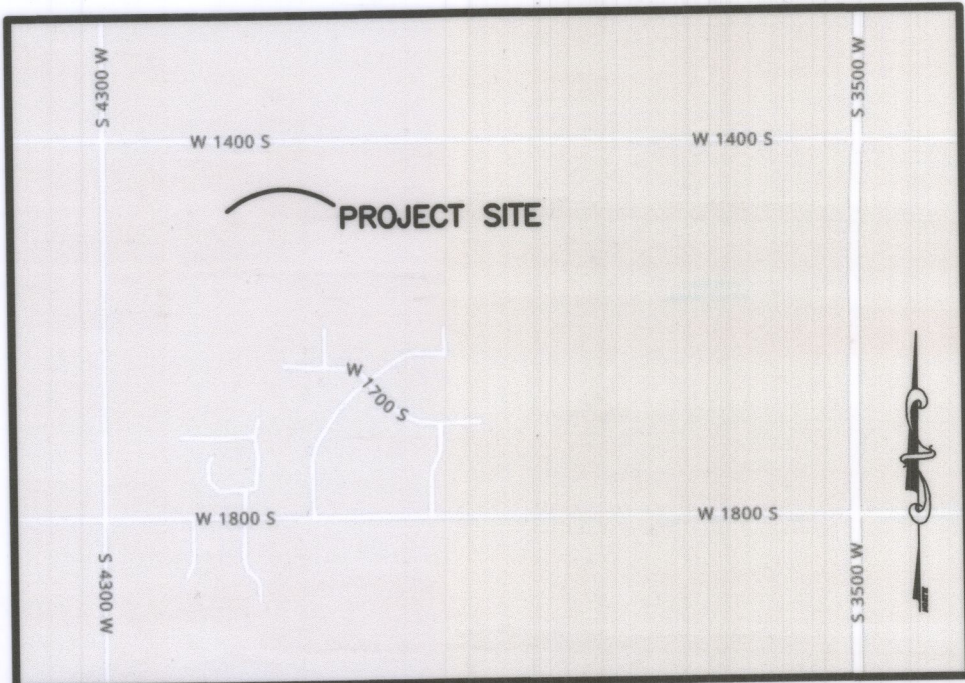


ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

JANUARY, 2025



VICINITY MAP
NOT TO SCALE

DESCRIPTION FROM TITLE REPORT

PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., COMMITMENT NO. 183661--DMP, VERSION 2, DATED NOVEMBER 8, 2024:

PARCEL 1:

PROPOSED ANSELMI ACRES SUBDIVISION PHASE 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 945.51 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°12'03" EAST 380.56 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 00°36'26" WEST 1317.06 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°10'04" WEST 513.55 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°49'56" EAST 137.00 FEET; THENCE NORTH 19°17'11" EAST 69.58 FEET; THENCE NORTH 00°49'56" EAST 212.23 FEET; THENCE SOUTH 89°29'13" EAST 83.91 FEET; THENCE NORTH 00°30'47" EAST 638.53 FEET; THENCE SOUTH 89°29'13" EAST 26.91 FEET; THENCE NORTH 00°30'47" EAST 262.47 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PROPOSED ANSELMI ACRES SUBDIVISION PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING 905.75 FEET SOUTH 00°30'34" WEST AND 577.43 FEET SOUTH 89°29'26" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°29'13" EAST 257.19 FEET TO THE WEST LINE OF LOT 114 OF ANSELMI ACRES SUBDIVISION PHASE 1; THENCE SOUTH 00°49'56" WEST 212.23 FEET; THENCE SOUTH 19°17'11" WEST 69.58 FEET; THENCE SOUTH 00°49'56" WEST 137.00 FEET; THENCE NORTH 89°10'04" WEST 155.72 FEET; THENCE NORTH 00°49'56" EAST 137.00 FEET; THENCE NORTH 89°10'04" WEST 77.90 FEET; THENCE NORTH 00°30'47" EAST 276.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PROPOSED ANSELMI ACRES SUBDIVISION PHASE 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING 1149.31 FEET SOUTH 00°30'34" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°10'04" EAST 230.75 FEET; THENCE NORTH 72°53'04" EAST 63.66 FEET; THENCE NORTH 53°33'14" EAST 98.80 FEET; THENCE NORTH 68°10'26" EAST 109.13 FEET; THENCE NORTH 84°12'43" EAST 106.75 FEET TO THE WESTERLY LINE OF ANSELMI ACRES SUBDIVISION PHASE 2; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:
(1) SOUTH 00°30'47" WEST 163.81 FEET; (2) SOUTH 89°10'04" EAST 77.90 FEET; AND (3) SOUTH 00°49'56" WEST 137.00 FEET; THENCE NORTH 89°10'04" WEST 654.55 FEET; THENCE NORTH 00°30'34" EAST FEET TO THE POINT OF BEGINNING.

