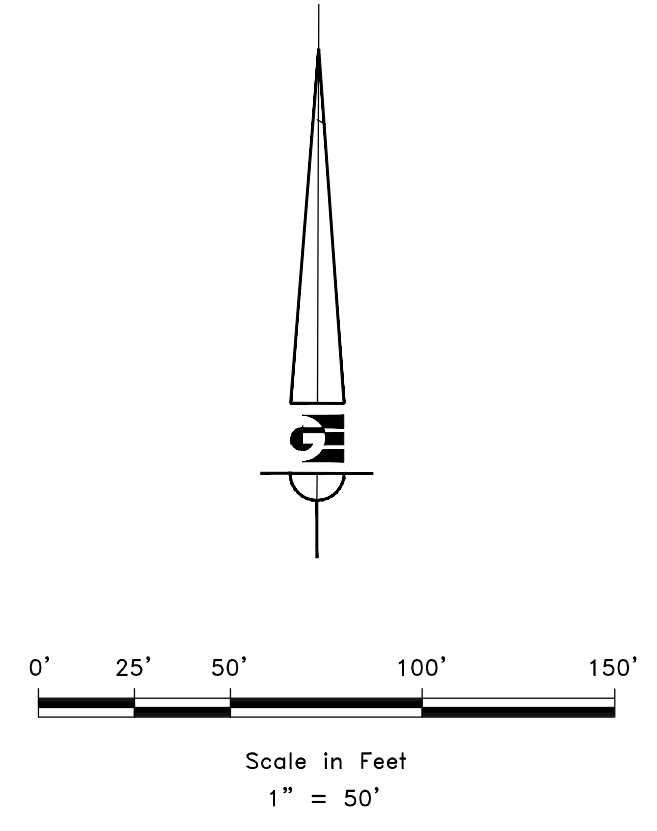




WEST QUARTER CORNER
SEC.1, T4N, R2W, SLB&M

CENTER QUARTER CORNER
SEC.1, T4N, R2W, SLB&M

LEGEND	
	COUNTY MONUMENT AS NOTED
	SET 24\" data-bbox="252 178 498 228"/>
	PROPERTY LINE
	ADJACENT PARCEL
	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	EXISTING FENCE LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING CATCH BASIN
	EXISTING POWER POLE
	EXISTING IRRIGATION MANHOLE
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING GAS METER
	EXISTING AC UNIT
	EXISTING CONCRETE
	EXISTING ASPHALT



SCHEDULE B - SECTION 2 EXCEPTIONS

- The Lien of Real Estate Taxes or assessments imposed on the title by a governmental authority that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records. (NOT A SURVEY MATTER)
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- Easements, claims of easement or encumbrances that are not shown in the Public Records. (NOT A SURVEY MATTER)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown in the Public Records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water. (NOT A SURVEY MATTER)
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records. (NOT A SURVEY MATTER)
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching to the subsequent effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment. (NOT A SURVEY MATTER)
- Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (NOT A SURVEY MATTER)
- (Items 1-7 will be deleted on Lender's Policy)
- General property taxes for the year 2021 now a lien, not yet due.

