

# ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

AUGUST, 2023

### DESCRIPTION FROM TITLE REPORT

PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY: COMMITMENT NO. 14253-6280992, DATED JUNE 14, 2023:

PARCEL 1:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY.

PARCEL 2:

A RIGHT OF WAY 1 ROD WIDE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34.

EXCEPT CANAL RIGHT OF WAY.

ALSO LESS AND EXCEPTING VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT.

PARCEL 3:

ALL OF OPEN SPACE C, VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE..

### BENCHMARK

TOP OF BRASS CAP FOR WEBER COUNTY BENCHMARK MONUMENT #BM223  
VERTICAL DATUM 4224.80' (NAVD88, PER W.C.S.)

### FLOOD ZONE CLASSIFICATION

THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0175E, EFFECTIVE DATE 12-16-2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

### EXCEPTIONS TO COVERAGE

PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY: COMMITMENT NO. 14253-6280992, DATED JUNE 14, 2023:

EXCEPTIONS #1-15, #20, #22, #24, AND #26-29 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

16. A RIGHT OF WAY 1 ROD WIDE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, AS DISCLOSED IN WARRANTY DEED RECORDED JANUARY 24, 2018 AS ENTRY NO. 2901751 OF OFFICIAL RECORDS.

(SURVEYOR'S NOTE: RIGHT-OF-WAY SHOWN ON SURVEY)

17. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE INSTALLATION AND MAINTENANCE OF AN IRRIGATION DISTRIBUTION LINE AND INCIDENTAL PURPOSES, AS GRANTED TO BARROW LAND & LIVESTOCK LLC BY INSTRUMENT RECORDED APRIL 26, 2018 AS ENTRY NO. 2917414 OF OFFICIAL RECORDS.

(SURVEYOR'S NOTE: 20' IRRIGATION EASEMENT SHOWN ON SURVEY)

18. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE INSTALLATION AND MAINTENANCE OF AN IRRIGATION DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES, AS GRANTED TO BARROW LAND & LIVESTOCK LLC BY INSTRUMENT RECORDED APRIL 26, 2018 AS ENTRY NO. 2917415 OF OFFICIAL RECORDS.

(SURVEYOR'S NOTE: RESERVOIR/IRRIGATION EASEMENT SHOWN ON SURVEY)

19. TEMPORARY TURN-AROUND EASEMENT, FOR A 55 FOOT TEMPORARY TURN-AROUND EASEMENT FOR THE VAQUERO CLUSTER SUBDIVISION RECORDED MAY 01, 2018 AS ENTRY NO. 2918215 OF OFFICIAL RECORDS.

(SURVEYOR'S NOTE: 55' TEMPORARY TURN-AROUND EASEMENT ALONG SOUTHERLY LINE OF SUBJECT PROPERTY SHOWN ON SURVEY)

21. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT SUBDIVISION PLAT RECORDED OCTOBER 26, 2020 AS ENTRY NO. 3096191 IN BOOK 89 OF PLATS AT PAGE 02 & 03.

(SURVEYOR'S NOTE: 55' TEMPORARY TURN-AROUND EASEMENT ALONG SOUTHERLY LINE OF SUBJECT PROPERTY SHOWN ON SURVEY)

23. EASEMENT AGREEMENT RECORDED DECEMBER 21, 2022 AS ENTRY NO. 3267758 OF OFFICIAL RECORDS.

(SURVEYOR'S NOTE: 20' SEWER EASEMENT SHOWN ON SURVEY)

25. EASEMENTS AND RIGHTS OF WAY ASSOCIATED WITH A CANAL RUNNING OVER AND ACROSS OR ADJACENT TO THE SUBJECT PROPERTY.

(SURVEYOR'S NOTE: SOUTH BANK OF CANAL RUNS ALONG THE NORTHERLY LINE OF SUBJECT PROPERTY)

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY PAT BURNS FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER; SOUTHWEST CORNER; SOUTH QUARTER CORNER; AND THE EAST QUARTER CORNER FOR SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°13'19" EAST BETWEEN THE BRASS CAP MONUMENT FOR THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 14 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR JOHN PAUL CARDON SUBDIVISION, DATED MAY 25, 1988, AND RECORDED JUNE 18, 1988, AS ENTRY #862070; A PLAT FOR VAQUERO VILLAGE CLUSTER SUBDIVISION - 1ST AMENDMENT, DATED JULY 31, 2020, AND RECORDED OCTOBER 26, 2020, AS ENTRY #3096191; A SURVEY PREPARED BY BOUNDARY CONSULTANTS DATED APRIL 23, 2013, AND RECORDED APRIL 30, 2018, AS ENTRY #004798; A SURVEY PREPARED BY GREAT BASIN ENGINEERING, DATED JULY 31, 2020, AND RECORDED SEPTEMBER 2, 2020, AS ENTRY #6625; A SURVEY PREPARED BY BOUNDARY CONSULTANTS, DATED DECEMBER 14, 2020, AND RECORDED DECEMBER 14, 2020; WERE USED AS REFERENCE FOR THIS SURVEY.

