

# ALTA/NSPS SURVEY

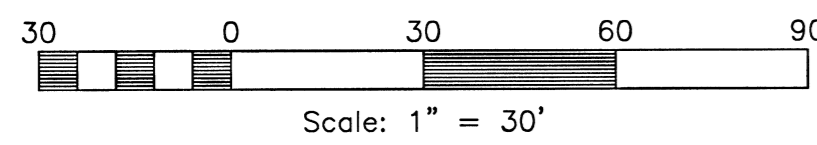
**PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
EDEN, WEBER COUNTY, UTAH  
SEPTEMBER, 2020**

## LEGEND

- ◆ = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ✕ = SET NAIL AND WASHER
- SN = SIGN
- GM = GAS METER
- PH = PHONE PEDESTAL
- PB = POWER BOX
- AC = AIR CONDITIONERS
- WV = WATER VALVE
- WM = WATER METER
- SSMH = SANITARY SEWER MANHOLE
- CO = SANITARY SEWER CLEANOUT
- SDBX = STORM DRAIN BOX
- SDMH = STORM DRAIN MANHOLE
- CB = STORM DRAIN CATCH BASIN

- = BOUNDARY LINE
- - - = SECTION TIE LINE
- - - = ADJOINING PROPERTY
- x - x - x - = EXISTING FENCE LINE
- - - - - = EASEMENT LINE

- [Pattern] = EXISTING PAVEMENT
- [Pattern] = EXISTING CONCRETE
- [Pattern] = EXISTING STRUCTURE

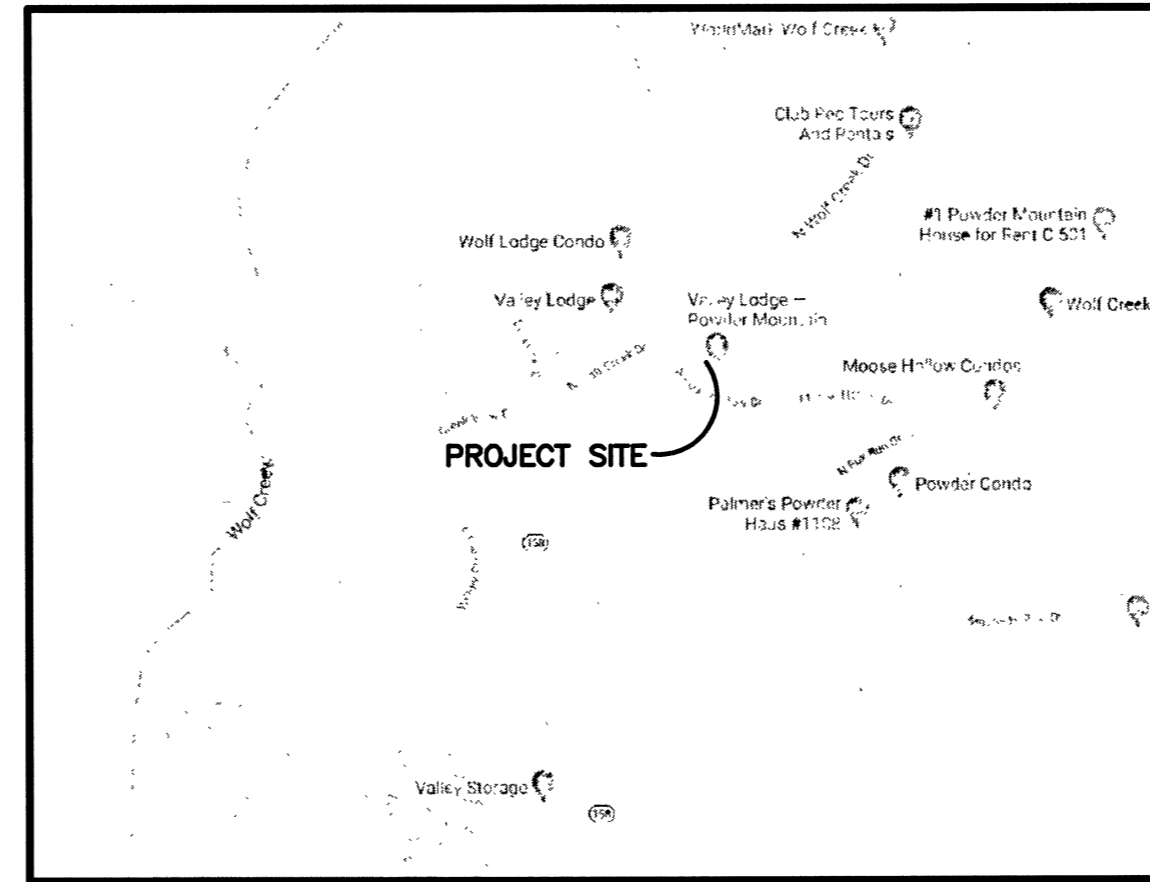


## SURVEYOR'S CERTIFICATE

TO MOUNTAIN LUXURY REAL ESTATE, ROGER BIRD, AND COMMONWEALTH LAND TITLE 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, 6(A), 6(B), 7(A), 7(B)(1)(2), 8, 9, 11, 13, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09-24-2020.