General property taxes for the year 2020 paid in the amount of \$10,497.89 under Tax ID No. 12-001-0186.
General property taxes for the year 2020 paid in the amount of \$57.66 under Tax ID No. 12-007-0112. (NOT A SURVEY MATTER)
- Said land is included within the incorporated city limits of Clearfield, a municipal corporation of the State of Utah, and is subject to any charges and assessments made thereby. (NOT A SURVEY MATTER)
- All rights of way, easements, restrictions, covenants, and conditions appearing of record. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- Right of Way and Easement Grant in favor of Mountain Fuel Supply Company, the terms and conditions contained therein, recorded July 19, 1962 as Entry No. 238848 in Book 246 at Page 379 of Official Records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, the terms and conditions contained therein, recorded February 16, 1971 as Entry No. 348270 in Book 450 at Page 358 of Official Records. (DOES NOT AFFECT SUBJECT PROPERTY- RELEASE OF EASEMENT RECORDED MARCH 6, 2000 AS ENTRY NO. 1585326 IN BOOK 2634 AT PAGE 1077 OF OFFICIAL RECORDS)
- Certificate of Creation of the North Davis Fire District, the terms and conditions contained therein, recorded August 25, 2005 as Entry No. 2099873 in Book 3857 at Page 338 of Official Records. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE)
- A Deed of Trust by and between The Kier Corporation as Trustor in favor of Goldenwest Federal Credit Union as Trustee and Goldenwest Federal Credit Union as Beneficiary, to secure an original indebtedness of \$5,250,000.00 and any other amounts or obligations secured thereby, dated July 21, 2005 and recorded July 22, 2004 as Entry No. 2004829 in Book 3587 at page 1373 of Official Records, and re-recorded August 26, 2004 as Entry No. 2012932 in Book 3611 at Page 219 of Official Records. (NOT A SURVEY MATTER)
- Assignment of Rents by and between The Kier Corporation as Grantor and Goldenwest Federal Credit Union as Lender, the terms and conditions contained therein, recorded July 22, 2004 as Entry No. 2004830 in Book 3587 at Page 1381 of Official Records and re-recorded September 2, 2004 as Entry No. 2014994 in Book 3616 at Page 536 of Official Records. (NOT A SURVEY MATTER)

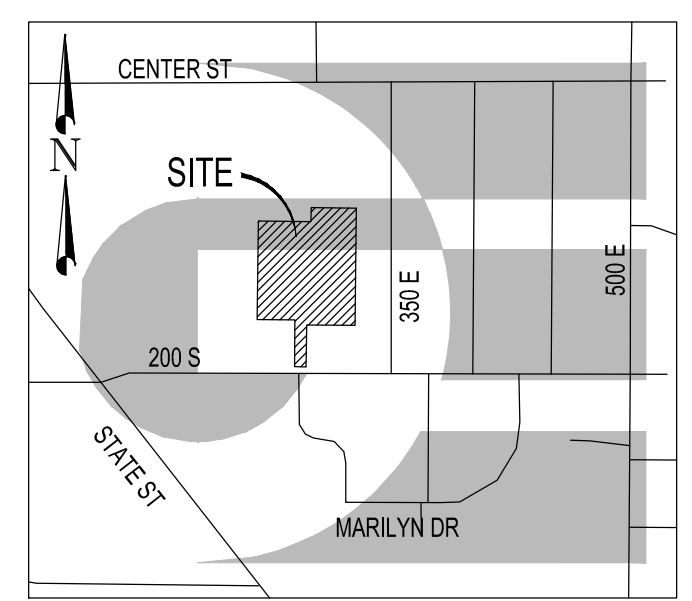
RECEIVED
SEP 17 2021
FILE # 6998

UTILITY CONTACT

Code	Name	Phone	Ext	Contact Name	Email	Comments	Description
CCUT00	COMCAST	435-224-2356		JEFF HOUSTON	JEFF.HOUSTON@TELSCON.CA		CATV & FIBER MRKD BY USIC
CLEARF	CLEARFIELD CITY	801-278-6309		KENNY ENGLAND	KENNY.ENGLAND@CLEARFIELD.CITY.ORG		STORM DREN, SWR & CULINARY WTR
CTLUT01	LUMEN/CENTURYLINK	385-479-7352		LARRY BUEHLER	LARRY.BUEHLER@LUMEN.COM		PBR & PIN MRKD BY STAKE CENTER
QGCOC1	DOMINION ENERGY UTAH	801-324-5970		SL MAPPING DEPARTMENT		FOR PRINTED & ELECTRONIC MAPS	GAS MARKED BY ELM LOCATING
RMP1AY	ROCKY MOUNTAIN POWER - LAYTON	503-413-6993		JOEL SIMMONS	GISEPDT@PACIFICCORP.COM		POWER MRKD BY USIC
TESORO1	MARATHON PIPE LINE	419-672-4588		CHRISTINA BODINE	CL.BODINE@MARATHONPETROLIUM.COM		GAS & OIL
UTOPIA	UTOPIA	801-412-3854		XIAOTONG WU	XWU@UTORIANET.ORG		FIBER OPTICS



