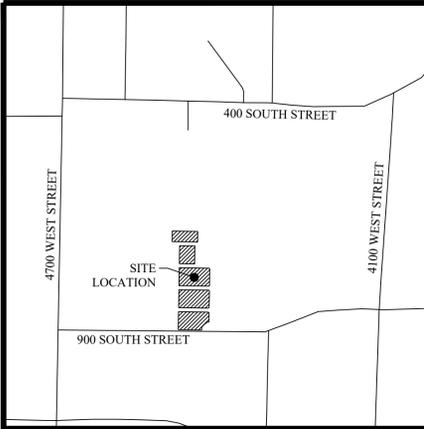


ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SOUTHEAST QUARTER OF SECTION 17, T6N, R2W, SLB&M



VICINITY MAP
N.T.S.

RECORD DESCRIPTIONS (PER TITLE REPORT FILE NO. 066264)

All of Lot 7, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the Official Plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0007

All of Lot 8, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0008

All of Lot 9, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0009

All of Lot 10, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0010

All of Lot 11, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0011

All of Lot 12, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0012

All of Lot 13, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0013

All of Lot 14, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0014

All of Lot 15, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0015

All of Lot 16, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0016

All of Lot 17, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0017

All of Lot 18, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0018

All of Lot 19, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0019

All of Lot 20, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0020

All of Lot 21, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0021

All of Lot 22, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0022

All of Lot 23, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0023

All of Lot 24, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0024

All of Lot 25, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0025

All of Lot 26, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0026

All of Lot 27, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0027

All of Lot 28, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0028

All of Lot 29, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0029

All of Lot 30, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0030

All of Lot 31, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0031

All of Lot 32, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0032

All of Lot 33, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0033

All of Lot 34, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0034

All of Lot 35, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0035

All of Lot 36, THE BARN AT TERAKEE FARMS NO. 1, a PRUD Subdivision, Weber County, Utah, according to the official plat thereof. Situated in Weber County, State of Utah
APN: 15-749-0036

SCHEDULE B-II EXCEPTIONS

Exceptions #1-40

Survey Findings: Contains no plottable descriptions.

Exception #41

Right of Way in Favor of the Mountain States Telephone and Telegraph Company, its successors and assigns, recorded November 1, 1918 in Book N at Page 165 of Official Records.

Survey Findings: 25' Right-of-way easement shown hereon.

Exception #42

Declaration of Prescriptive Easement for irrigation pipelines and ditches in favor of the Hooper Irrigation Company, recorded April 28, 2010 as Entry No. 2469868 of Official Records.

Survey Findings: Easement shown hereon.

Exception #43

Ditches and Canals Easement executed by Terakee Properties, LP, recorded February 28, 2020 as Entry No. 3037959 of Official Records.

Survey Findings: Surveyed area lies within area described in Exception Documents.

Exception #44

The Barn at Terakee Farms Turn Around Easements, recorded March 23, 2021 as Entry No. 3137103 of Official Records.

Survey Findings: Turn Around Easements shown hereon

Exception #45

Subject to all easements, notes, building set-backs, conditions, restrictions, and stipulations as set forth on the recorded plat.

- 10 wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- All Lots with an "A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.
- Agri-tourism is an approved use on agricultural lots.
- All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements are completed allowing their installation.
- A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.
- Lowest Allowable Finished Floor Elevation have been determined per Geotechnical Report Requirements under Section 5.4 Design Groundwater which states "The static groundwater level must be determined based on the depth to groundwater." However if the elevation of the Ground water is found to be at a higher elevation then the Lowest Allowable Finished Floor Elevation will be adjusted accordingly, Lowest Allowable Finished Floor Elevations lower than what is shown on the Plans will need to be approved by Weber County Engineering department.
- Building Setbacks

Front Yard:	20 Feet
Side Yard:	10 Feet
(20 Feet Corner Facing Street)	
Rear Yard:	10 Feet
Building Height:	40 Feet Max.

Agricultural Note

Agricultural is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on basis that it interferes with activities of future residents of this subdivision.

Survey Findings: Easements, notes, building set-backs, conditions, restrictions, and stipulations per notes on the recorded plat.

Exception #46

Easement Deed to access government survey monuments or public land survey corners, recorded May 11, 2021 as Entry No. 3151991 of Official Records.

Survey Findings: Descriptions found in exception documents match the surveyed area.

Exception #47

Secondary Water Notice for The Barn at Terakee Farms Planned Residential Unit Development, recorded May 11, 2021 as Entry No. 3151992 of Official Records.

Survey Findings: Contains no plottable descriptions.

Exception #48

Deferring Public Improvements Agreement with Weber County, recorded May 11, 2021 as Entry No. 3151994 of Official Records.

Survey Findings: Contains no plottable descriptions.

