

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF SURVEY PARCEL WITH SURROUNDING PARCELS AND IMPROVEMENTS, AS WELL AS TO PROVIDE THOSE NAMED IN THE SURVEYORS CERTIFICATE A ALTANSPS SURVEY FOR THEIR USE IN EVALUATING THE SITE.

THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS AD JOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.

THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.

THIS SURVEY SHOWS ALL EASEMENTS OF RECORD AS DISCLOSED BY THE TITLE REPORT AS SHOWN HEREON. THE SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR RECORD EASEMENTS OR ENCUMBRANCES. THIS SURVEY DEPICTS ALL OBSERVABLE IMPROVEMENTS OR OTHER INDICATIONS OF EASEMENTS AND UTILITIES. UTILITIES SHOWN HEREON ARE BASED ON A COMBINATION OF VISUAL INSPECTION BY SURVEY CREWS, CONSTRUCTION DOCUMENTS AND DRAWINGS PROVIDED BY LOCAL UTILITY COMPANIES DURING THE COURSE OF THE SURVEY. IT IS THE CONTRACTORS RESPONSIBILITY TO SEEK BLUE STAKE INFORMATION AND VERIFY UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

TITLE REPORT EXCEPTIONS

INVEST TITLE SERVICES, INC.
ORDER NUMBER: 279804
COMMITMENT NUMBER: 279804
EFFECTIVE DATE: DECEMBER 23, 2020 AT 6:00 PM

1.-6. (NOT A SURVEY MATTER)

7. THE RIGHT TO RELOCATE AND RECONSTRUCT WITH IN THE GRANTORS LAND AND OUTSIDE THE LIMITS OF THE DESCRIBED RIGHT OF WAY, ALL IRRIGATION DITCHES EXISTING WITHIN SAID LIMITS OF THE DESCRIBED RIGHT OF WAY AS GRANTED TO THE STATE ROAD COMMISSION IN RIGHT OF WAY DEED UTAH RECORDED, NOVEMBER 9, 1940 AS ENTRY NO. 55814 IN BOOKPAGE, 136-486 AND RECORDED, NOVEMBER 9, 1940 AS ENTRY NO. 56253 IN BOOK/ PAGE 136-581. (DOES NOT AFFECT SUBJECT PROPERTY- DESCRIBES RIGHT-OF-WAY)

8. GRANT OF EASEMENT

RECORDED: NOVEMBER 21, 1986

ENTRY NO: 899925

BOOK/PAGE: 1503/2412

IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN

(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON - SURVEYOR NOTE: DO TO PORTIONS OF THE DOCUMENT BEING UNREADABLE, EASEMENT LOCATION COULD VARY)

9. EASEMENT

RECORDED: MAY 8, 1996

ENTRY NO: 1404780

BOOK/PAGE: 1805/1255

IN FAVOR OF: UTAH DEPARTMENT OF TRANSPORTATION

PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

10. AGREEMENT

RECORDED: MAY 17, 1996

ENTRY NO: 1406857

BOOK/PAGE: 1806/2976

BY AND BETWEEN: THE BOARD OF WATER RESOURCES AND WILSON IRRIGATION COMPANY

*SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

11. ANY EASEMENTS AND/OR RIGHTS OF WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE WILSON IRRIGATION COMPANY AND/OR THE STATE OF UTAH BOARD OF WATER RESOURCES, AS THE SAME WAY MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED PROPERTY, AS DISCLOSED BY MERRIE INSTRUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996, AS ENTRY NO. 1406856, IN BOOK 1806, AT PAGE 2985, OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

12. MOUNTAIN FUEL RIGHT OF WAY EASEMENT

RECORDED: MAY 13, 1997

ENTRY NO: 1471184

BOOK/PAGE: 1852/2239

GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY

PURPOSE: RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A UTAH CORPORATION, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, TOGETHER WITH INCIDENTAL RIGHTS THERE TO. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

13. JOINT ACCESS AGREEMENT

DATED: MAY 14, 2013

RECORDED: MAY 16, 2013

ENTRY NO: 2930016

INTERESTS: MOUNTAIN CLASSIC REAL ESTATE, INC. AND SKYVIEW EXCAVATION AND GRADING, INC.

