001285

ALTA/ACSM LAND TITLE SURVEY

ANGELO F. MARK
6164 SOUTH 1550 EAST
UINTAH, UTAH 84405

J.F. VAROZ & ASSOCIATES
Professional Surveyors
220 East 3900 South, Suite 18.
Salt Lake City, Utah 84107 (801) 264-8242

AUGUST 18, 1994 | JOB NO. 84106-2

RECEIVED
MAR 15 1996
Weber County Surveyor

GENERAL NOTES:

1. BASIS OF BEARING IS DUE SOUTH ALONG THE QUARTER SECTION LINE BETWEEN A FOUND MONUMENT (BRASS CAP) AT THE CENTER OF SECTION 22, T.5 N., R.1 W., S.L.B.&M. AND A FOUND RAILROAD SPIKE AS DEPICTED HEREON THIS PLAT.
2. THIS SURVEY WAS MADE IN CONFORMITY WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES AND REPRESENTS THE RELATIONSHIP BETWEEN TITLE LINES AND ANY EVIDENCE OF USE OR POSSESSION. NO PRESUMPTION OF OWNERSHIP IS MADE OR IMPLIED BY ANY INFORMATION SHOWN ON THIS MAP.

EXCEPTION 10: Subject to a Right-of-Way in favor of the State Road Commission to locate and construct water and/or water ditches outside the limits of within said property and irrigation and/or the highway right-of-way, as disclosed in Books 322 and 345 at Pages 568 and 549 of Weber County Records.

EXCEPTION 9: Right of Way and Easement, and the terms and conditions thereof;
Grantee: THE TELLURIDE POWER COMPANY
Purpose: To erect and maintain 2 lines of poles and electric transmission circuits.
Recorded: July 1, 1902. Page 42. Page 214.
Area Affected: Across the North 1/2 of the Southeast Quarter.

TITLE POLICY EXCEPTIONS

FOLLOWING IS A LIST OF EXCEPTIONS APPURTENANT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B. SECTION 2 OF THE ABOVE REFERENCED COMMITMENT:

TITLE DOCUMENTS

1. COMMITMENT FOR TITLE INSURANCE BY
METRO NATIONAL TITLE
COMMITMENT NO. C-9912-11072
EFFECTIVE DATE: JUNE 18, 1994. TIME: 7:45 A.M.
2. OWNERSHIPS OF ADJOINING PROPERTIES WERE ACQUIRED FROM WEBER COUNTY RECORDERS OFFICE.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION REQUIRED FOR AN EXTENDED ALTA LOAN POLICY.

I FURTHER CERTIFY THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WAS MEASURED IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992. AND THAT THE TRACT DESCRIBED HEREON LIES WITHIN AN AREA DESIGNATED AS ZONE C, IN ACCORDANCE WITH A DOCUMENT ENTITLED 'DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL ADMINISTRATION' SPECIAL HAZARD AREA MAP' PANEL NO. 490187 0439B. DATED JULY 19, 1982. IN WEBER COUNTY, UTAH: AND IS PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA/ACSM AND MEETS THE ACCURACY STANDARDS OF AN RURAL SURVEY.

AS SURVEYED DESCRIPTION:

A tract of land situate in the southeast quarter of Section 22, T.5 N., R.1 W., Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

BEGINNING at a point 60 rods (990 ft.) south from the northeast corner of the southeast quarter of Section 22, T.5 N., R.1 W., S.L.B.&M.: thence South 166.0 ft.: thence East 479.38 ft.: thence South 145.5 ft. to the north line of a county road: thence East 695.26 ft. to the State Road right of way: thence N.44°31'E. 50.0 ft.: thence N.0°29'W. 189.13 ft. to the intersection of an east-west fenceline and a found Department of Transportation right of way marker (Brass Cap), said point is N.89°45'43"W. 1132.757 ft. from the point of beginning: thence S.0°20'49"E. 1058.50 ft. along said right of way line to the point of beginning.
Contains 6.942 Acres

SURVEYORS CERTIFICATE:

TO: METRO NATIONAL TITLE COMPANY. STEWART TITLE GUARANTY COMPANY AND ANGELO F. MARK

I, JOSEPH F. VAROZ, A REGISTERED LAND SURVEYOR, NO. 3839 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND IN SALT LAKE COUNTY, UTAH.