VICINITY MAP



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET BEING LOCATED SOUTH 89°24'59" EAST 2658.28 FEET (S89°45'34"E D.C.R.) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND NORTH 00°00'00" EAST 76.71 FEET (N00°20'35"W D.C.R.) FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 00°33'54" EAST 167.46 FEET (N0°13'19"E D.C.R.) THENCE NORTH 89°12'27" WEST 135.00 FEET (N89°33'02"W D.C.R.); THENCE NORTH 00°33'55" EAST 351.86 FEET (N0°13'20"E D.C.R.); THENCE SOUTH 89°24'31" EAST 188.83 FEET (S89°45'06"E D.C.R.); THENCE NORTH 00°35'29" EAST 50.16 FEET (N0°14'45"E D.C.R.); THENCE SOUTH 89°24'31" EAST 161.80 FEET (S89°45'06"E D.C.R.); THENCE SOUTH 00°35'29" WEST 419.86 FEET (S0°14'54"W D.C.R.); THENCE NORTH 89°26'05" WEST 173.88 FEET (N89°46'40"W D.C.R.); THENCE SOUTH 00°33'55" WEST 150.00 FEET (S0°13'20"W D.C.R.) TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°26'05" WEST 41.58 FEET (N89°46'40"W D.C.R.) TO THE POINT OF BEGINNING.

NOTES

- THE SUBJECT PROPERTY HAS NO PURPORTED ADDRESS.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO.49011C0210E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
- A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR AT THIS TIME.
- PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PER SUBDIVISION PLAT PREPARED BY GARDNER ENGINEERING TITLED "THE HART AT CITY CENTER" DATED DECEMBER 2020. THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 200 SOUTH, A PUBLIC RIGHT-OF-WAY.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/NSPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY UTAH FIRST TITLE INSURANCE COMPANY, FILE NUMBER 39858 WITH AN EFFECTIVE DATE OF APRIL 20, 2021 AT 8:00 A.M. THE SURVEY WAS ORDERED BY BEL CANTO ASSET GROWTH FUND. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°24'19" EAST NAD 83 STATE PLAIN GRID BEARING.

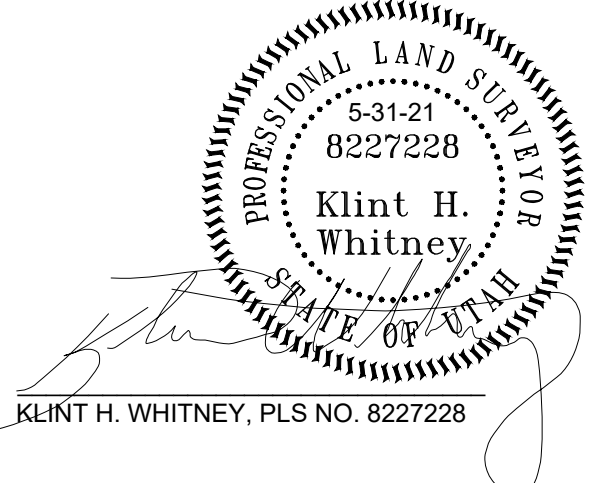
SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTA/NSPS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. I FURTHER CERTIFY TO:

BEL CANTO ASSET GROWTH FUND, LLC, ITS SUCCESSORS AND ASSIGNS
UTAH FIRST TITLE INSURANCE AGENCY

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, 6(a), 6(b), 8, 11, 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON May 27, 2021.

DATE OF PLAT OR MAP: MAY 31, 2021.



SCALE: N/A
DATE: 05-31-2021
DESIGN:
DRAWN: SGP
CHECKED: KHW

REVIEWS
DATE DESCRIPTION

ALTA SURVEY FOR BEL CANTO ASSET GROWTH FUND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B. AND M.
CITY OF CLEARFIELD, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

S1
1