THE WESTERLY AND SOUTHERLY LINES OF SUBJECT PARCEL WAS ESTABLISHED BY THE 16TH SECTION LINES; THE EASTERLY AND NORTHERLY LINES OF SUBJECT PARCELS WAS ESTABLISHED BY THE QUARTER SECTION LINES.

### NOTES

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

NO STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PARCELS. (SEE TABLE A, ITEM 7)

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

TOPOGRAPHIC CONTOUR INFORMATION SHOWN ON THIS SURVEY WAS DERIVED FROM ORTHOGRAPHIC PHOTO IMAGERY OBTAINED BY THIS OFFICE ON MAY 31, 2023 UNDER THE DIRECTION OF THIS OFFICE AND FLOWN AT A HEIGHT OF 300 FEET (91.4m) FOR A GROUND SAMPLING DISTANCE (GSD) OF 1.03cm.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

### ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY AND 2020, LLC:

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 AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 15, 16, 17, AND 19 OF TABLE A THEREOF.

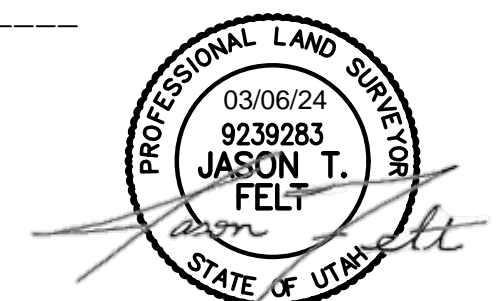
DATE OF FIELDWORK: 5-22-2023

DATE OF SURVEY: 7-19-2023

DATE SIGNED:

JASON T. FELT, P.L.S.

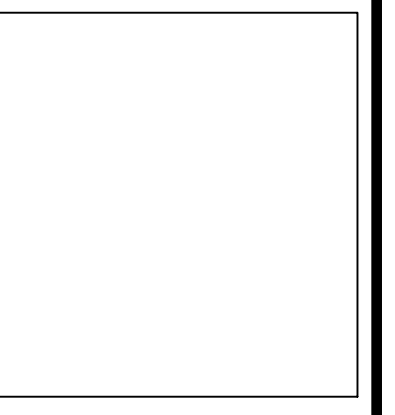
UTAH NUMBER: 9239283



REVISIONS	DATE	DESCRIPTION

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 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH

**LONGHORN ESTATES**



<b>Project Info.</b>	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	7-6-2023
Name:	LONGHORN
	ALTA SURVEY
Scale:	1"=100'
Checked:	
Number:	6298-23