J.F. VAROZ & ASSOCIATES

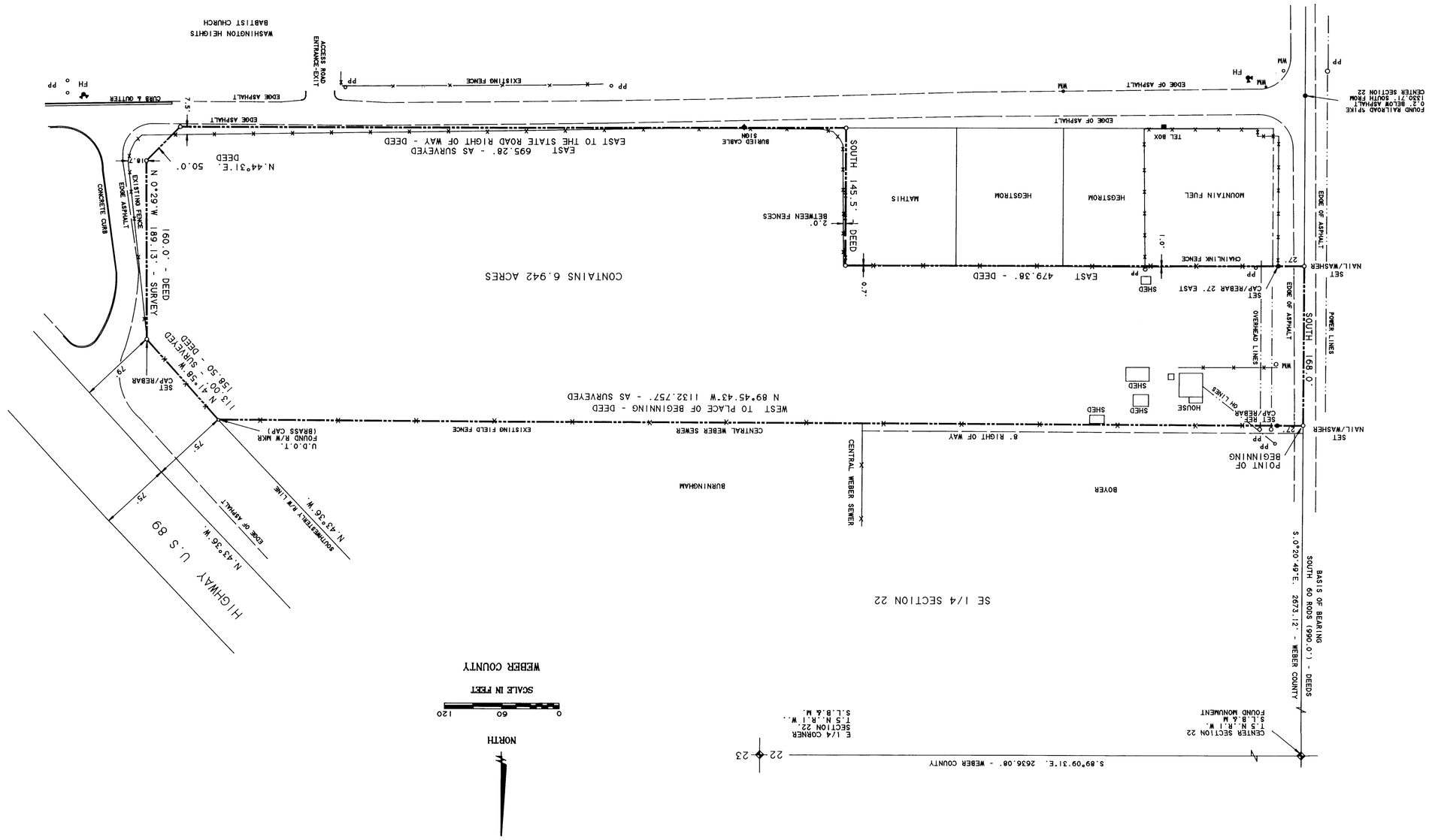
BY: REGISTERED LAND SURVEYOR # 3839

DATE: AUGUST 16, 1994

DESCRIPTION:

TITLE INSURANCE COMMITMENT NO. C-9912-11072

Part of the Southeast Quarter of Section 22, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning 60 rods South of the Northeast corner of said Southeast quarter of Section 22: thence South 166 feet: thence East 479.38 feet; thence South 145.5 feet to the North line of county road: thence East to the State Road right-of-way: thence North 44 deg. 31 min. East 50 feet: thence North 0 deg. 29 min. West 160 feet to a point 79 feet Southwesterly from the center line of State Road: thence Northerly to a point East of beginning: thence West to the place of beginning.



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