Exception #49

Terakee Farms, Inc. & Weber County, Sewer Development Reimbursement Agreement, recorded May 11, 2021 as Entry No. 3151995 of Official Records.

Survey Findings: Contains no plottable descriptions.

Exception #50

Weber County Pressurized Secondary Water Line Agreement, recorded May 11, 2021 as Entry No. 3151996 of Official Records.

Survey Findings: Contains no plottable descriptions.

Exception #51

Weber County Improvements Guarantee Agreement, recorded May 12, 2021 as Entry No. 3152330 of Official Records.

Survey Findings: Descriptions found in exception documents match the surveyed area.

Exception #52

Maintenance Agreement with Weber County for the wet or extended detention facility or facilities, recorded May 12, 2021 as Entry No. 3152332 of Official Records.

Survey Findings: Surveyed area lies within area described in said exception documents.

Exception #53

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Terakee Residential Neighborhoods, recorded February 22, 2022 as Entry No. 3219235 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c).

NOTE: Said document provides for, among other things, the formation of a management committee which has the power to assess and levy fees for the maintenance of the common area within the development.

Survey Findings: All lots lie within the HOA established by Exception Documents.

Exception #54

A Deed of Trust by and between Terakee Properties LP as Trustor in favor of Stewart Title of UT Inc. as Trustee and Duane & Marci Shaw Foundation, Inc. as Beneficiary, to secure an original indebtedness of \$2,250,000.00 and any other amounts or obligations secured thereby, dated October 29, 2019 and recorded October 30, 2019 as Entry No. 3013498 of Official Records. (Affects this and other property)

Survey Findings: Surveyed area lies within area described in exception documents.

Exception #55

A Deed of Trust by and between Heritage Land Holdings, LLC as Trustor in favor of Stewart Title of Utah, Inc. as Trustee and Academy Construction Lending, LC as Beneficiary, to secure an original indebtedness of \$5,625,000.00 and any other amounts or obligations secured thereby, dated July 21, 2021 and recorded July 22, 2021 as Entry No. 3170448 of Official Records. (Affects this and other property)

Survey Findings: Descriptions found in exception documents match the surveyed area.

Exception #56

Notice of Claim of Interest by Terakee Properties, LP, pursuant to a Purchase and Sale Agreement with Heritage Holdings, LLC, recorded July 30, 2021 as Entry No. 3172028 of Official Records.

Survey Findings: Surveyed area is not affected by exception documents.

Exception #57

Notice of No Issuance of Building Permits in The Barn PRUD Phase 1 as filed by Weber County, recorded September 7, 2022 as Entry No. 3253897 of Official Records.

Survey Findings: Contains no plottable description.

Exception #58

Pressurized Secondary Water & Agricultural Open Space Preservation Covenant for Assessment, recorded October 20, 2022 as Entry No. 3260261 of Official Records.

Survey Findings: Contains no plottable description.

Exception #59

Covenant Running with The Barn at Terakee Farms Planned Residential Unit Development concerning secondary water, recorded November 22, 2022 as Entry No. 3264543 of Official Records.

Survey Findings: Contains no plottable description.

Exception #60

Notice of Secondary Water Development Agreement with Taylor West Weber Water Improvement District, recorded February 15, 2023 as Entry No. 3273347 of Official Records.

Survey Findings: Surveyed area is affected by exception documents.

Exception #61

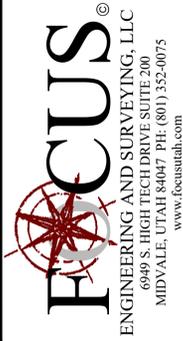
A search of the Construction Registry for the State of Utah reveals that a Preliminary Notice or Notice(s) have been filed. In order to provide the coverage requested: proof that the lien claimant has accepted payment in full for construction services that the claimant furnished before the recording of the deed to trust pursuant to UCA § 38-1-5(3)(b)(i) is required in the form called for under UCA § 38-1a-503(2)(b). Failure to do so will result in a denial of coverage.

Survey Findings: Contains no plottable descriptions.

NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcels described and shown hereon.
- A Title Commitment prepared by US Title, Tremonton, Utah, File No. 066264 Effective Date: April 27, 2023, 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°05'07"W along the Section line between the Southeast Corner and the South 1/4 Corner of Section 17, Township 6 North, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated 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 NAVD88 elevation of 4238.10 derived by GPS static observation on the 4-inch brass cap monument marking the South 1/4 Corner of Section 17, Township 6 North, Range 2 West, Salt Lake Base & Meridian and post-processed using NOAA's Online Positioning User Service (OPUS).
- #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, plugs set in curb for front corners, no street monuments found.
 - Item 2: Addresses of surveyed property (see address table).
 - Item 3: Survey property lies within Zone X (Area of Minimal Flood Hazard) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49057C0213E, Effective Date: 12/16/2005 (Not Printed) & #49057C0425E, Effective Date: 12/16/2005 (Not Printed).
 - Item 4: Gross land area shown hereon.
 - Item 5: Vertical relief shown hereon. (See Note #4).
 - Item 7(a): Exterior dimensions of all buildings at ground level shown hereon (no existing buildings).
 - Item 8: Substantial features observed are shown hereon.
 - Item 11(a): Location of existing utilities on or serving the surveyed property shown hereon, utility maps were received from Dominion, Lumen & Telecom which showed proposed locations of their service lines.
 - Item 13: Names of adjoining owners of platted lands according to current public records shown hereon.
 - Item 14: Distance of the nearest intersecting street as specified by client shown hereon.
 - Item 16: Observed evidence of current earth moving work, building construction or building additions (active construction site).
 - Item 17: Evidence of recent street or sidewalk construction or repairs were observed.
 - Item 18: All plottable easements included documents provided to or obtained by the surveyor shown hereon.
 - Item 19: Focus Engineering and Surveying, LLC has/will have adequate Certificate of Insurance in effect through the contract term. A copy of the Certificate of Insurance can be furnished upon request.
- 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 group...
 - The Barn at Terakee Farms No. 1 recorded as Entry #3151981 on May 11, 2021 in Book 90 Page 50.
 - Special Warranty Deed recorded as Entry #3270497 on January 19, 2023
 - Warranty Deed recorded as Entry #3267939 on December 22, 2022.
 - Warranty Deed recorded as Entry #3173654 on August 5, 2021.
 - Quit Claim Deed recorded as Entry #2863971 on June 21, 2017.
 - Quit Claim Deed recorded as Entry #1789210 in Book 2160 on Page 2549 on August 16, 2001.
 - Quit Claim Deed recorded as Entry #1737139 in Book 2101 on Page 873 on November 14, 2000.
 - Quit Claim Deed recorded as Entry #3244633 on July 6, 2022.
 - The following filed Surveys per Salt Lake County Surveyor:
 - 6679 prepared by Great Basin Engineering on November 2, 2020.

RECEIVED
DEC 29 2023
FILE # 7754



ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT BASE & MERIDIAN
PROPERTY OF: HERITAGE HOLDINGS LLC
PREPARED FOR: RICHMOND AMERICAN HOMES

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

Drawn: ARS
Scale: N.T.S.
Date: 7/13/2023
Checked: EW
Job #: 23-0066
Sheet:

Evan J. Wood
Professional Land Surveyor
License No. 183395

07/13/2023
Date

Z:\2023\23-0066\Items of Terakee Farms No. 1\Design-23-0066.dwg\AUA\23-0066 ALTA.dwg



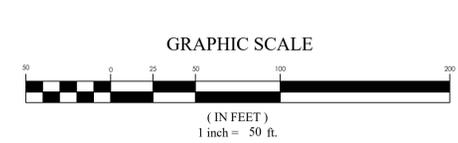
VICINITY MAP
N.T.S.

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. FENCE
---	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
---	EXIST. EDGE OF ASPHALT
---	SECTION MONUMENT (FOUND)
---	SECTION MONUMENT (NOT FOUND)
---	BOUNDARY MARKER
---	FOUND PLUG IN CURB
---	EXIST. SD INLET, MANHOLE & COMBO BOX
---	EXIST. SEWER MANHOLE
---	EXIST. WATER VALVE & WATER METER
---	EXIST. FIRE HYDRANT
---	EXIST. SPOT ELEVATION
---	DEED BOOK/PAGE PER XXXX COUNTY RECORDS
---	XXXX COUNTY PARCEL No.

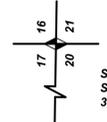
ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SOUTHEAST QUARTER OF SECTION 17, T6N, R2W, SLB&M