(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

14. ANY LOSS OR CLAIM ARISING FROM THE FACT THAT THE BOUNDARY OF THE HEREIN DESCRIBED PROPERTY IS DESCRIBED AS THE SOUTHERLY LINE OF THE HOOPER CANAL, WHICH BOUNDARY MAY BE SUBJECT TO CHANGE AND/OR UNCERTAINTY.

15. A RIGHT OF WAY AND EASEMENT FOR THE HOOPER CANAL AND ALL FACILITIES APPURTENANT TO THE MAINTENANCE THEREOF, AS THE SAME MAY BE FOUND TO INTERSECT THE NORTHERLY BOUNDARY OF THE HEREIN DESCRIBED PROPERTY, AS DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD.

16. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS WHICH WOULD BE DISCLOSED BY AN INSPECTION AND ACCURATE SURVEY OF THE PREMISES.

17.-21. (NOT A SURVEY MATTER)

RECORD DESCRIPTION

PARCEL 1: (15-064-0049)

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89°41'49" EAST 80.01 FEET AND NORTH 01°07'21" EAST 705.81 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE SOUTH 70°00'00" EAST 139.06 FEET, THENCE SOUTH 51°16'52" EAST 182.25 FEET, THENCE NORTH 89°41'49" WEST 276.01 FEET, THENCE NORTH 01°07'21" EAST 160.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (15-064-0049)

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89°41'49" EAST 80.01 FEET AND NORTH 01°07'21" EAST 705.81 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE NORTH 01°07'21" EAST 705.81 FEET ALONG THE EAST RIGHT OF WAY OF SAID SR 126, THENCE SOUTH 70°00'00" EAST 139.06 FEET, THENCE SOUTH 51°16'52" EAST 182.25 FEET, THENCE NORTH 89°41'49" WEST 276.01 FEET, THENCE SOUTH 14°48'28" EAST 414.17 FEET TO THE SOUTH LINE OF SECTION 24, THENCE NORTH 89°41'49" WEST 575.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89°41'49" EAST 80.01 FEET AND NORTH 01°07'21" EAST 705.81 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE SOUTH 70°00'00" EAST 139.06 FEET, THENCE SOUTH 51°16'52" EAST 182.25 FEET, THENCE NORTH 89°41'49" WEST 276.01 FEET, THENCE NORTH 01°07'21" EAST 160.13 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89°41'49" EAST 80.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE NORTH 01°07'21" EAST 283.25 FEET ALONG THE EAST RIGHT OF WAY OF SAID SR 126, THENCE SOUTH 89°41'49" EAST 500.76 FEET, THENCE SOUTH 14°48'28" EAST 272.65 FEET TO THE SOUTH LINE OF SECTION 24, THENCE NORTH 89°41'49" WEST 575.60 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION

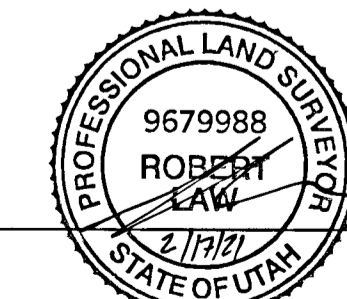
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF SR 126, SAID POINT BEING NORTH 01°07'21" EAST, ALONG THE SECTION LINE, 284.11 FEET AND SOUTH 88°52'39" EAST, 60.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 01°07'21" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID SR 126, 442.56 FEET, THENCE SOUTH 70°00'00" EAST, 139.06 FEET; THENCE SOUTH 51°16'52" EAST, 416.85 FEET; THENCE SOUTH 14°48'28" EAST, 141.52 FEET, THENCE NORTH 89°41'49" WEST, 500.76 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.35 ACRES (OR 145,712 SQ. FT.)

