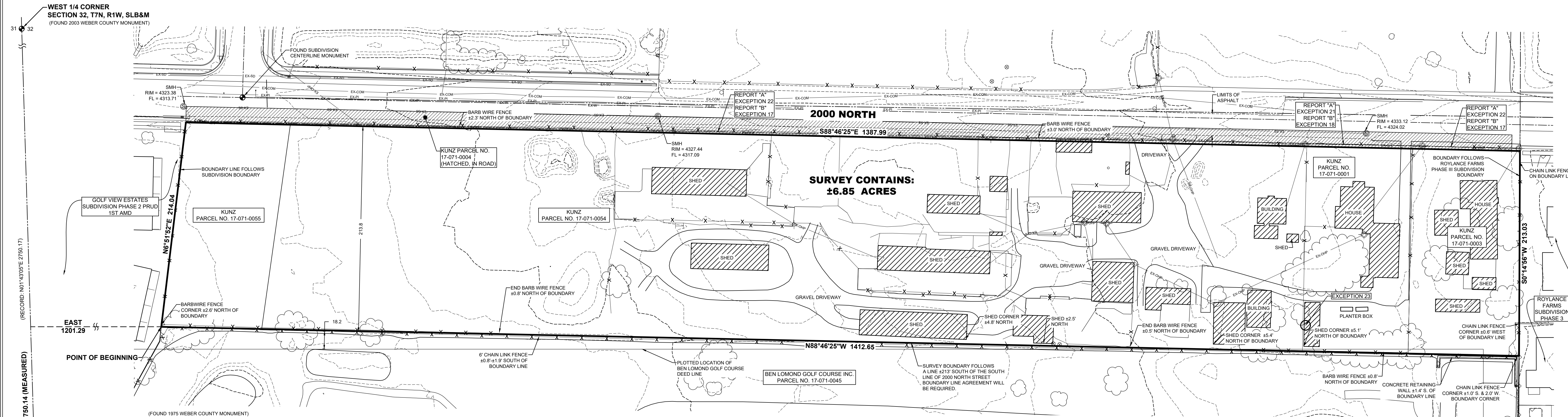


LEGEND	
[Symbol]	EXISTING ELECTRIC BOX
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING STORM DRAIN MH
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING CURB INLET BOX

ALT/NSPS LAND TITLE SURVEY



3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



TITLE REPORT DESCRIPTIONS

REPORT "A"- ORDER #20001524-02 (4th Amended)
PARCEL NO. 17-071-0001
 A PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 2000 NORTH STREET, SAID POINT BEING NORTH 7.77 CHAINS, SOUTH 63°30' EAST 10.50 CHAINS, NORTH 61°15' EAST 6.44 CHAINS, NORTH 42°15' EAST 6.39 CHAINS, AND NORTH 8°00' EAST 289.62 FEET AND EAST 1148.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32; AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID STREET 110 FEET; THENCE SOUTH 213 FEET; THENCE WEST 110 FEET; THENCE NORTH 213 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 17-071-0054
 A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 2000 NORTH STREET, SAID POINT BEING NORTH 7.77 CHAINS, SOUTH 63°30' EAST 10.50 CHAINS, NORTH 61°15' EAST 6.44 CHAINS, NORTH 42°15' EAST 6.39 CHAINS, AND NORTH 8°00' EAST 289.62 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32; AND RUNNING THENCE EAST 1148.43 FEET TO A POINT 222.5 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE SOUTH 213 FEET; THENCE WEST 1162 FEET TO A POINT SOUTH 8' WEST 242.08 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 8' EAST 242.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING ALL PORTIONS CONVEYED IN BOUNDARY LINE AGREEMENT, RECORDED SEPTEMBER 26, 2007 AS ENTRY NO. 2294432, OF OFFICIAL RECORDS.

PARCEL NO. 17-071-0055
 A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING NORTH 7.77 CHAINS AND SOUTH 63°30' EAST 10.50 CHAINS AND NORTH 61°15' EAST 6.44 CHAINS; THENCE NORTH 42°15' EAST 6.39 CHAINS THENCE NORTH 8' EAST 47.54 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 8' EAST 242.08 FEET TO THE SOUTH LINE OF ROAD; THENCE EAST ALONG SOUTH LINE OF ROAD 1148.43 FEET; THENCE SOUTH 213 FEET; THENCE WEST ON A LINE PARALLEL TO ROAD 1162 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 2000 NORTH STREET, SAID POINT BEING NORTH 7.77 CHAINS, SOUTH 63°30' EAST 10.50 CHAINS, NORTH 61°15' EAST 6.44 CHAINS, NORTH 42°15' EAST 6.39 CHAINS, AND NORTH 8°00' EAST 289.62 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32; AND RUNNING THENCE EAST 1148.43 FEET TO A POINT 222.5 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE SOUTH 213 FEET; THENCE WEST 1162 FEET TO A POINT SOUTH 8' WEST 242.08 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 8' EAST 242.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING ALL PORTIONS CONVEYED IN BOUNDARY LINE AGREEMENT, RECORDED SEPTEMBER 26, 2007 AS ENTRY NO. 2294432, OF OFFICIAL RECORDS.

