

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



VICINITY MAP
NOT TO SCALE

DESCRIPTION FROM TITLE REPORT

PREPARED AND ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, COMMITMENT NO. 23-19569-RLM, DATED DECEMBER 26, 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 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 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5295.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°12'03" EAST 380.56 FEET; THENCE SOUTH 00°36'26" WEST 1317.06 FEET; THENCE NORTH 89°10'04" WEST 746.41 FEET; THENCE NORTH 00°30'47" EAST 413.81 FEET; THENCE SOUTH 89°29'13" EAST 341.10 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.

EXCEPTIONS TO COVERAGE

PREPARED AND ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, COMMITMENT NO. 23-19569-RLM, SCHEDULE B, PART II, DATED DECEMBER 26, 2023:

EXCEPTIONS #1-12 AND 16-34 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

13. SUBJECT TO AND LESS AND EXCEPTING ANY PORTION LYING WITHIN THE ROAD (1400 SOUTH STREET).
(SURVEYOR'S NOTE: 1400 SOUTH STREET SHOWN ON SURVEY AND DOES NOT APPEAR TO BE DEDICATED.)

14. RIGHT OF WAY EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: PACIFICORP, AN OREGON CORPORATION
RECORDED: 2/12/2008
ENTRY NO.: 2321065
(SURVEYOR'S NOTE: EASEMENT PLOTS OFF SUBJECT PROPERTY AS SHOWN ON SURVEY.)

15. 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: 7/17/2019
ENTRY NO.: 2991643
(SURVEYOR'S NOTE: 35' INGRESS AND EGRESS AND UTILITY EASEMENT TO THE WEST OF SUBJECT PROPERTY AS 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)

THREE STRUCTURES ARE ENCRANCHING 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)

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 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

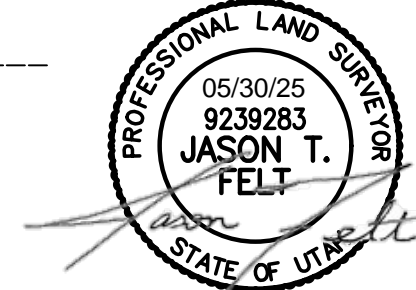
DAYBREAK SUBDIVISION RECORDED AS ENTRY NO. 2294455 IN THE WEBER COUNTY RECORDER'S OFFICE; RECORD OF SURVEY NO 7108 PREPARED BY MATT PRETL AT HANSEN AND ASSOCIATES AND RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE.

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

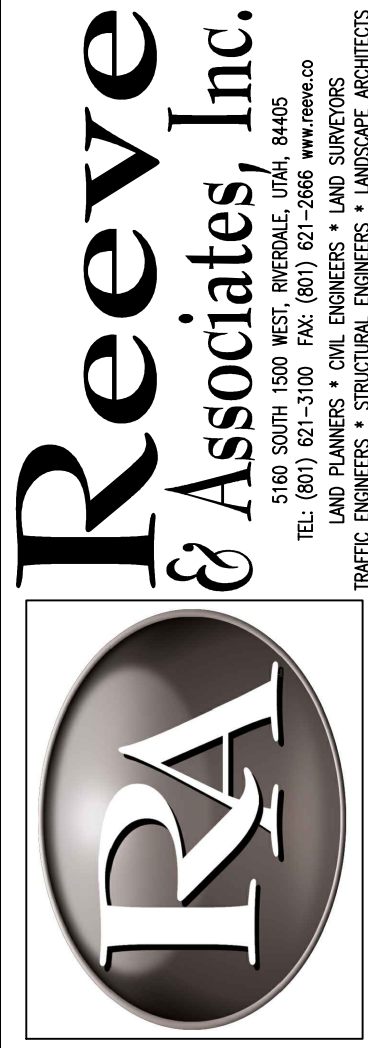
TO REAL ADVANTAGE TITLE INSURANCE COMPANY, STEWARD LAND HOLDINGS, LLC, A LIMITED LIABILITY COMPANY, WEBER COUNTY SCHOOL DISTRICT, AND ANSELM ACRES, LLC, A UTAH LIMITED LIABILITY COMPANY:

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 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: 1-15-2023
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



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REVISIONS	DATE	DESCRIPTION

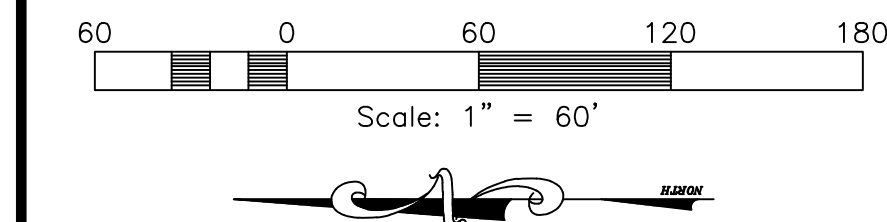
ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

STEWART LAND HOLDINGS, LLC

Project Info.	
Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	1-15-2024
Name:	ANSELM ALTA SURVEY
Scale:	1"=60'
Checked:	
Number:	7152-19

Sheet	2
1	Sheets

WEST QUARTER CORNER OF
SECTION 21, TOWNSHIP 6
NORTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN,
U.S. SURVEY. (FOUND BRASS
CAP MONUMENT)

[illegible]

STEWART LAND HOLDINGS, LLC

Sheet	2
2	Sheets