DATE OF SURVEY: 09-30-2020  
DATE SIGNED:  
TREVOR J. HATCH, P.L.S.  
UTAH NUMBER: 9031945



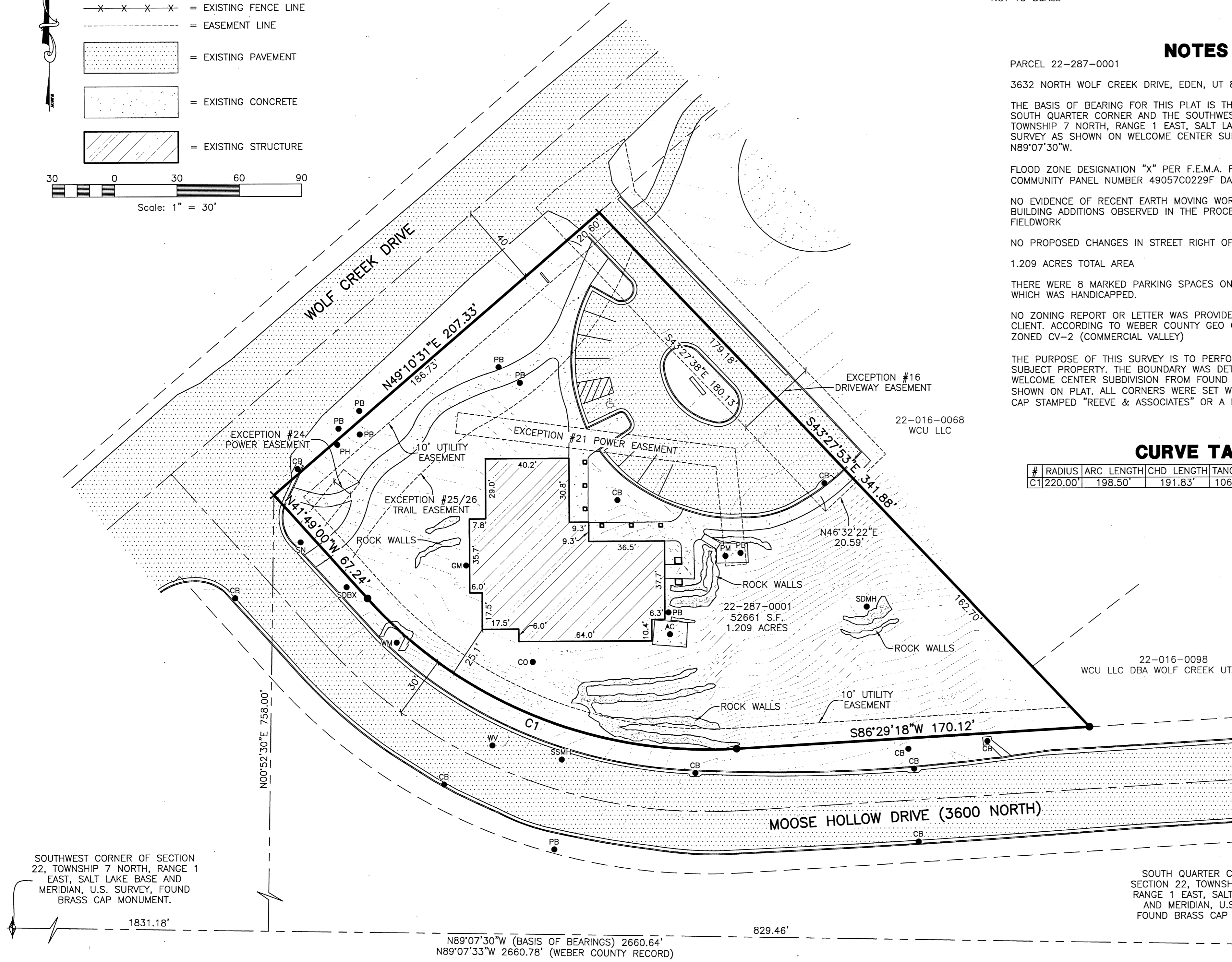
**VICINITY MAP**  
NOT TO SCALE

## NOTES

- PARCEL 22-287-0001
- 3632 NORTH WOLF CREEK DRIVE, EDEN, UT 84310
- THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AS SHOWN ON WELCOME CENTER SUBDIVISION. SHOWN HEREON AS N89°07'30"W.
- FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0229F DATED 06-02-15.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF SURVEY.
- 1.209 ACRES TOTAL AREA
- THERE WERE 8 MARKED PARKING SPACES ON SITE AT TIME OF SURVEY, ONE OF WHICH WAS HANDICAPPED.
- NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. ACCORDING TO WEBER COUNTY GEO GIZMO WEBSITE THE PROPERTY IS ZONED CV-2 (COMMERCIAL VALLEY)
- THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE SUBJECT PROPERTY. THE BOUNDARY WAS DETERMINED BY RETRACING THE WELCOME CENTER SUBDIVISION FROM FOUND SECTION CORNER MONUMENTS AS SHOWN ON PLAT. ALL CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" OR A NAIL AND WASHER.

