

811
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PRIOR TO THE
COMMENCEMENT OF ANY
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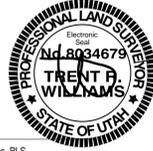
BENCHMARK
EAST QUARTER CORNER OF SECTION 6
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4306.44'

SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

To: Fieldstone Construction and Management Services, Old Republic National Title Insurance Company, Bartlett title insurance agency.

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, 7a, 7b1, 8, 11a, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on March 20, 2024.



Date of Plat of Map: October 30, 2024
Trent R. Williams, PLS
License No. 8034679

SURVEY NARRATIVE

The purpose of this survey is to perform an ALTA/NSPS Land Title Survey for the land owner. Used as a basis for this survey was the Everts Estates Subdivision Amendment 1 Plat and the accompanying Boundary Line Agreement. Subject deed and adjacent deeds all lie to the Center of Section. This monument is not in. Subject deed also lies to the East Quarter Corner. I have help the East Quarter Corner and the Southeast Corner as my basis of bearings and tied all deeds to the boundary line agreement and the 5" metal fence posts called for.

In doing this and holding to adjacent fence lines all properties align according to their perimeter calls.

RECORD DESCRIPTION

Part of the Southeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point which is 19.26 chains East of the Northwest corner of the Southeast Quarter of Section 6, (said point also established by deeds of record as being South 89°09'30" West along the quarter section line 1320 feet from the Northeast corner of said Section 6, and South 69°34' East along an existing fence 75.70 feet; and South 53°33'45" East 44.99 feet, more or less, along an existing fence to a fence corner and to the true point of beginning; running thence South 53°35'45" East along an existing fence 230 feet; thence South 18°15' West to the Northern line of Harrisville road; thence North 68°45' West 289 feet along said Northern line to a point which bears South 21°31' West from the point of beginning; thence North 21°31' East 860 feet, more of (or)less, to the point of beginning.

Together with and/or less and excepting any portion of the Land conveyed by that certain Boundary Line Agreement, recorded May 1, 2023 as Entry No. 3281697.

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Harrisville City, Weber County, Utah. Being more particularly described as follows:

Beginning at the Northwest Corner of Everts Estates Subdivision Amendment 1 (as monumented by a 5" metal post called for on said plat), said point being South 89°46'35" West 1027.23 feet and South 00°13'25" East 138.20 feet from the East Quarter Corner of said Section 6 and running thence along the westerly line of Everts Estates Subdivision Amendment 1 and its accompanying Boundary Line Agreement the following five (5) courses and distances:

- 1) South 19°27'13" West 181.65 feet;
- 2) South 18°34'48" West 79.16 feet;
- 3) South 19°04'40" West 310.25 feet;
- 4) South 19°07'42" West 164.60 feet;
- 5) South 19°18'31" West 155.11 feet to the northerly right-of-way line of Harrisville Road;

thence North 55°56'39" West 267.00 feet along said northerly right-of-way line of Harrisville Road;
thence North 22°19'21" East 898.11 feet along a old barb wire fence;
thence South 63°16'15" East 218.38 feet to the Point of Beginning.