REPORT "B"- ORDER #21002279-02 (2nd Amended)
PARCEL NO. 17-071-0083
 PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING NORTH 7.77 CHAINS AND SOUTH 63 DEG. 30' EAST 10.5 CHAINS AND NORTH 61 DEG. 15' EAST 6.44 CHAINS AND NORTH 42 DEG. 15' EAST 6.39 CHAINS AND NORTH 8 DEG. EAST 289.62 FEET TO THE SOUTH LINE OF ROAD AND EAST ALONG ROAD 1258.43 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND THENCE SOUTH 213 FEET; THENCE EAST TO EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 213 FEET; THENCE WEST ALONG ROAD TO BEGINNING.

SCHEDULE B-II EXCEPTIONS

REPORT "A"- ORDER #20001524-02 (4th Amended)

1-8. (GENERAL AND STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY) (TAXES DUE, NOT PLOTTABLE MATTERS OF SURVEY)

10-20. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, BUT PLOTTABLE MATTERS OF SURVEY)

21. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantee: UTAH POWER & LIGHT COMPANY
 Recorded: August 18, 1960, Entry No.: 340935 Book/Page: 654/486 (-0001)
 (POLE LINE EASEMENT (NO WIDTH DEFINED) APPEARS TO CALL FOR THE SUBJECT PROPERTY BUT PLOTS NORTH OF THE PHYSICAL LOCATION OF THE PROPERTY. CENTERLINE OF EASEMENT HAS BEEN SHOWN ALONG THE EXISTING POWER LINE ALONG THE NORTH EDGE OF THE SUBJECT PROPERTY)

22. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantee: UTAH POWER & LIGHT COMPANY
 Recorded: August 18, 1960, Entry No.: 340940 Book/Page: 654/491 (-0001)
 (POLE LINE EASEMENT (NO WIDTH DEFINED) APPEARS TO CALL FOR THE SUBJECT PROPERTY BUT PLOTS NORTH OF THE PHYSICAL LOCATION OF THE PROPERTY. CENTERLINE OF EASEMENT HAS BEEN SHOWN ALONG THE EXISTING POWER LINE ALONG THE NORTH EDGE OF THE SUBJECT PROPERTY)

23. RIGHT-OF-WAY FOR THE FLOW AND MAINTENANCE OF A WELL SITE, AS DISCLOSED BY CERTIFICATE OF APPROPRIATION OF WATER and the terms, conditions and limitations contained therein.
 Recorded: December 28, 1981, Entry No.: 371241 Book/Page: 699/78.
 (LOCATION OF THE WELL PER THE DEED HAS BEEN SHOWN HEREON. CLIENT IS ADVISED TO WORK WITH THE OWNER OF THE PROPERTY TO CORRECTLY IDENTIFY THE PHYSICAL LOCATION OF THE WELL AND ITS CURRENT USE)

24-29. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)

REPORT "B"- ORDER #21002279-02 (2nd Amended)

1-8. (GENERAL AND STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY) (TAXES DUE, NOT PLOTTABLE MATTERS OF SURVEY)

10-16. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, BUT PLOTTABLE MATTERS OF SURVEY)

17. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantee: UTAH POWER & LIGHT COMPANY
 Recorded: August 18, 1960, Entry No.: 340940 Book/Page: 654/491
 (POLE LINE EASEMENT (NO WIDTH DEFINED) APPEARS TO CALL FOR THE SUBJECT PROPERTY BUT PLOTS NORTH OF THE PHYSICAL LOCATION OF THE PROPERTY. CENTERLINE OF EASEMENT HAS BEEN SHOWN ALONG THE EXISTING POWER LINE ALONG THE NORTH EDGE OF THE SUBJECT PROPERTY)

18. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantee: UTAH POWER & LIGHT COMPANY
 Recorded: August 18, 1960, Entry No.: 340935 Book/Page: 654/486
 (POLE LINE EASEMENT (NO WIDTH DEFINED) APPEARS TO CALL FOR THE SUBJECT PROPERTY BUT PLOTS NORTH OF THE PHYSICAL LOCATION OF THE PROPERTY. CENTERLINE OF EASEMENT HAS BEEN SHOWN ALONG THE EXISTING POWER LINE ALONG THE NORTH EDGE OF THE SUBJECT PROPERTY)

19-21. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)

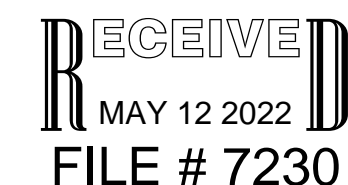
NOTES

- The purpose of this survey is to provide an ALT/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
- The Basis of Bearing for this survey is N01°43'05"W along the Section Line from the Southwest Corner to the West 1/4 Corner of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- A title commitment prepared by Tru Title, Inc., Commitment No. 20001524-02 2nd Amended, Commitment Date: May 10, 2021, and a title commitment prepared by Tru Title, Inc., Commitment No. 21002279-02, Commitment Date: February 19, 2021, were used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of these reports, and is not liable for errors and omissions based on the reliance of said title reports. All easements and plottable title exceptions are referenced from said reports.
- The benchmark for the topographic information provided hereon is the Weber County bench mark #72 with a Weber County published NGVD 29 elevation of 4,287.66 feet. Contours are shown hereon at two (2) foot intervals Contours and Topographic Information shown hereon was generated from an aerial survey prepared by Aero-graphics.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc. and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
 - Original and any copies not individually signed and sealed by Surveyor.
 - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
 - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other use restrictions and any other facts that accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be as shown or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
- #5 rebar and cap have been set at all lot corners unless noted otherwise.
- This property is within Flood Zone "X" (area determined to be outside the 0.2% annual chance flood plan) according to the Flood Insurance Rate Map Panel No. 48057021E A, Effective Date: December 18, 2005.
- Zoning information is not shown hereon as there was no zoning report or letter provided by the client.

COMPOSITE AS-SURVEYED DESCRIPTION

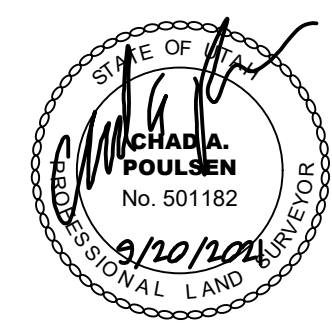
A portion of the Southwest Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:
 Beginning at a point on the easterly line of Golf View Estates Subdivision Phase 2 P.R.U.D., said point being located N1°43'05"W along the Section Line 767.53 feet and East 1201.29 feet from the Southwest Corner of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence N6°51'52"E along said easterly line 214.04 feet more or less to the south line of 2000 North Street; thence S88°46'25"E along said south line 1387.99 feet to the west line of Roylance Farms Subdivision Phase 3; thence S0°14'56"W along said subdivision 213.03 feet to a point being approximately 1.00 foot north of an existing chain link fence; thence N88°46'25"W (along a line being parallel with and 1.00 foot northerly from said fence) 1412.65 feet to the point of beginning.

Contains: 16.85 Acres



SURVEYOR'S CERTIFICATE

TO: DARLENE D. KUNZ AND DENNIS KUNZ AS TRUSTEES OF THE DARLENE KUNZ UTAH TRUST, SARAH KUNZ, PERRY KUNZ AND DIANE KUNZ, WESTCOR LAND TITLE INSURANCE COMPANY, BLC HOLDINGS LLC., AND TRULY TITLE, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY, AND their respective successors and assigns, as follows:
 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, 5, 6(b), 8, and 13 of Table A thereof. The field work was completed on May 30, 2020.



Chad A. Poulsen
 Chad A. Poulsen, PLS
 September 10, 2021
 Date

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #: 2019-0027
 DRAWN BY: GH
 DESIGNED BY: CAP
 SCALE: 1"=50'
 DATE: 09/20/2021
 SHEET

ALT/NSPS LAND TITLE SURVEY
 LOCATION: SW 1/4 SECTION 32, T7N, R1W, SLB&M, HARRISVILLE, UTAH
 PREPARED FOR: DOUG PALERMO
 PROPERTY OF: DARLENE D. KUNZ, PERRY KUNZ AND DENNIS KUNZ AS TRUSTEES OF THE DARLENE KUNZ UTAH TRUST, SARAH KUNZ AND DIANE KUNZ