EXCEPTIONS TO COVERAGE

PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., COMMITMENT NO. 183661--DMP, VERSION 2, SCHEDULE B, PART II -- EXCEPTIONS, DATED NOVEMBER 8, 2024:

EXCEPTIONS #1-12, 14-16, AND 18-25 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

13. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE PROPOSED PLAT FOR ANSELMI ACRES SUBDIVISION PHASE 1.

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE PROPOSED PLAT FOR ANSELMI ACRES SUBDIVISION PHASE 2.

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE PROPOSED PLAT FOR ANSELMI ACRES SUBDIVISION PHASE 3.
(SURVEYOR'S NOTE: 10' PUBLIC UTILITY EASEMENT; 10' HOOPER IRRIGATION EASEMENT; 35' INGRESS/EGRESS AND UTILITY EASEMENT; AND TWO 55' TURN-AROUND EASEMENTS SHOWN HEREON)

17. AN EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION OF UTILITIES OVER THE SOUTHERLY 35 FEET OF PHASE 3 AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JULY 17, 2019 AS ENTRY #2991643
(SURVEYOR'S NOTE: 35' INGRESS/EGRESS AND UTILITY EASEMENT PLOTS ALONG THE SOUTHERLY LINE OF SUBJECT PROPERTY SHOWN HEREON)

26. THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN SURVEY PREPARED BY REEVE & ASSOCIATES, INC., DATED AS PROJECT NO. 8337--03, BY JASON T. FELT, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 9239283:
a. CATCH BASINS, STORM DRAIN MANHOLES, SECONDARY WATER METERS, WATER VALVES, FIRE HYDRANTS, WATER METERS, AND SANITARY SEWER MANHOLES, LOCATED ON AND ACROSS THE LAND WITHOUT RECORDED EASEMENTS
b. EXISTING FENCES NOT COINCIDENT WITH BOUNDARY LINES
c. ENCROACHMENT OF 3 EXISTING SHEDS ALONG THE EASTERLY BOUNDARY
(SURVEYOR'S NOTE: MATTERS SHOWN HEREON)

BENCHMARK

TOP OF BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 4236.78' (NAVD88, STATIC GPS)

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0402F, EFFECTIVE DATE 11--30--23. ZONE X (UNSHADED) IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY STEWARD LAND HOLDINGS, LLC, A LIMITED LIABILITY COMPANY FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, THE NORTH QUARTER CORNER, THE SOUTH QUARTER CORNER; AND FOR WITNESS CORNERS TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

DAYBREAK SUBDIVISION PREPARED BY LANDMARK SURVEYING, INC., DATED SEPTEMBER 25, 2007, AND RECORDED SEPTEMBER 26, 2007 AS ENTRY #2294455; A RECORD OF SURVEY PREPARED BY HANSEN AND ASSOCIATES FOR KATHY VERNIEUW, DATED NOVEMBER 2, 2021, AND FILED AS ENTRY #7108 WERE USED AS REFERENCE FOR THIS SURVEY.

NOTES

NO ADDRESS PROVIDED ON TITLE REPORT (SEE TABLE A, ITEM 2)

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

THREE STRUCTURES ARE ENCROACHING ONTO THE BOUNDARIES OF SUBJECT PROPERTY AS SHOWN HEREON. (SEE TABLE A, ITEM 7)

NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

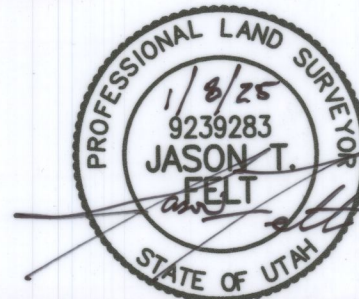
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY; COTTONWOOD TITLE AGENCY, INC.; D.R. HORTON, INC., A DELAWARE CORPORATION; CW INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY; AND STEWARD LAND HOLDINGS, LLC, A UTAH LIMITED LIABILITY 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 2, 3, 4, 5, 13, AND 18 OF TABLE A THEREOF.

DATE OF FIELDWORK: 11--26--2024
DATE OF SURVEY: 12--2--2024
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



Reeve & Associates, Inc.



REVISIONS	DATE	DESCRIPTION
	12-6-2024	UPDATED EXC. 16
	12-18-2024	UPDATED I.R.

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

STEWARD LAND HOLDINGS, LLC

Project Info.	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	12-2-2024
Name:	ANSELMI
	ALTA SURVEY
Scale:	1"=100'
Checked:	
Number:	8337-03

Sheet	2
1	Sheets

JANUARY, 2025

Sheet	2
2	Sheets