

# ALTA / NSPS LAND TITLE SURVEY VACANT LAND/APN 19-014-0057 PLEASANT VIEW, UT

Commitment No.: NCS-1034447-CO  
Commitment Date: September 21, 2020 at 07:30 AM  
To: Caro Land Co. II, LLC, a Colorado limited liability company  
First American 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, 5, 8, 11, and 13 of the Table A thereof. The field work was completed on December 4, 2020.

Date of Plat: October 24, 2022

*Nathan B. Weber*  
Professional Land Surveyor  
Nathan B. Weber, PLS  
License No. 5152762

### Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD LOCATED SOUTH 0°14'12" WEST ALONG THE WEST LINE OF SAID SECTION 2646.18 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 89°53'42" EAST ALONG SAID NORTH LINE 168.50 FEET AND SOUTH 26°34'01" EAST FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 24, RUNNING THENCE SOUTH 89°53'42" EAST 535.97 FEET TO THE WESTERLY RIGHT OF 212.63 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, THENCE SOUTH 29°47'08" EAST ALONG SAID RIGHT OF WAY LINE 464.38 FEET TO GRANTORS SOUTH BOUNDARY WAY LINE OF STATE HIGHWAY 89, THENCE SOUTH 29°47'08" EAST ALONG SAID RIGHT OF WAY LINE 464.38 FEET TO SAID BOUNDARY LINE 505.09 FEET TO SAID RAILROAD RIGHT OF WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BARBARA BROWNING COWAN PROPERTY AS CONVEYED BY DEED RECORDED IN BOOK 1555 OF RECORDS, PAGE 106; THENCE SOUTH 62°27'19" WEST (SOUTH 62°30' WEST) ALONG SAID BOUNDARY LINE 505.09 FEET TO SAID RAILROAD RIGHT OF WAY, POINT ALSO BEING THE NORTHWEST CORNER OF SAID BARBARA BROWNING COWAN PROPERTY; THENCE NORTH 26°34'01" WEST ALONG SAID RIGHT OF WAY 712.79 FEET TO THE POINT OF BEGINNING.

