

ALTA/NSPS LAND TITLE SURVEY

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

SEPTEMBER, 2023

DESCRIPTION FROM TITLE REPORT

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND PREPARED BY BARTLETT TITLE INSURANCE AGENCY, INC.: COMMITMENT NO. BT-20723, DATED JUNE 26, 2023:

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 00° EAST 4785 FEET; THENCE NORTH 90° EAST 908 FEET THENCE SOUTH 12°40' EAST 822.24 FEET; THENCE SOUTH 87°55' EAST 562 FEET; THENCE SOUTH 00°53' EAST 1322.42 FEET; THENCE NORTH 90° EAST 969.68 FEET THENCE SOUTH 00° EAST 2640.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO CON L. 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 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 00°56'47" EAST 2123.22 FEET ALONG A FENCE LINE REPRESENTING THE QUARTER SECTION LINE TO A FENCE "T", SAID POINT BEING SOUTH 00°56'47" WEST 509.77 FEET ALONG THE QUARTER SECTION LINE TO A FENCE 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 01°40'04" WEST 1304.30 FEET ALONG A FENCE LINE TO THE QUARTER SECTION LINE, BEING POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO:

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 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 SOUTH 00°53'44" WEST 30.00 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 89°17'08" 1057.14 FEET; THENCE NORTH 00°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.

AS-SURVEYED DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00°53'45" WEST 2642.12 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88°49'29" WEST 2655.00 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 00°55'49" EAST 2620.38 FEET ALONG AN EXISTING FENCE LINE TO A FENCE "T" AND 2" STEEL PIPE MONUMENTING THE CENTER OF SECTION 20; THENCE SOUTH 89°17'38" EAST 2653.40 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 160.326 ACRES

EXCEPTIONS TO COVERAGE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND PREPARED BY BARTLETT TITLE INSURANCE AGENCY, INC.: COMMITMENT NO. BT-20723, SCHEDULE B - SECTION II, DATED JUNE 26, 2023:

EXCEPTIONS #1-11, AND #13-17 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

12. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, AS EVIDENCED BY WARRANTY DEED RECORDED SPTEMBER 30, 2021 AS ENTRY NO. 3187569, WEBER COUNTY RECORDER'S OFFICE, UTAH.

(SURVEYOR'S NOTE: 30' RIGHT-OF-WAY EASEMENT SHOWN ON SURVEY)

BENCHMARK

TOP OF BRASS CAP FOR THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY VERTICAL DATUM 4222.50' (PER W.C.S.)

FLOOD ZONE CLASSIFICATION

THE WESTERLY PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (SHADED). THE EASTERLY PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED). PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0200E, EFFECTIVE DATE DECEMBER 16, 2005; ZONE A (SHADED) IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED." ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY PAT BURNS FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER; NORTHEAST CORNER; EAST QUARTER CORNER; AND SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; AND THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 00°53'45" WEST BETWEEN SAID BRASS CAP MONUMENTS OF THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 20 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

THE DEED OF RECORD GENERALLY DEFINES AN ALIQUOT PART OF THE SECTION, HOWEVER, DUE TO PERTINENT SECTION CORNERS NOT IN PLACE AND FENCES BEING VERIFIED BY HISTORICAL IMAGERY TO BE IN PLACE FOR SUFFICIENT TIME TO MEET THE CRITERIA FOR ACQUIESCENCE THE FENCES ALONG THESE LINES WERE USED TO DEFINE OWNERSHIP. THE SOUTH AND WEST LINES OF SUBJECT PROPERTY WERE DEFINED BY SUCH FENCES. THE EAST LINE WAS ESTABLISHED BY SECTION LINE, AND THE NORTH LINE WAS ESTABLISHED BY WARRANTY DEED RECORDED APRIL 30, 2021 AS ENTRY NO. 3149480 OF OFFICIAL RECORDS.