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1220.00'	198.50'	191.83'	106.58'	N67°39'51"W	51°41'42"



## TITLE DESCRIPTION

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 76401 DATED AUGUST 14, 2020  
ALL OF LOT 1, WELCOME CENTER SUBDIVISION, WEBER COUNTY, UTAH.

## TITLE EXCEPTIONS

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 76401 DATED AUGUST 14, 2020

EXCEPTIONS #1-13, 15, 17, 23, & 27-28 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

**EXCEPTION #14** - RIGHT OF WAY AND EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF THE TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY.  
RECORDED: NOVEMBER 1, 1973  
ENTRY NO.: 603984  
BOOK/PAGE: 1038 / 761  
**(BLANKET EASEMENT OVER ENTIRE PROPERTY)**

**EXCEPTION #16** - DECLARATION OF SHARED DRIVEWAY EASEMENTS, COVENANTS AND RESTRICTIONS, AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: OCTOBER 5, 2006  
ENTRY NO.: 2213112  
**(EASEMENT SHOWN ON PLAT)**

**EXCEPTION #18** - SEWER EASEMENTS, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: WOLF CREEK PROPERTIES, LC, A UTAH LIMITED LIABILITY COMPANY  
GRANTEE: WOLF CREEK SEWER IMPROVEMENT DISTRICT  
RECORDED: MARCH 19, 2007  
ENTRY NO.: 2249660  
**(EASEMENT DOES NOT PLOT ON PROPERTY)**

**EXCEPTION #19** - SEWER EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: WOLF CREEK PROPERTIES, LC, A UTAH LIMITED LIABILITY COMPANY  
GRANTEE: WOLF CREEK SEWER IMPROVEMENT DISTRICT  
RECORDED: MARCH 27, 2007  
ENTRY NO.: 2251905  
**(EASEMENT DOES NOT PLOT ON PROPERTY)**

**EXCEPTION #20** - RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: WOLF CREEK PROPERTIES LC  
GRANTEE: PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS  
PURPOSE: FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF AN UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO  
RECORDED: APRIL 19, 2007  
ENTRY NO.: 2257359  
**(EASEMENT PLOTS NORTH OF SUBJECT PROPERTY)**

**EXCEPTION #21** - RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: WOLF CREEK PROPERTIES LC  
GRANTEE: PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS  
PURPOSE: FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF AN UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO  
RECORDED: OCTOBER 18, 2007  
ENTRY NO.: 2289170  
**(10' POWER EASEMENT SHOWN ON PLAT)**

**EXCEPTION #22** - EASEMENT, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT:  
RECORDED: JULY 23, 2008  
ENTRY NO.: 2355614  
BOOK / PAGE: 68 OF PLATS / 075  
**(10' UTILITY EASEMENT SHOWN ON PLAT)**

**EXCEPTION #24** - RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: WOLF CREEK PROPERTIES LLC  
GRANTEE: PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS  
PURPOSE: FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF AN UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO  
RECORDED: MAY 20, 2010  
ENTRY NO.: 2473350  
**(10' POWER EASEMENT SHOWN ON PLAT)**

**EXCEPTION #25** - RIGHTS AND GRANTS OF EASEMENTS IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, AS SHOWN IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF UTAH, CENTRAL DIVISION, INCLUDING THE TERMS AND CONDITIONS THEREOF:  
CASE NO.: 10-27816 CHAPTER 11  
RECORDED: MAY 31, 2012  
ENTRY NO.: 2579180  
**(TRAIL EASEMENT SHOWN ON PLAT)**

**EXCEPTION #26** - PERPETUAL EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: WOLF CREEK PROPERTIES, L.C., A LIMITED LIABILITY COMPANY OF THE STATE OF UTAH  
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION  
RECORDED: MAY 31, 2012  
ENTRY NO.: 2579184  
**(TRAIL EASEMENT SHOWN ON PLAT)**

SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT.  
1831.18'

N89°07'30"W (BASIS OF BEARINGS) 2660.64'  
N89°07'33"W 2660.78' (WEBER COUNTY RECORD)  
829.46'

SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT.

RECEIVED  
BY: COA3

**Reeve & Associates, Inc.**  
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PLANNING ENGINEERS • LAND SURVEYORS • CIVIL ENGINEERS • ARCHITECTS

REVISIONS	DESCRIPTION	DATE

**ALTA/NSPS SURVEY**  
PART OF THE SOUTHWEST QUARTER OF SECTION 22, T.7N., R.1E., S.13.6&M., U.S. SURVEY  
EDEN, WEBER COUNTY, UTAH

**MOUNTAIN LUXURY REAL ESTATE**

**Project Info.**  
Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 09-30-2020  
Name: EDEN ALTA SURVEY  
Scale: 1"=30'  
Checked: 5192-17  
Number: 5192-17

Sheet **1** of 1  
Sheets