SURVEYORS CERTIFICATE

TO: KRAUSE DEVELOPMENT, LLC AND/OR ASSIGNS, STEWART TITLE GUARANTY COMPANY, AND INVEST TITLE SERVICES, INC.

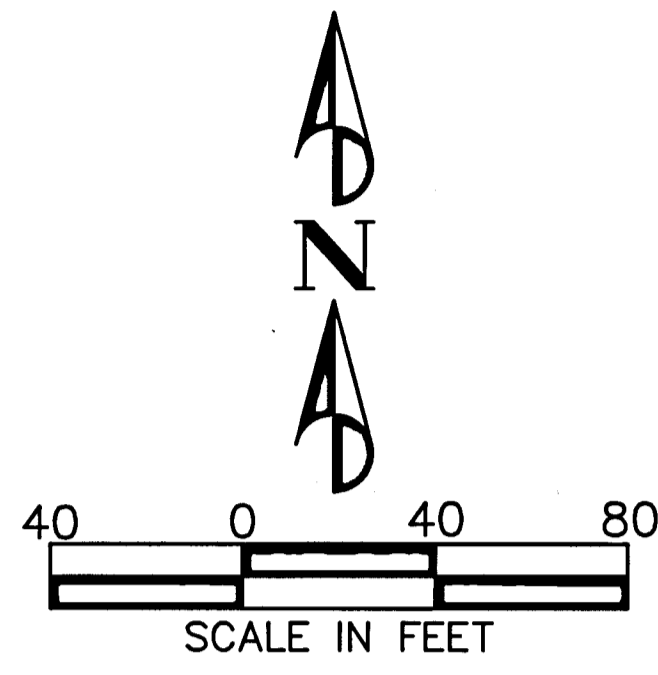
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON: JANUARY 27, 2021.



Robert Law
PLS# 9679988

Date: 02/17/2021

NORTHWEST CORNER SECTION 24,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)



- LEGEND**
- SUBJECT PROPERTY LINE
 - SECTION LINE
 - - - EXCEPTIONS/EASEMENTS
 - - - ADJOINING PARCELS
 - - - EXISTING CURB & GUTTER
 - - - SWR - - - EXISTING SEWER LINE
 - - - WTR - - - EXISTING WATER LINE
 - - - SD - - - EXISTING STORM DRAIN
 - - - T - - - EXISTING COMMUNICATIONS
 - - - E - - - EXISTING UG ELECTRICAL
 - - - G - - - EXISTING UG GAS LINE
 - - - FO - - - EXISTING FIBER OPTIC
 - Ⓢ TITLE EXCEPTION NUMBER