A SURVEY PREPARED BY GREAT BASIN ENGINEERING, DATED MARCH 7, 2023, AND FILED AS SURVEY #7502 WAS USED AS REFERENCE FOR THIS SURVEY.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

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

3 BUILDINGS ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PARCELS. (SEE TABLE A, ITEM 7)

THERE WERE 0 MARKED REGULAR 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)

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)

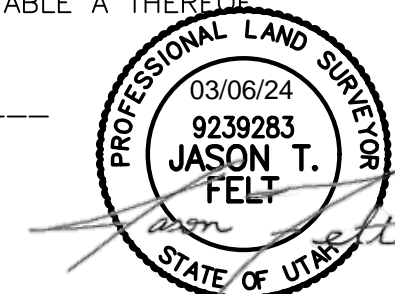
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BARTLETT TITLE INSURANCE AGENCY, INC.; FIELDSTONE CONSTRUCTION AND MANAGEMENT SERVICES, INC., A UTAH CORPORATION; 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 AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a) 7(b), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

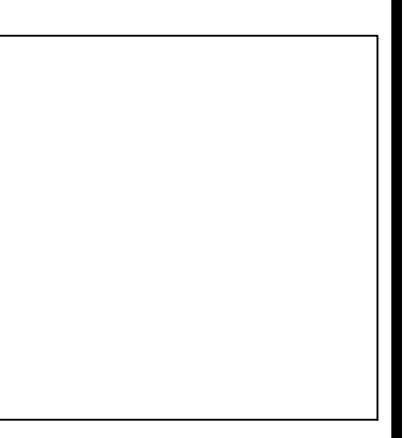
DATE OF FIELDWORK: 9-27-2023
DATE OF SURVEY: 9-29-2023
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



REVISIONS	DATE	DESCRIPTION

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THE SOUTHEAST QUARTER OF SECTION 20
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

SAGE CREEK

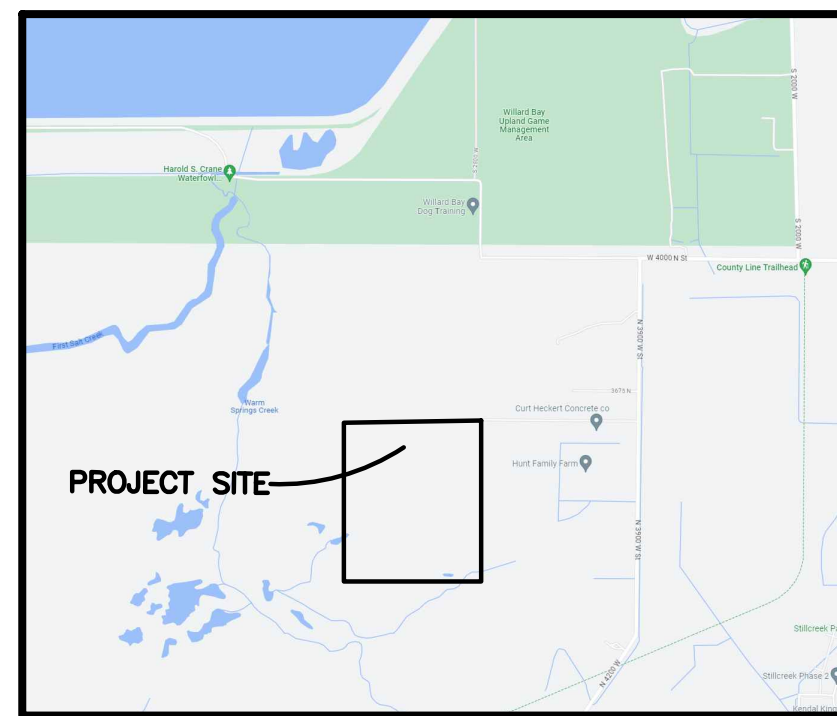


Project Info.	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	9-28-2023
Name:	SAGE CREEK
	ALTA SURVEY
Scale:	1"=200'
Checked:	
Number:	6298-26