### SCHEDULE B - SECTION II EXCEPTIONS

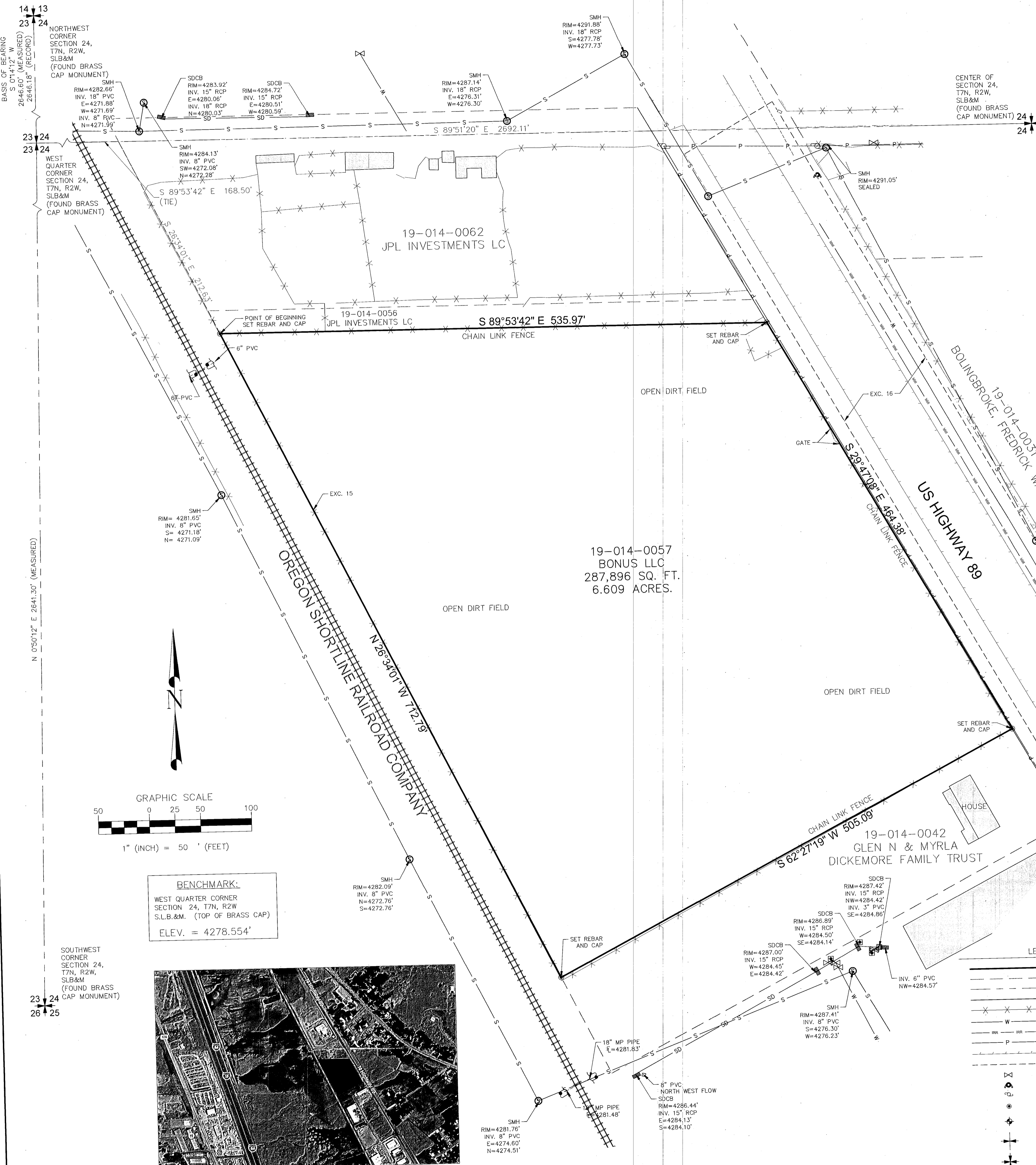
- Rights of Way and Easements for any roads, ditches, canals, pipelines, transmission lines, power, telephone, cable, sewer, gas, fiber optic cable, water, or other utility lines now existing over, under or across said property.  
Survey Findings: Unable to be shown graphically. This item may or may not affect the property.
- Reservation of minerals, rights of way, easements, restrictions, terms and conditions of Patent recorded August 14, 1972 in Book G at Page 572 of Official Records.  
Survey Findings: Said item is blanket in nature. This item affects the property.
- Easement in favor of Utah Independent Telephone Co., recorded December 15, 1905 in Book 48 at Page 549 of Official Records.  
Survey Findings: Said easement document mentions the easement as part of section 24 but has no defined boundary. This item may or may not affect the property.
- Easement in favor of Utah Independent Telephone Co., recorded December 15, 1905 in Book 48 at Page 549 and 550 of Official Records.  
Survey Findings: Said easement document mentions the easement as part of section 24 but has no defined boundary. This item may or may not affect the property.
- Easement in favor of Utah Independent Telephone Co., recorded December 5, 1905 in Book 48 at Page 553 of Official Records.  
Survey Findings: Said easement runs along the west on the west line of the property as shown. This item affects the property.
- Right of Way Deed in favor of the State Road Commission of Utah, for irrigation ditches existing along said right of way, recorded December 6, 1937 in Book 130 at Page 91 of Official Records.  
Survey Findings: Said right of way is located within the Highway 89 right-of-way as shown. This item does not affect the property.
- Easement for ingress and egress for Pipe Line System, in favor of Pleasant View Culinary Water Association, recorded June 19, 1957 in Book 368 at Page 531 of Official Records.  
Survey Findings: Said item is blanket in nature. This item affects the property.
- Grant of Easement, in favor of Lloyd Berrett and Lillie H. Berrett, husband and wife, for irrigation ditch and easement and right of way being ten feet wide, recorded January 3, 1989 as Entry No. 1067181 in Book 1553 at Page 11241 of Official Records.  
Survey Findings: Said easement is located east of Highway 89 in along the southerly line of parcel 19-014-0031 benefiting the property as shown. This item affects the property.
- Easement to Use Distribution System in favor of the State of Utah acting through the Board of Water Resources, recorded May 17, 1996 as Entry No. 1406843 in Book 1806 at Page 2925 of Official Records, together with any secondary Easement Rights and claims in and to any portion of said land lying within the rights of way lying within ditches, canals, laterals, or roadways, including but not limited to the Canal/Ditch, located on said land.  
Survey Findings: Said item is blanket in nature. This item affects the property.
- Easement to Use Distribution System in favor of the State of Utah acting through the Board of Water Resources, recorded May 17, 1996 as Entry No. 1406848 in Book 1806 at Page 2938 of Official Records, together with any secondary Easement Rights and claims in and to any portion of said land lying within the rights of way lying within ditches, canals, laterals, or roadways, including but not limited to the Canal/Ditch, located on the West side of said land.  
Survey Findings: Said item is blanket in nature. This item affects the property.
- Easement Deed by Court Order in Settlement of Landowner Action, in favor of Level 3 Communications, LLC, Sprint Communications Company, L.P., and Qwest Communications Corporation, recorded August 9, 2013 as Entry No. 2662268 of Official Records.  
Survey Findings: Said document pertains to a 20' communications easement for telecommunications components located on or adjacent to the property. While conducting the fieldwork, no component for telecommunications were observed. Per observed evidence this item does not affect the property.
- The right, title and interest of existing Railroad Companies, its successors or assigns, to maintain and operate its railroad in its present form of construction and to make any changes in the form of construction or method or operation of said railroad as disclosed by mesne instruments of record.  
Survey Findings: The railroad runs along the westerly side of the property as shown. This item affects the property.
- Vehicle access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.  
Survey Findings: A gate on the northeast line of the property allows access to the property. This item affects the property.

