

STEELE TRUST PROPERTY

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

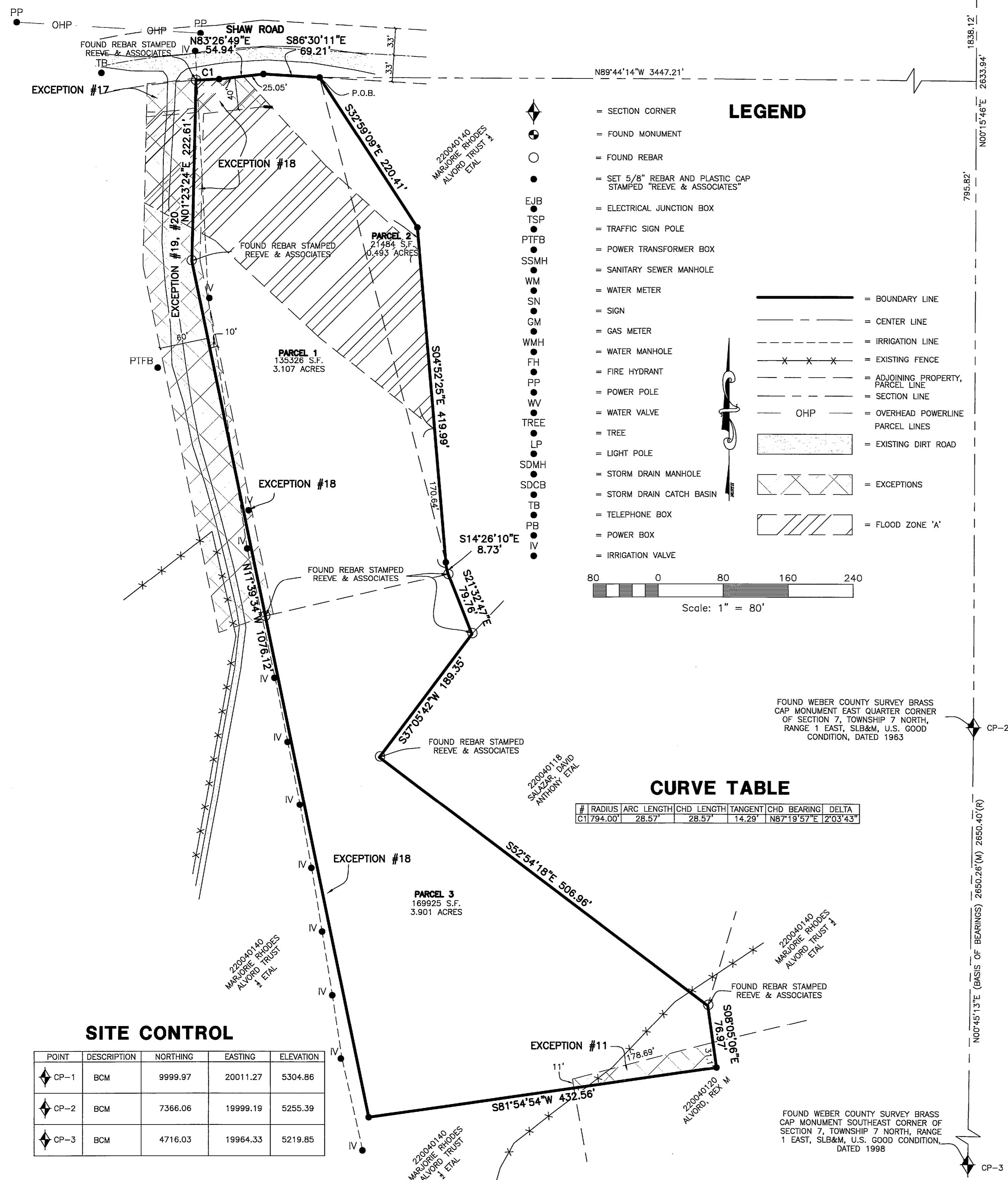
WEBER COUNTY, UTAH

MAY, 2016

PROPERTY INFO

PARCEL 1 APN- 22-064-0010
 PARCEL 2 APN- 22-004-0104
 PARCEL 3 APN- 22-004-0137

FOUND WEBER COUNTY SURVEY BRASS
 CAP MONUMENT NORTHEAST CORNER OF
 SECTION 7, TOWNSHIP 7 NORTH, RANGE
 1 EAST, SLB&M, U.S. GOOD CONDITION,
 DATED 1993



AS-PROVIDED DESCRIPTION

COMMONWEALTH LAND INSURANCE COMPANY
 ORDER NUMBER: 49092
 DATED: OCTOBER 15, 2015

PARCEL 1:
 ALL OF LOT 1, MOQUI BALLS SUBDIVISION, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
 PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, MOQUI BALLS SUBDIVISION, WEBER COUNTY, UTAH; THENCE SOUTH 14°27'54" EAST, ALONG THE EAST LINE OF SAID LOT, 623.11 FEET, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 04°52'14" WEST 419.99 FEET; THENCE NORTH 32°58'56" WEST 220.41 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
 PART OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF MOKI BALLS SUBDIVISION, A POINT WHICH LIES NORTH 03°53'10" WEST 422.20 FEET AND SOUTH 86°06'50" WEST 3264.55 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE SOUTH 21°32'38" EAST 79.76 FEET; THENCE SOUTH 37°05'53" WEST 189.35 FEET; THENCE SOUTH 52°54'07" EAST 606.96 FEET; THENCE SOUTH 08°04'59" EAST 76.97 FEET; THENCE SOUTH 81°55'05" WEST 432.57 FEET; THENCE NORTH 11°39'23" WEST 628.93 FEET; THENCE NORTH 76°58'41" EAST 231.03 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (EASEMENT ESTATE)
 INCLUDING A NON EXCLUSIVE EASEMENT FOR ALL STREET PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:
 PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 01°09'56" EAST ALONG THE QUARTER SECTION LINE 1884.13 FEET AND SOUTH 88°50'04" WEST 852.96 FEET AND SOUTH 14°27'54" EAST 608.34 FEET AND SOUTH 76°58'41" WEST 231.03 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 70°34'53" WEST 60.55 FEET; THENCE NORTH 11°39'23" WEST 462.22 FEET; THENCE NORTH 01°23'35" EAST 189.09 FEET, TO A POINT ON THE SOUTH LINE OF A COUNTY ROAD ALSO BEING A POINT ON A 321.00 FOOT CURVE THE CENTER OF WHICH BEARS NORTH 00°44'54" EAST; THENCE EASTERLY ALONG THE CURVE TO THE LEFT 60.42 FEET; THENCE SOUTH 01°23'35" WEST 188.57 FEET; THENCE SOUTH 11°39'23" EAST 447.18 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SHAW ROAD, SAID POINT BEING NORTH 01°15'46"E 795.82 FEET AND NORTH 89°44'14"W 3447.21 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE S32°59'09"E 220.41 FEET; THENCE S04°52'29"E 419.99 FEET; THENCE S20°50'46"E 88.43 FEET; THENCE S37°05'42"W 189.35 FEET; THENCE N11°39'34"W 1076.12 FEET; THENCE N01°23'24"E 222.61 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SHAW ROAD; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SHAW ROAD THE FOLLOWING THREE (3) COURSES; (1) A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.57 FEET, A RADIUS OF 794.00 FEET, A CHORD BEARING OF N87°19'57"E, AND AN ARC LENGTH OF 28.57 FEET; (2) N83°26'49"E 54.94 FEET; (3) S86°30'11"E 69.21 FEET TO THE POINT OF BEGINNING.
 CONTAINING 326778 SQUARE FEET OR 7.502 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ALTA/NSPS SURVEY. THE BOUNDARY WAS DETERMINED BY RETRACING THE MOQUI BALLS SUBDIVISION AND THE DEEDS FOR PARCEL 2 AND 3 USING THE MONUMENTS SHOWN. PARCEL 3 WAS DEEDED FROM REX ALVORD TO STEELE LIVING TRUST IN 2009, GIVING PARCEL 3 SENIOR RIGHTS. THE BASIS OF BEARINGS FOR THE MOQUI BALLS SUBDIVISION WAS ROTATED TO MATCH UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°45'24"E

NOTES

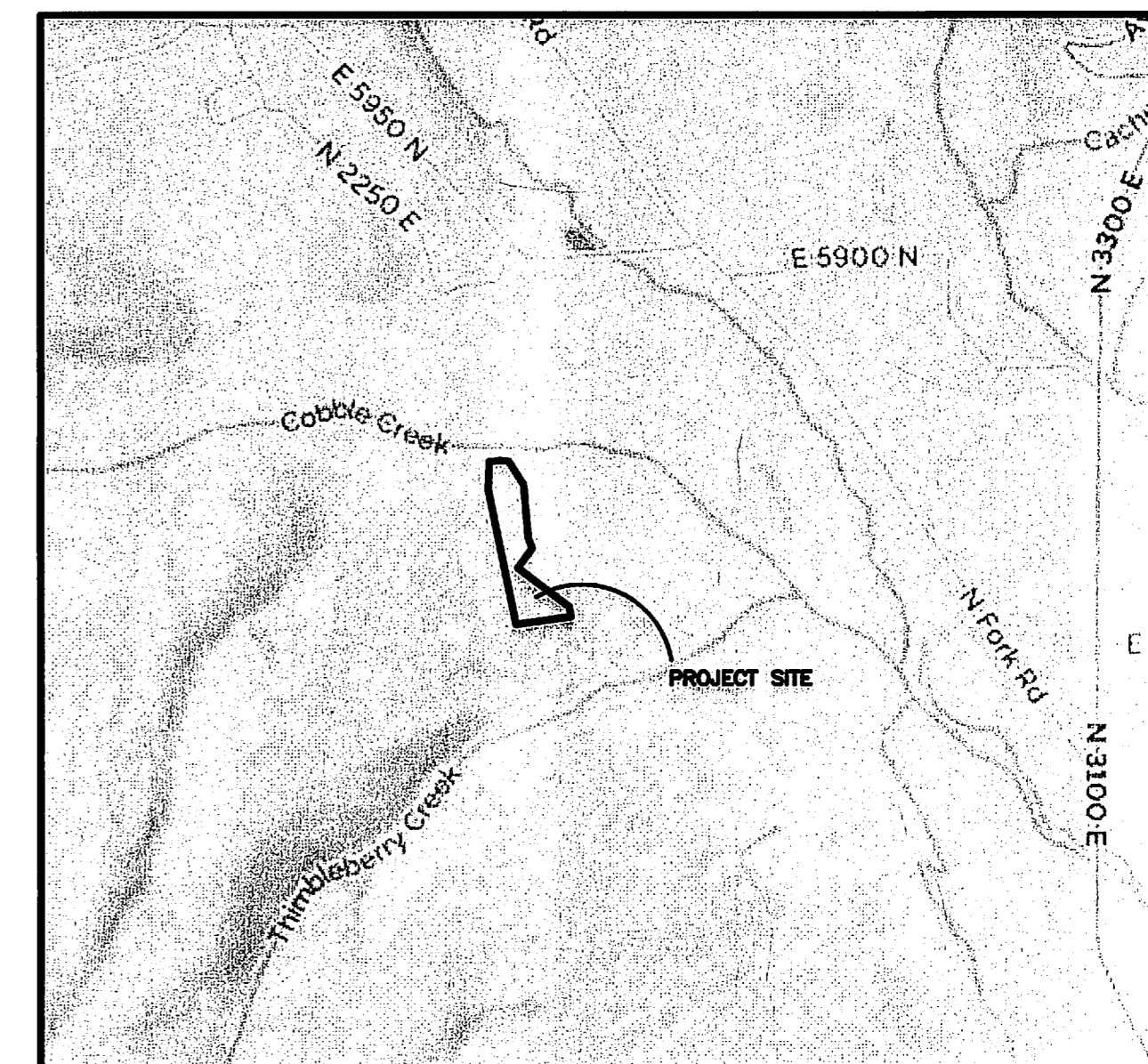
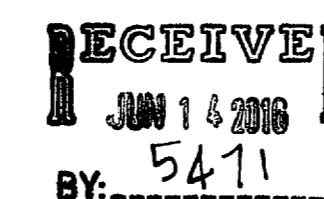
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
 NO SUBSTANTIAL AREAS OF REFUSE WERE FOUND ON PROPERTY
 7.502 ACRES TOTAL AREA
 0 PARKING SPACES ON PROPERTY AT TIME OF SURVEY
 NO ZONING INFORMATION PROVIDED

FLOOD INFORMATION DATA

FLOOD ZONE A PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER
 NO BASE FLOOD ELEVATIONS DETERMINED
 FLOOD ZONE X PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0207F DATED JUNE 02, 2015.
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 (THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

BENCH MARK DATA

FOUND USGS BENCHMARK
 1954 20 WF
 NORTHING- 9320.5997
 EASTING- 28889.63
 ELEVATION- 4990.73



VICINITY MAP
 (NO SCALE)

TITLE EXCEPTIONS

COMMONWEALTH LAND INSURANCE COMPANY
 ORDER NUMBER: 49092
 DATED: OCTOBER 15, 2015

SCHEDULE B - SECTION 2
 EXCEPTIONS

EXCEPTION #1-9- ARE NOT SURVEY ITEMS AND CANNOT BE SHOWN GRAPHICALLY
EXCEPTION #10, #16, #21-22- PERTAIN TO THE PROPERTY IN GENERAL
EXCEPTION #13-#15- DO NOT PERTAIN TO SUBJECT PROPERTY

EXCEPTION 11- DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. INCLUDING, BUT NOT LIMITED TO:
 INTEREST OF DAVID ANTHONY SALAZAR AND JULIANNE ALVORD SALAZAR OR THEIR SUCCESSORS IN INTEREST, AS CREATED
 BY:
 QUIT CLAIM DEED (22-004-0118)
 RECORDED: JULY 18, 2008
 ENTRY NO.: 2354717
 INTEREST OF REX M. ALVORD OR HIS SUCCESSORS IN INTEREST, AS CREATED BY:
 QUIT CLAIM DEED (22-004-0120)
 RECORDED: OCTOBER 1, 2009
 ENTRY NO.: 2368021 -SHOWN HEREON

EXCEPTION 12- EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: BEN LOMOND STAKE OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
 GRANTEE: UTAH POWER & LIGHT COMPANY
 PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANTEE AND TWO GUY ANCHORS AND FIVE POLES, WITH THE NECESSARY GUYS, STUBS, CROSSARMS, BRACES AND OTHER ATTACHMENTS AFFIXED THERETO.
 RECORDED: JUNE 24, 1998
 ENTRY NO.: 295852
 BOOK/PAGE: 583 / 465 -ILLEGIBLE

EXCEPTION 17- DRAINAGE EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: WEBER COUNTY
 PURPOSE: A 40 FOOT DRAINAGE EASEMENT
 RECORDED: JANUARY 5, 2000
 ENTRY NO.: 1682988
 BOOK/PAGE: 2052 / 654 -SHOWN HEREON

EXCEPTION 18- EASEMENT(S), SETBACKS, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT:
 RECORDED: 01/06/2000
 ENTRY NO.: 1683111
 BOOK / PAGE: 51 / 32 -SHOWN HEREON

EXCEPTION 19- COVENANT TO RUN WITH THE LAND, AND THE TERMS AND CONDITIONS THEREOF.
 AGREEMENT TO PROVIDE TO: WEBER COUNTY
 RECORDED: FEBRUARY 9, 2000
 ENTRY NO.: 1733357
 BOOK / PAGE: 2103 / 1491
 ALSO:
 RECORDED: NOVEMBER 29, 2000
 ENTRY NO.: 1733358
 BOOK/PAGE: 2103/1493 -SHOWN HEREON

EXCEPTION 20- RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: GRANT EASEMENT FOR ALL UTILITIES AS CONSTRUCTED FOR ELECTRIC, GAS, TELEPHONE, AND WATER
 RECORDED: APRIL 19, 2001
 ENTRY NO.: 1762339
 BOOK/PAGE: 2132 / 788 -SHOWN HEREON

CERTIFICATION

TO COMMONWEALTH LAND INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6A, 6B, 7A, 8, 9, 11A, 13, 14, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY, 2016.
 DATE OF SURVEY: 5-26-2016
 DATE SIGNED: *Trevor J. Hatch*
 TREVOR J. HATCH, PROFESSIONAL LAND SURVEYOR
 LAND SURVEYOR NUMBER: 9031945
 EXPIRES: 2016



REVISIONS	DATE	DESCRIPTION
4	5-24-2016	ADDED PARCEL 4

ALTA/NSPS SURVEY
 PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M WEBER COUNTY, UTAH
 MAY, 2016
STEELE TRUST PROPERTY

Project Info.
 Surveyor: T. HATCH
 Designer: D. CAVE
 Begin Date: 5-26-2016
 Name: STEELE TRUST PROPERTY
 Scale: 1"=80'
 Checked: *T. Hatch*
 Number: 5192-11

Sheet 1 of 1
 1 Sheets