Sheet	2
1	Sheets

ALTA/NSPS LAND TITLE SURVEY

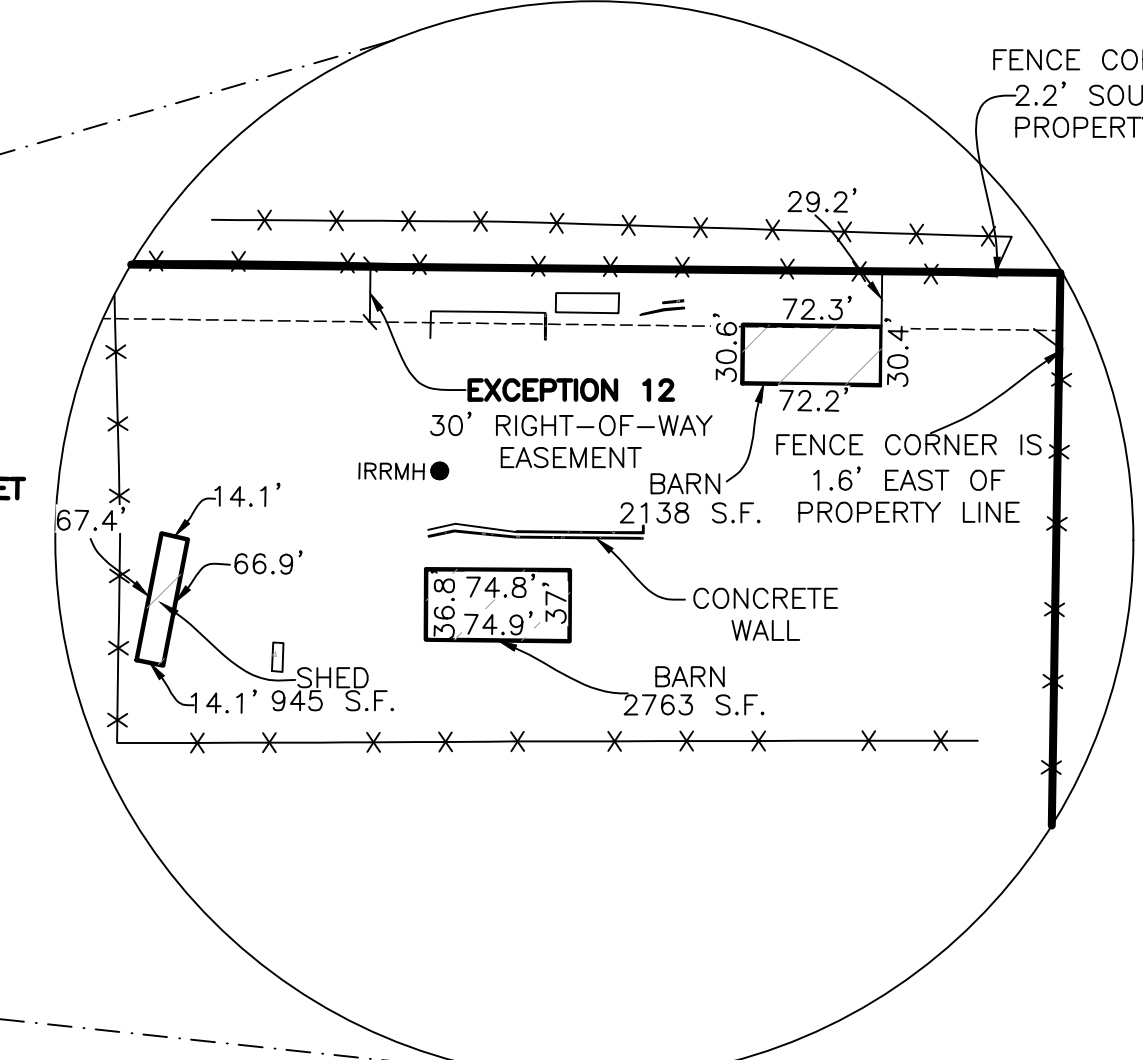
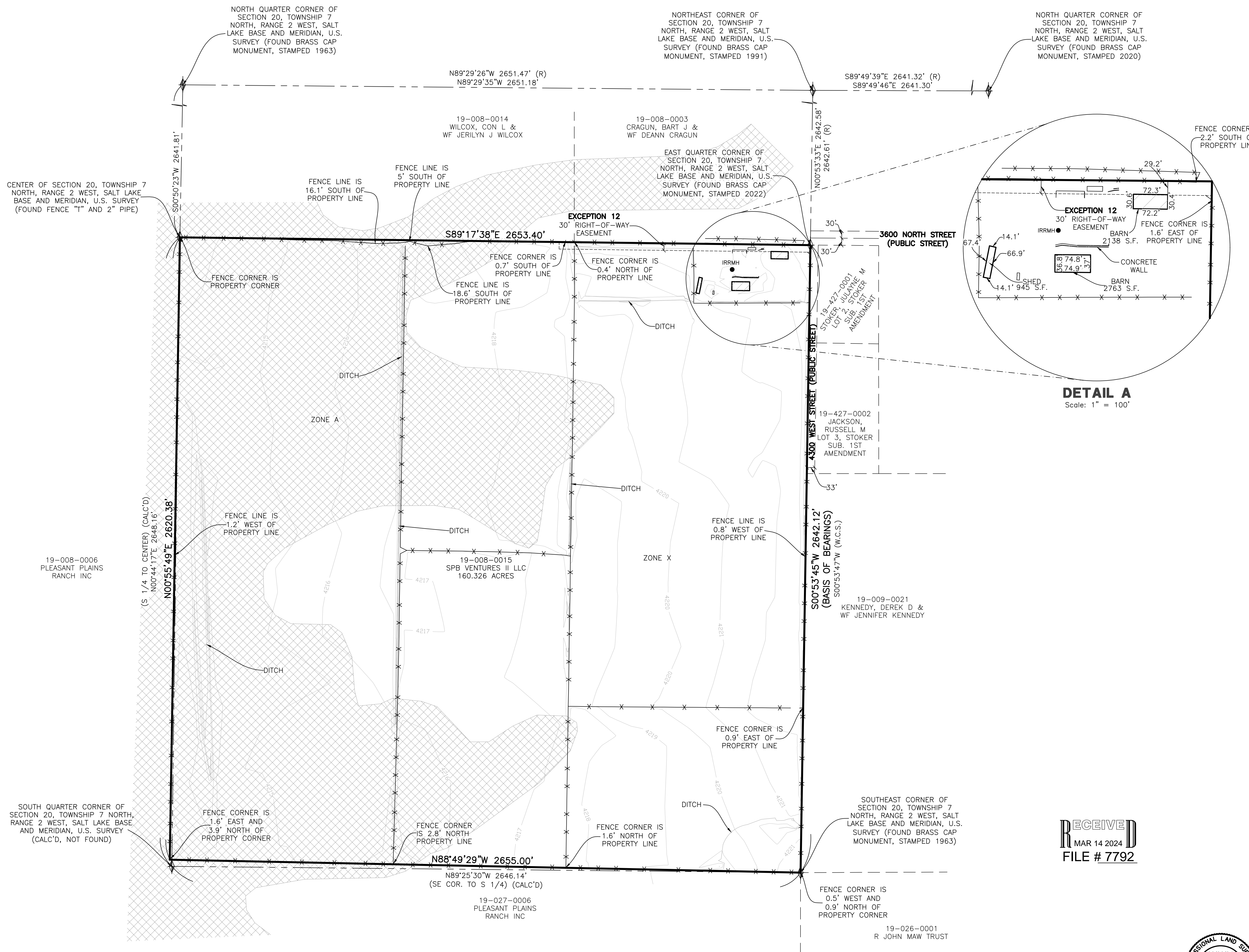
THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 SEPTEMBER, 2023



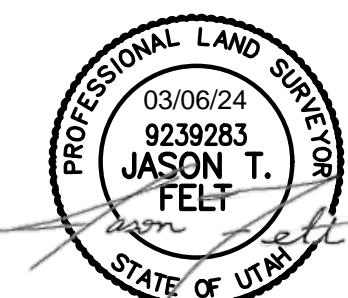
VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
 - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = ADJOINING PROPERTY
 - = TIE LINE
 - = ROAD CENTERLINE
 - = EASEMENT
 - = EXISTING FENCE
 - = EXISTING CONCRETE
 - = EXISTING BUILDING
 - = ZONE A
 - = IRRIGATION MANHOLE
- Scale: 1" = 200'



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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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 THE SOUTHEAST QUARTER OF SECTION 20
 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH

SAGE CREEK

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