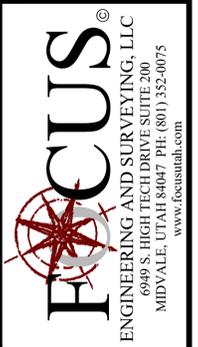


Curve Table

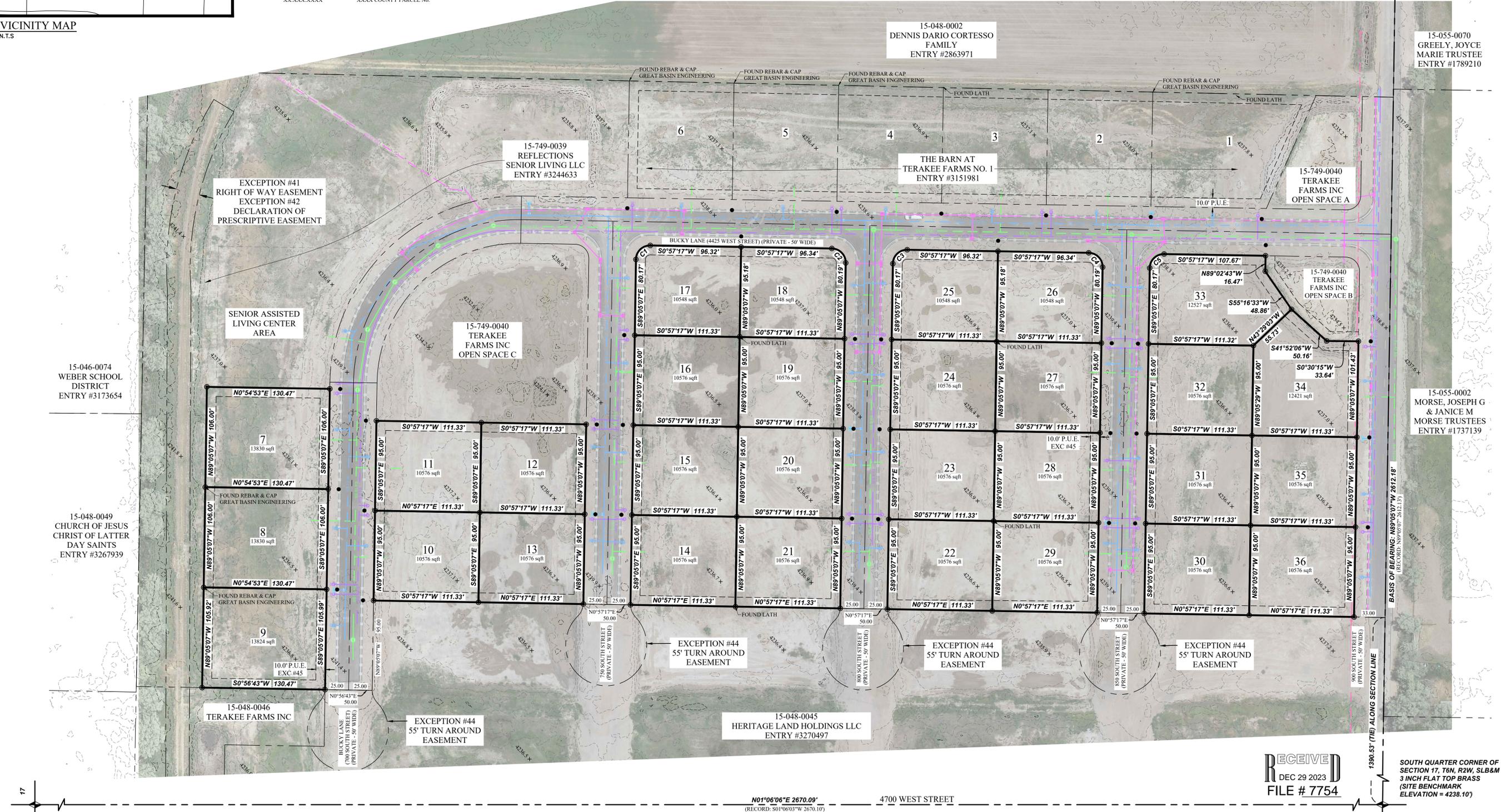
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	90°02'24"	23.57'	S44°03'55"E	21.22'
C2	15.00'	89°57'36"	23.55'	S45°56'05"W	21.21'
C3	15.00'	90°02'24"	23.57'	S44°03'55"E	21.22'
C4	15.00'	89°57'36"	23.55'	S45°56'05"W	21.21'
C5	15.00'	90°02'24"	23.57'	S44°03'55"E	21.22'



SOUTHEAST CORNER OF SECTION 17, T6N, R2W, SLB&M
3 INCH FLAT TOP BRASS



ALTA/NSPS LAND TITLE SURVEY
 LOCATION: THE SOUTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT BASE & MERIDIAN
 PROPERTY OF: HERITAGE HOLDINGS LLC
 PREPARED FOR: RICHMOND AMERICAN HOMES



CENTER OF SECTION 17, T6N, R2W, SLB&M
3 INCH FLAT TOP BRASS

N01°06'06"E 2670.09'
(RECORD: S01°06'03"W 2670.10')

4700 WEST STREET

RECEIVED
DEC 29 2023
FILE # 7754

SOUTH QUARTER CORNER OF SECTION 17, T6N, R2W, SLB&M
3 INCH FLAT TOP BRASS
(SITE BENCHMARK
ELEVATION = 4238.10')

REVISION BLOCK

#	DATE	DESCRIPTION
1	###	###
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###

Drawn: ARS
Scale: 1"=50'
Date: 7/13/2023
Sheet: