

#### EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from First American Title under File No. 14253—6188641 dated November 16, 2021 @ 8:00 A.M.

EXCEPTION NO. 1-9, 15-17 (NOT A SURVEY MATTER)

EXCEPTION NO. 10 (BLANKETS PARCELS 1 AND PARCEL 1A) The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll—back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded June 29, 2021 as Entry No. 3164343 of Official Records.

EXCEPTION NO. 11 (BLANKETS PARCEL 1 AND LAND TO THE NORTH) A Deed of Trust dated May 14, 2008 by and between M.R. Wilde & Sons, L.L.C. A/K/A M.R. Wilde & Sons Company, L.L.C., a Utah Limited Liability Company as Trustor in favor of Mountain View Title & Escrow Co. as Trustee and KeyBank National Association as Beneficiary, to secure an original indebtedness of \$3,000,000.00 and any other amounts or obligations secured thereby, recorded August 13, 2008 as Entry No. 2359345 of Official Records. A Reconveyance of Real Property recorded June 01, 2021 as Entry No.3157331 of Official Records. Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.

EXCEPTION NO. 12 (NOTHING TO PLOT, BLANKETS PARCEL 1 AND OTHER LAND NOT INCLUDED HEREIN) Notice of creation from the Northern Utah Environmental Resource Agency ("NUERA"), dated October 28, 2014 recorded January 20, 2015 as Entry No. 2718461 of Official Records.

EXCEPTION NO. 13. (PLOTTED, EXCEPTION IS THE SAME AS PARCEL 1A) An easement over, across or through the land for right of way and incidental purposes, as evidenced by Warranty Deed recorded September 30, 2021 as Entry No. 3187568 of Official Records.

EXCEPTION NO. 14 (BLANKETS PARCEL 1 AND PARCEL 1A) A Trust Deed with Power of Sale and Assignment of Rents dated April 29, 2021 by and between SPB Ventures II, LLC, a Utah limited liability company as Trustor in favor of Mountain View Title and Escrow, Inc. as Trustee and Hill Field Investments, Ltd., a Utah limited liability company as Beneficiary, to secure an original indebtedness of \$3,200,000.00 and any other amounts or obligations secured thereby, recorded September 30, 2021 as Entry No. 3187569 of Official Records.

#### LEGAL DESCRIPTION

Described as follows: part of the East half of Section 20, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Beginning at Southeast corner of said section 20, and running thence south 90° west 2640 feet; thence north 0° east 4785; thence North 90° East 908 feet thence South 12°40' East 822.24; thence South 87°55' min East 562 feet; thence South 0°53' East 1322.42 feet, thence North 90° East 969.68 feet thence South 0° East 2640.08 feet to the point of beginning. Less and excepting therefrom any portion conveyed to con I. Wilcox and Jerilyn j. Wilcox on that certain warranty deed recorded April 30, 2021 as Entry No. 3149480 Of official records, being more particularly described as follows:

Beginning at a point on the Quarter Section line, said point being North 89°17'08" West 987.23 feet along the Quarter Section line from a PK Nail in the asphalt in 3600 West street representing the East Quarter Corner of Section 20, Township 7 North, Range 2 West, Salt Lake Base and Meridian, and Running Thence North 89°17'08" West 1666.29 feet along the Quarter Section Line to a 2" steel post representing the Center of Section 20, Township 7 North, Range 2 West, Salt Lake Base and Meridian; thence North 0°56'47" East 2123.22 feet along a fence line representing the Quarter Section line to a fence "t", said point being South 0°56'47" West 509.77 feet along The quarter section line from a Weber County brass cap representing the north Quarter corner of section 20, township 7 north, range 2 west, salt lake base and Meridian; thence south 89°19'18" east 921.21 feet along a fence line to a fence Corner, thence south 13°09'26" east 819.48 feet along a fence line to a fence line; Thence south 86°49'48" east 562.23 feet along a fence line to a fence corner, thence South 1°40'04" West 1304.30 feet along a fence line to the quarter section line, Being point of beginning.

Parcel 1A:

A 30 foot Right of Way easement as disclosed on that certain Warranty Deed Recorded September 30, 2021 as Entry No. 3187568 of official records, being more particularly described as follows:

Beginning at a point being a P.K. Nail in the asphalt in 3600 West street representing the East Quarter Corner of Section 20, Township 7 North, Range 2 West, Salt Lake Base and Meridian, and running: thence South 0°53'44" West 30.00 feet along the Quarter Section Line; thence North 89°17'08" West 1057.14 feet: thence North 0°42'52" East 30.00 feet to the quarter section line; thence South 89°17'08" East 1057.23 feet along the Quarter Section Line to the Point of Beginning.

### NARRATIVE

This ALTA/NSPS Land Title Survey was requested by LGI Homes-Utah LLC for the parcel shown

Basis of bearing being South 89°49'37" East measured between the Northeast Corner and North Quarter Corner of Section 21, Township 7 North, Range 2 West, SLB&M.

This survey was intended to be an aliquot part as deemed by the verbiage in said deed and the adjoining record deeds. In conducting the fieldwork sufficient evidence was not found to annul

the adjoining record deeds. In conducting the fieldwork sufficient evidence was not found to annul the East boundaries from the aliquot position, however, along the South and West boundaries and land adjoining Bart J. and Deann Cragun evidence found in the field and evidence from historic aerial photos indicated that boundary by acquiescence has occurred as defined most recently in Hansen Vs Kurry Jensen Properties, Utah Court of Appeals, seeing that the following four requirements have been met:

1. Visible line marked by monuments, fences, buildings, or natural features treated as a

boundary.

2. The occupation of his or her property up to the visible line such that it would give a reasonable landowner notice that the claimant is using the line as a boundary.

3. Mutual acquiescence in the line as a boundary by adjoining landowners.

3. Mutual acquiescence in the line as a boundary by adjoining landowners.4. For a period of at least 20 years. (Verified by historic photographs.)

The North line is established by the intent of the landowners in recent conveyance that certain Warranty Deed Record April 30, 2021 as Entry No 3149480 of official Records. The conveyance of said deed has created Jr. Sr Rights between the parent and child parcel giving said deed precedence over that of subject parcel. Said Warranty Deed was retraced by finding the P.K. Nail and 2" Iron Post as referenced in the deed. For more information and findings regarding the surveying of the section See Record of Survey Filed with the Weber County Surveyor.

## FLOOD ZONE

This property lies mostly within flood Zone X (No Shading) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0200E dated 16 December, 2005. Flood Zone X (No Shading) is defined as less than a 0.2% chance of annual Flood Hazard.

# CERTIFICATION

To First American Title Insurance Company; LGI Homes—Utah LLC; SPB Ventures II, LLC, a Utah Limited Liability Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11, 13, 14, 15, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on 01-28-2022.

Date

Andy Hubbard
Utah PLS No. 6242920

O3/07/2023

No. 6242920

ANDY HUBBARD

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LAT BASI C (801)521-0222 FAX (801)392-7544 SINENGINE ERING. C OM

S Land Title Survage Creek

396 Creek

6.15, Weber County, Utah

31 Jan, 2022
SHEET NO.

**4LTA**21N405