### Notes:

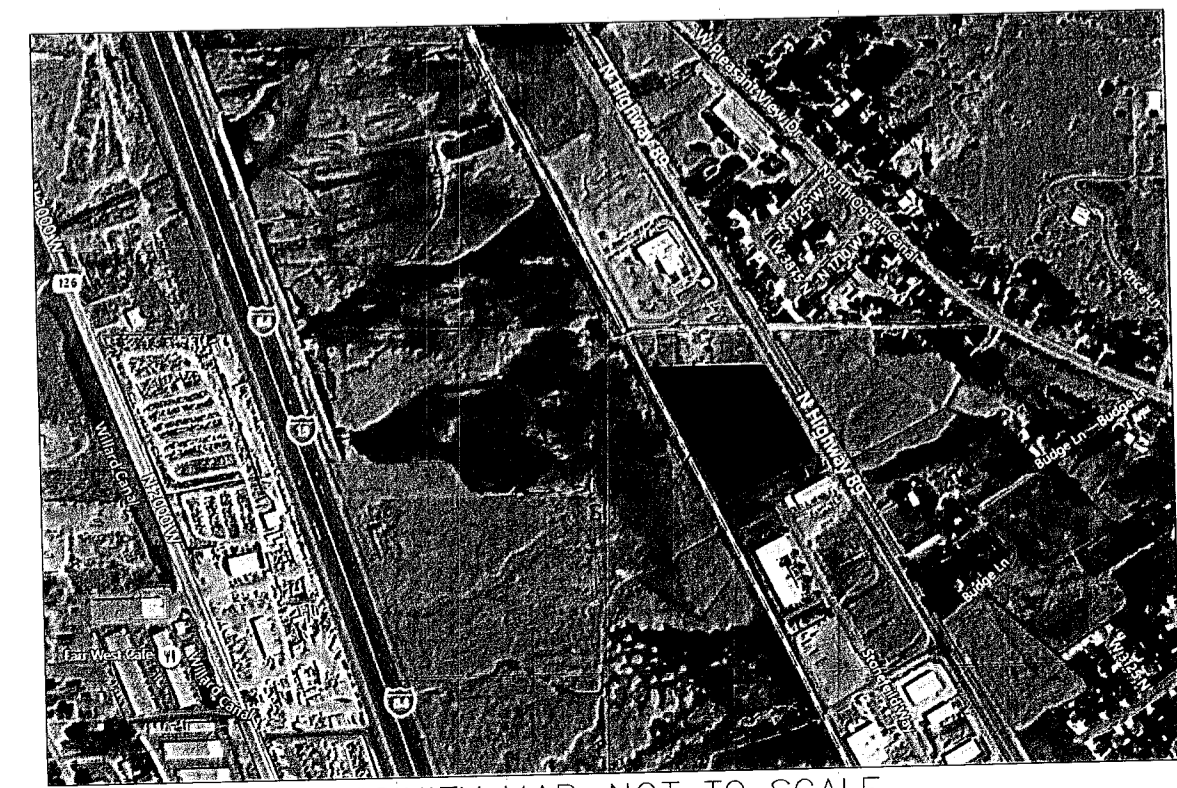
- The basis of bearing is South 0°14'12" West between the found monuments at the Northwest Corner and the West Quarter Corner of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane North USF NAD83 system and was then projected to a local ground system for this survey.
- The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
- This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
- The location of underground utilities as shown hereon are based on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
- The property contains 287,896 sq. ft. 6.609 acres.
- The Property has access to Highway 89, a dedicated street or road.
- The parcel lies within Flood Zone X per the FEMA Flood Map No. 49057C0200E, effective 12/16/2005.

### LEGEND

- Boundary Line
- Adjainer Line
- Section Line
- Right-of-Way Line
- Fence Line
- Water Line
- Irrigation Water Line
- Overhead Power Line
- Edge of Asphalt
- Easement/Exception Line
- Water Valve
- Fire Hydrant
- Power Pole
- Property Corner Set Rebar and Cap 5152762
- Found Monument
- Quarter Section Corner
- Section Corner



**BENCHMARK:**  
WEST QUARTER CORNER  
SECTION 24, T7N, R2W  
S.L.B.&M. (TOP OF BRASS CAP)  
ELEV. = 4278.554'



BT	REVISIONS	DATE	BY

NO. DATE

10/24/22

PROFESSIONAL LAND SURVEYOR

NO. 5152762

NATHAN B. WEBER

STATE OF UTAH

Boundary Surveys  
Topography Surveys  
Subdivisions  
Construction Staking  
ALTA & A.C.S.M. Surveys

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ALTA/NSPS LAND TITLE SURVEY  
VACANT LAND  
PLEASANT VIEW, UT

JC DODGE CONSTRUCTION

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DATE PLOTTED 10/24/22

JOB No. 20-214

SHEET 1 OF 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN