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
MARCH, 2025

DESCRIPTION FROM TITLE REPORT

PREPARED AND ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, COMMITMENT NO. 23-19569-RLM, DATED DECEMBER 11, 2023:

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 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5295.89 FEET FROM THE EAST 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; THENCE SOUTH 00°30'47" WEST 300.82 FEET; THENCE NORTH 89°10'04" WEST 577.42 FEET; THENCE NORTH 00°30'34" EAST 167.00 FEET TO THE

TAX PARCEL # 15-057-0059 (PART OF)

POINT OF BEGINNING.

PROJECT SITE

VICINITY MAP

W 1800 S

SALT LAKE BASE AND MERIDIAN, U.S.

SURVEY. (FOUND BRASS CAP

MONUMENT)

WITNESS CORNER TO THE

SOUTHWEST CORNER OF SECTION 21.

_TOWNSHIP 6 NORTH, RANGE 2 WEST,

SALT LAKE BASE AND MERIDIAN, U.S.

SURVEY. (FOUND BRASS CAP MONUMENT)



PREPARED AND ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, COMMITMENT NO. 23-19569-RLM, SCHEDULE B, PART II, DATED DECEMBER 11, 2023:

EXCEPTIONS #1-10 AND 13-24 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

11. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF.

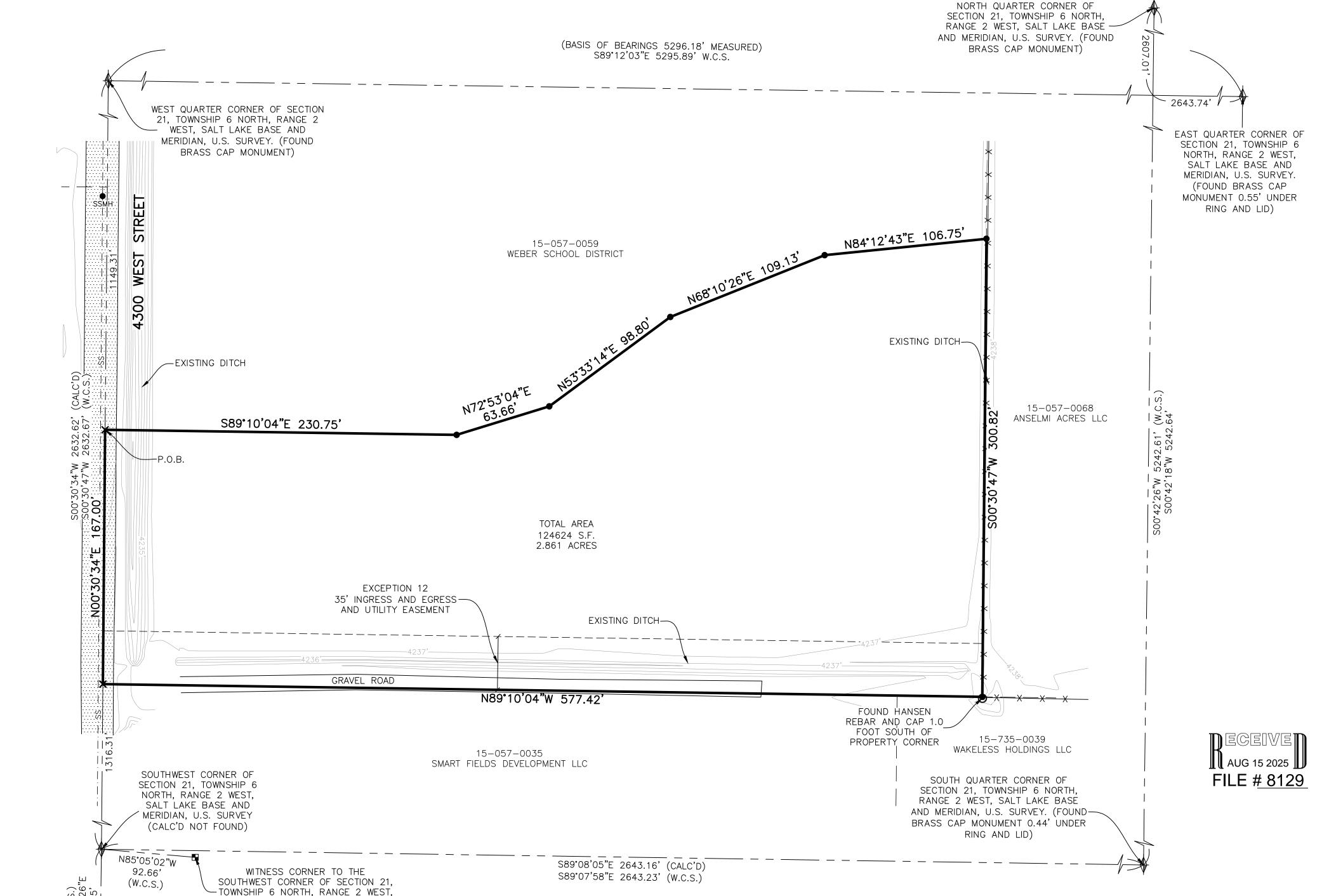
(SURVEYOR'S NOTE: ALL EVIDENCE OBSERVED OF ABOVE LISTED ITEMS SHOWN ON SURVEY.)

