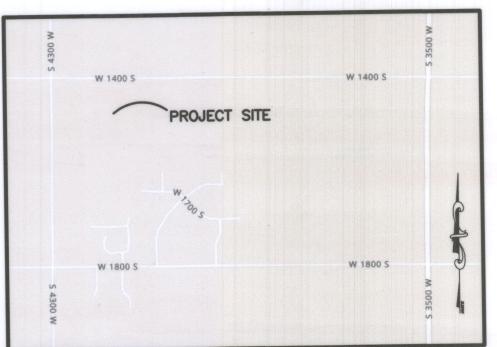
ALTA/NSPS LAND TITLE SURVEY

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

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

PROPOSED ANSELMI ACRES SUBDIVISION PHASE 1, BEING MORE PARTICULARLY DESCRIBED AS

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 19'17'11" EAST 69.58 FEET; 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

PARCEL 2:

BEGINNING.

PROPOSED ANSELMI ACRES SUBDIVISION PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS

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

PARCEL 3:

OF BEGINNING.

PROPOSED ANSELMI ACRES SUBDIVISION PHASE 3, BEING MORE PARTICULARLY DESCRIBED AS

89°10'04" WEST 77.90 FEET; THENCE NORTH 00°30'47" EAST 276.80 FEET TO THE POINT

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)

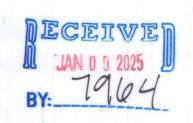
THREE STRUCTURES ARE ENCROACHING ONTO THE BOUNDARIES OF SUBJECT PROPERTY AS SHOWN HEREON. (SEE TABLE A, ITEM 7)

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 O MARKED PARKING STALLS OBSERVED AND O 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

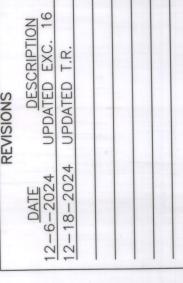
TO FIRST AMERICAN TITLE INSURANCE COMPANY; COTTONWOOD TITLE AGENCY, INC.: D.R. HORTON, INC., A DELAWARE CORPORATION, CW INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY; AND STEWARD LAND HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY;

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







TEWARD LAND HOLDINGS, LLC

Project Info.