LOCATION
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

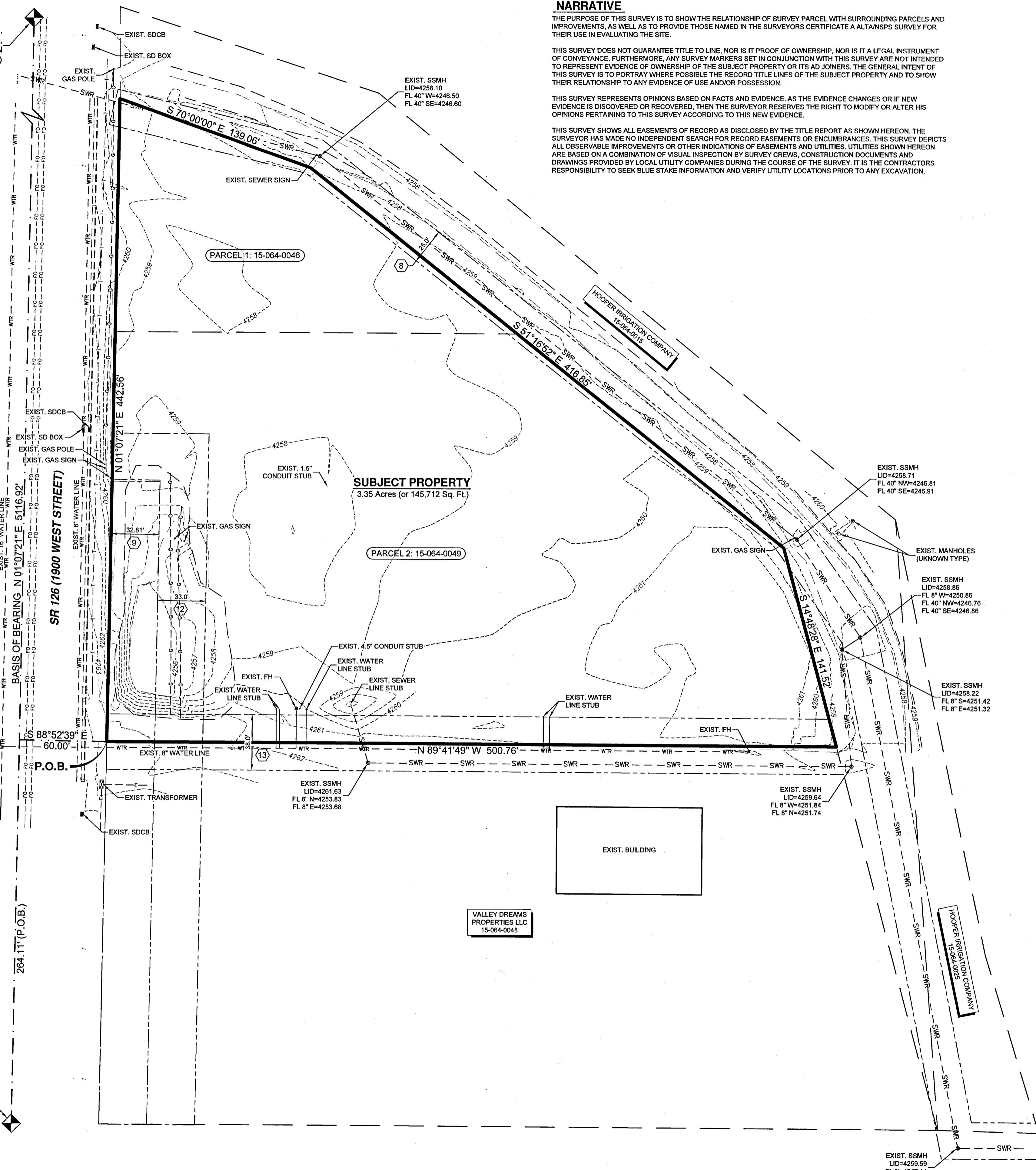
BENCHMARK
SOUTHWEST CORNER OF SECTION 24,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION=4270.1

REFERENCE DOCUMENTS
RECORD OF SURVEY #001145
PREPARED BY BUTTARS SURVEYING

RECORD OF SURVEY #003907
PREPARED BY CRS ENGINEERING

SOUTHWEST CORNER SECTION 24,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)
BENCHMARK ELEV=4270.1

RECEIVED
FEB 19 2021
BY: G805



NO.	DESCRIPTION	DATE	APP'D

DATE: 02/2021	DESIGNED BY: N/A	CHECKED BY: REL	SCALE: 1"=40'
SURVEY BY: PEPG CREW	DRAWN BY: BCB		

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEO TECHNICAL • MATERIALS TESTING • INSPECTIONS

KRAUSE DEVELOPMENT LLC
ALTA/NSPS SURVEY
1732 SOUTH 1900 WEST
WEST HAVEN, UTAH
FEBRUARY 5, 2021
PROJECT NUMBER: 1450.2110
DRAWING FILE: DWG:ALTA-01
LAST REVISION: DRAWING NUMBER

WEST HAVEN CITY

SHEET NO. 1