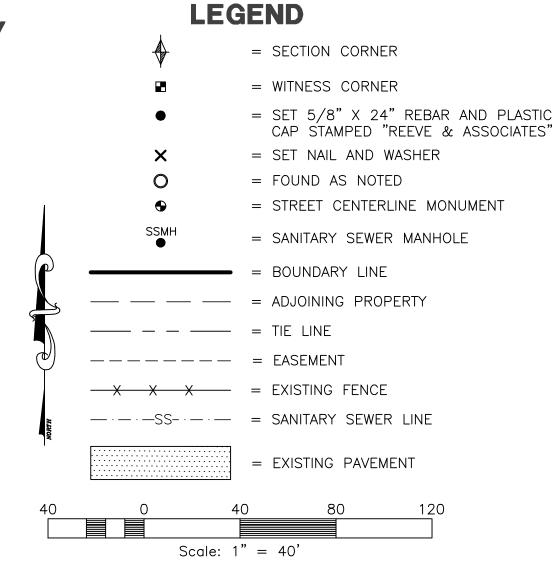
12. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: WEBER SCHOOL DISTRICT, A POLITICAL SUBDIVISION

RECORDED: 07/17/2019 ENTRY NO.: 2991643

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

(SURVEYOR'S NOTE: 35' INGRESS AND EGRESS AND UTILITY EASEMENT SHOWN ON SURVEY.)





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' (SURVEYED ELEVATION, 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.

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)

NO STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (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)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, 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. (SEE TABLE A, ITEM 11)

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 NARRATIVE

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

A BRASS CAP MONUMENT WAS FOUND FOR THE WEST QUARTER CORNER AND THE EAST QUARTER 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.

PROPERTY CORNERS NOT FOUND ARE SET WITH A %" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

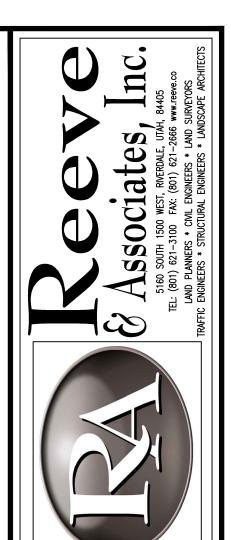
TO REAL ADVANTAGE TITLE INSURANCE COMPANY, STEWARD LAND HOLDINGS, LLC, A LIMITED LIABILITY COMPANY, AND WEBER SCHOOL DISTRICT:

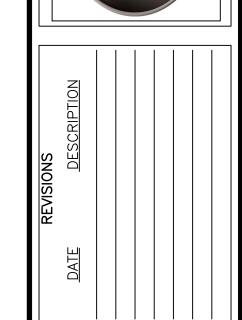
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 11-29-2023
DATE OF SURVEY: 1-2-2023
DATE SIGNED:
JASON T. FELT, P.L.S.

UTAH NUMBER: 9239283







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

STEWARD LAND HOLDINGS, LL

Project Info.

Surveyor:

J. FELT

Designer:

N. ANDERSON

Begin Date:

1-2-2024

Name:

ANSELMI

ALTA SURVEY

Scale:

1"=40'

Checked:

Sheet 1
Sheets

Number: <u>7152-19</u>