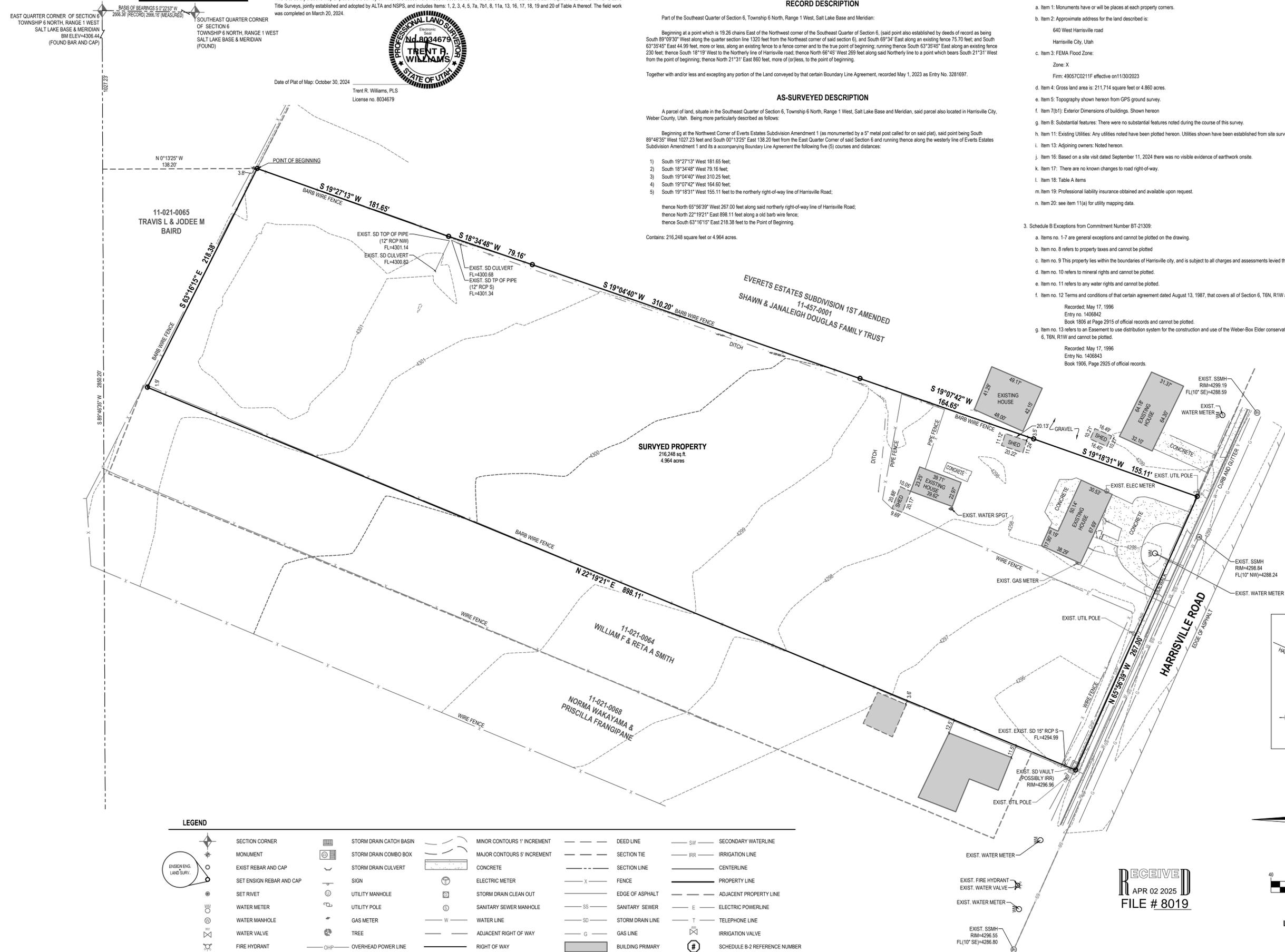
Contains: 216,248 square feet or 4.964 acres.

NOTES

1. For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Bartlett Title Insurance Agency, Inc.
File Number: bt-21309
Dated: August 07, 2024.
2. Table A items:
 - a. Item 1: Monuments have or will be places at each property corners.
 - b. Item 2: Approximate address for the land described is:
640 West Harrisville road
Harrisville City, Utah
 - c. Item 3: FEMA Flood Zone:
Zone: X
Firm: 49057C0211F effective on 11/30/2023
 - d. Item 4: Gross land area is: 211,714 square feet or 4.860 acres.
 - e. Item 5: Topography shown hereon from GPS ground survey.
 - f. Item 7(b): Exterior Dimensions of buildings. Shown hereon
 - g. Item 8: Substantial features: There were no substantial features noted during the course of this survey.
 - h. Item 11: Existing Utilities: Any utilities noted have been plotted hereon. Utilities shown have been established from site survey and/or utility locates request.
 - i. Item 13: Adjoining owners: Noted hereon.
 - j. Item 16: Based on a site visit dated September 11, 2024 there was no visible evidence of earthwork onsite.
 - k. Item 17: There are no known changes to road right-of-way.
 - l. Item 18: Table A items
 - m. Item 19: Professional liability insurance obtained and available upon request.
 - n. Item 20: see item 11(a) for utility mapping data.

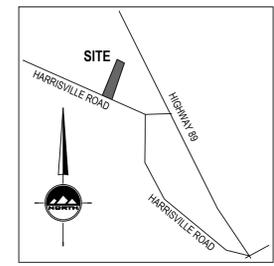
3. Schedule B Exceptions from Commitment Number BT-21309:
 - a. Items no. 1-7 are general exceptions and cannot be plotted on the drawing.
 - b. Item no. 8 refers to property taxes and cannot be plotted
 - c. Item no. 9 This property lies within the boundaries of Harrisville city, and is subject to all charges and assessments levied thereunder.
 - d. Item no. 10 refers to mineral rights and cannot be plotted.
 - e. Item no. 11 refers to any water rights and cannot be plotted.
 - f. Item no. 12 Terms and conditions of that certain agreement dated August 13, 1987, that covers all of Section 6, T6N, R1W and cannot be plotted.

Recorded: May 17, 1996
Entry no. 1406842
Book 1806 at Page 2915 of official records and cannot be plotted.
g. Item no. 13 refers to an Easement to use distribution system for the construction and use of the Weber-Box Elder conservation district, Easement covers all of Section 6, T6N, R1W and cannot be plotted.
Recorded: May 17, 1996
Entry No. 1406843
Book 1906, Page 2925 of official records.

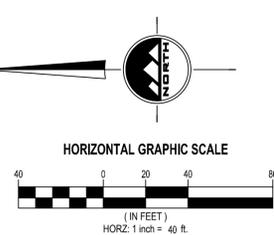


LEGEND

	SECTION CORNER		STORM DRAIN CATCH BASIN		MINOR CONTOURS 1' INCREMENT		DEED LINE		SECONDARY WATERLINE
	MONUMENT		STORM DRAIN COMBO BOX		MAJOR CONTOURS 5' INCREMENT		SECTION TIE		IRRIGATION LINE
	EXIST REBAR AND CAP		STORM DRAIN CULVERT		CONCRETE		SECTION LINE		CENTERLINE
	SET ENSIGN REBAR AND CAP		SIGN		ELECTRIC METER		FENCE		PROPERTY LINE
	SET RIVET		UTILITY MANHOLE		STORM DRAIN CLEAN OUT		EDGE OF ASPHALT		ADJACENT PROPERTY LINE
	WATER METER		UTILITY POLE		SANITARY SEWER MANHOLE		SANITARY SEWER		ELECTRIC POWERLINE
	WATER MANHOLE		GAS METER		WATER LINE		STORM DRAIN LINE		TELEPHONE LINE
	WATER VALVE		TREE		ADJACENT RIGHT OF WAY		GAS LINE		IRRIGATION VALVE
	FIRE HYDRANT		OVERHEAD POWER LINE		RIGHT OF WAY		BUILDING PRIMARY		SCHEDULE B-2 REFERENCE NUMBER



VICINITY MAP
NO SCALE
HARRISVILLE, WEBER COUNTY, UTAH



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 6
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN



ENSIGN
THE STANDARD IN ENGINEERING

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WWW.ENSIGNENG.COM

FOR:
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12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UT 84020

CONTACT:
RANDY SMITH
PHONE: 801-568-2350

FIELDSTONE HOMES
HARRISVILLE
640 WEST HARRISVILLE ROAD
HARRISVILLE CITY, UTAH

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER: 13497
PRINT DATE: 2025-01-24

PROJECT MANAGER: T. WILLIAMS
DESIGNED BY: A. SHELBY

1 of 1