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

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 EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND BRASS CAP MONUMENT SOUTH QUARTER CORNER OF 0.55' UNDER RING AND LID) SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT (FOUND BRASS CAP MONUMENT LAKE BASE AND MERIDIAN, 0.44' UNDER RING AND LID) U.S. SURVEY. (FOUND BRASS S00°42'18"W 5242.64' S00°42'26"W 5242.61' (W.C.S.) CAP MONUMENT) FOUND HANSEN REBAR AND CAP 38.6' SOUTH FOUND REBAR AND **EXCEPTION 13 EXCEPTION 13** AND 5.9' WEST OF 15-057-0009 CAP (ILLEGIBLE) 10' HOOPER 10' HOOPER PROPERTY CORNER MARTINI FAMILY TRUST **LEGEND** 0.1' NORTHEAST OF IRRIGATION T IRRIGATION_ PROPERTY CORNER EASEMENT EASEMENT S00°36'26"W 1317,06' = SECTION CORNER SDMH SSMH S00°36'26"W 1317.06' SHED CORNER IS = WITNESS CORNER ÖÜND HANSEN REBAR EXCEPTION 13 - 5.6' WEST OF AND CAP 3.8' WEST 10' HOOPER PROPERTY LINE = FOUND AS NOTED SHED CORNER IS AND 2.7' SOUTH OF - 4.3' WEST OF PROPERTY CORNER = BOUNDARY LINE 3.2' WEST OF FENCE IS 1.5' 15-057-0068 PROPERTY LINE CW INVESTMENTS LLCI 15-735-0001 EXCEPTION 13 BRANDON C & MELISSA W PROPERTY LINE BENCHLEY FAMILY TRUST LOT 1, HALCYON ESTATES PHASE 1 PRUD SUBDIVISION - - ROAD CENTERLINE C PROPOSED ANSELMI EXCEPTION 13 X X X = EXISTING FENCE ACRES SUBDIVISION PHASE 1 = EXISTING PAVEMENT 567,207 | S.F. N00:30'47"E 262.47'-13.021 ACRES = EXISTING STRUCTURE 26.91 N00°30'47"E 638.53" **EXCEPTION 13** TEMPORARY = EXISTING CONCRETE TURN-AROUND EASEMENT 15-735-0039 15-057-0061 TRESORELLE LLC WAKELESS HOLDINGS LLC 0 = COMMUNICATIONS PEDESTAL PARCEL 2 PARCEL AG, HALCYON ESTATES PHASE 1 PRUD = UTILITY POLE PROPOSED ANSELMI 15-057-0063 SUBDIVISION ACRES SUBDIVISION TRESORELLE LLC = WATER METER PHASE 2 FOUND 91,767 S.F. HANSEN HANSEN EXCEPTION = WATER VALVE REBAR AND REBAR AND 2.107 ACRES FOUND HANSEN CAP REBAR AND CAP 0.2'0 CAP EXCEPTION 13 = IRRIGATION BOX NORTH AND 0.1' 10' P.U.E. = CATCH BASIN 15-452-0001 EAST OF PROPERTY FOUND HANSEN DAY, K C & WF CORNER REBAR AND = STORM DRAIN MANHOLE KILEY MD DAY RD EXCEPTION 13 CAP 1.1' SOUTH PARCEL 155' TEMPORARY = SANITARY SEWER MANHOLE OF PROPERTY P.O.B. TURN-AROUND = FIRE HYDRANT EASEMENT = SECONDARY WATER METER 1' EAST OF -112.99' PROPERTY LINE **EXCEPTION 13** EXCEPTION 17 35' INGRESS AND N84°12'43"E -EGRESS AND 106.75 UTILITY EASEMENT ECEIVE N68'10'26"E JAN 0 9 2025 109.13 EXCEPTION 13 15-735-0035 15-057-0072 WEBER SCHOOL N53'33'14"E-PARCEL 3 DISTRICT WITNESS CORNER TO THE 15-057-0071 SOUTHWEST CORNER OF SECTION STEWARD LAND HOLDINGS LLC N72°53'04"E-21, TOWNSHIP 6 NORTH, RANGE PROPOSED ANSELMI ACRES 2 WEST, SALT LAKE BASE AND SUBDIVISION PHASE 3 MERIDIAN, U.S. SURVEY. (FOUND 135,244 S.F. BRASS CAP MONUMENT) 3.105 ACRES Project Info. SOUTHWEST CORNER OF + EXCEPTION WITNESS CORNER TO THE SECTION 21, TOWNSHIP 6 Surveyor: SOUTHWEST CORNER OF SECTION J. FELT NORTH, RANGE 2 WEST, SALT -N85°05'02"W TOWNSHIP 6 NORTH, RANGE 2 LAKE BASE AND MERIDIAN, U.S. 92.66' (W.C.S.) WEST, SALT LAKE BASE AND Designer: SURVEY (CALC'D NOT FOUND) A. MULLINS MERIDIAN, U.S. SURVEY. (FOUND WEST QUARTER CORNER OF Begin Date: 905.75 BRASS CAP MONUMENT) SECTION 21, TOWNSHIP 6 12-2-2024 S00°30'34"W 2632.62' (CALC'D) NORTH, RANGE 2 WEST, (W.C.S.) Name: ANSELMI SALT LAKE BASE AND S00°30'47"W 2632.67' (W.C.S.) ___167.00°_ N00°47'26"E ALTA SURVEY MERIDIAN, U.S. SURVEY. PARCEL 3 4300 WEST STREET (PUBLIC STREET) 110.25' Scale: _____1"=100' (FOUND BRASS CAP MONUMENT) Checked: _ Number: 8337-03

Reeve & Associates, Inc. - Solutions You Can Build On