Sheet	2
1	Sheets

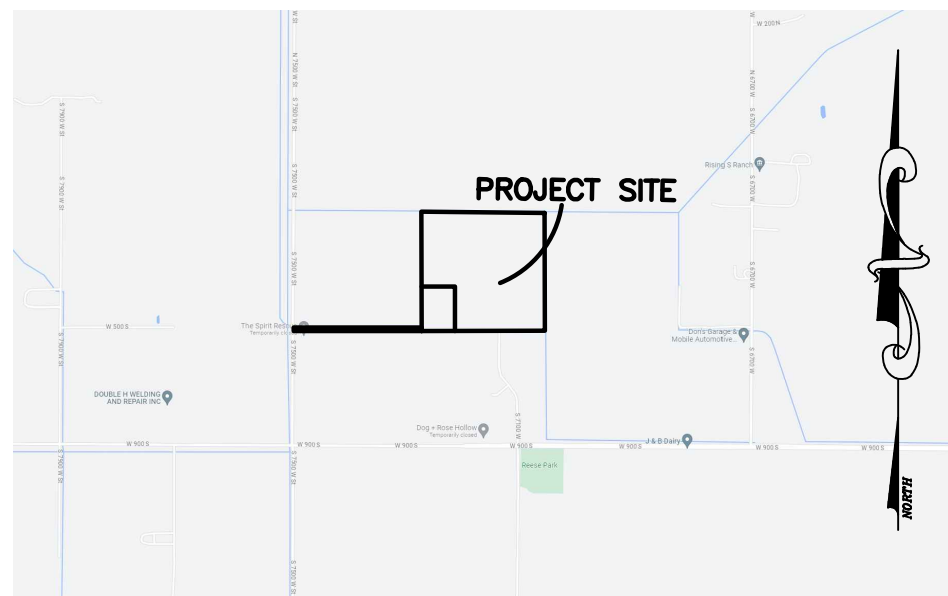
# ALTA/NSPS LAND TITLE SURVEY

Reeve & Associates, Inc. - Solutions You Can Build On

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WEBER COUNTY, UTAH

AUGUST, 2023

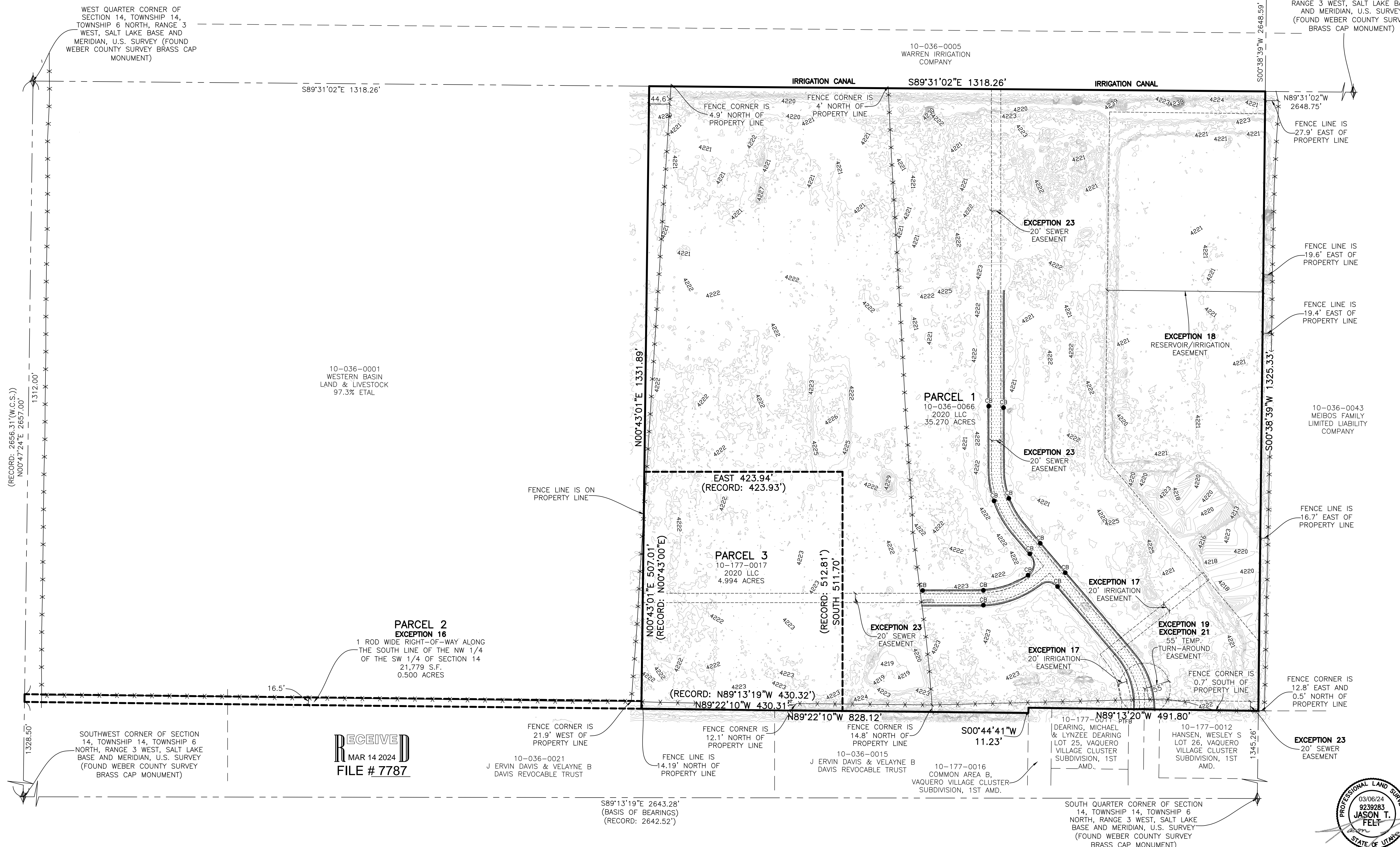


VICINITY MAP  
NOT TO SCALE

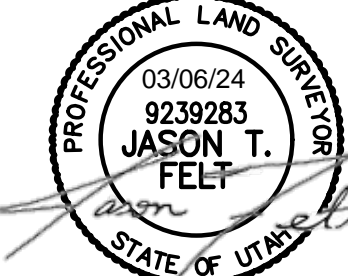
**LEGEND**

- = SECTION CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = EASEMENT
- = EXISTING FENCE
- = EX. GAS
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = CATCH BASIN
- = POWER TRANSFORMER BOX

Scale: 1" = 100'



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**Reeve & Associates, Inc.**  
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION

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 Designer: A. MULLINS  
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Sheet **2** of 2 Sheets

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