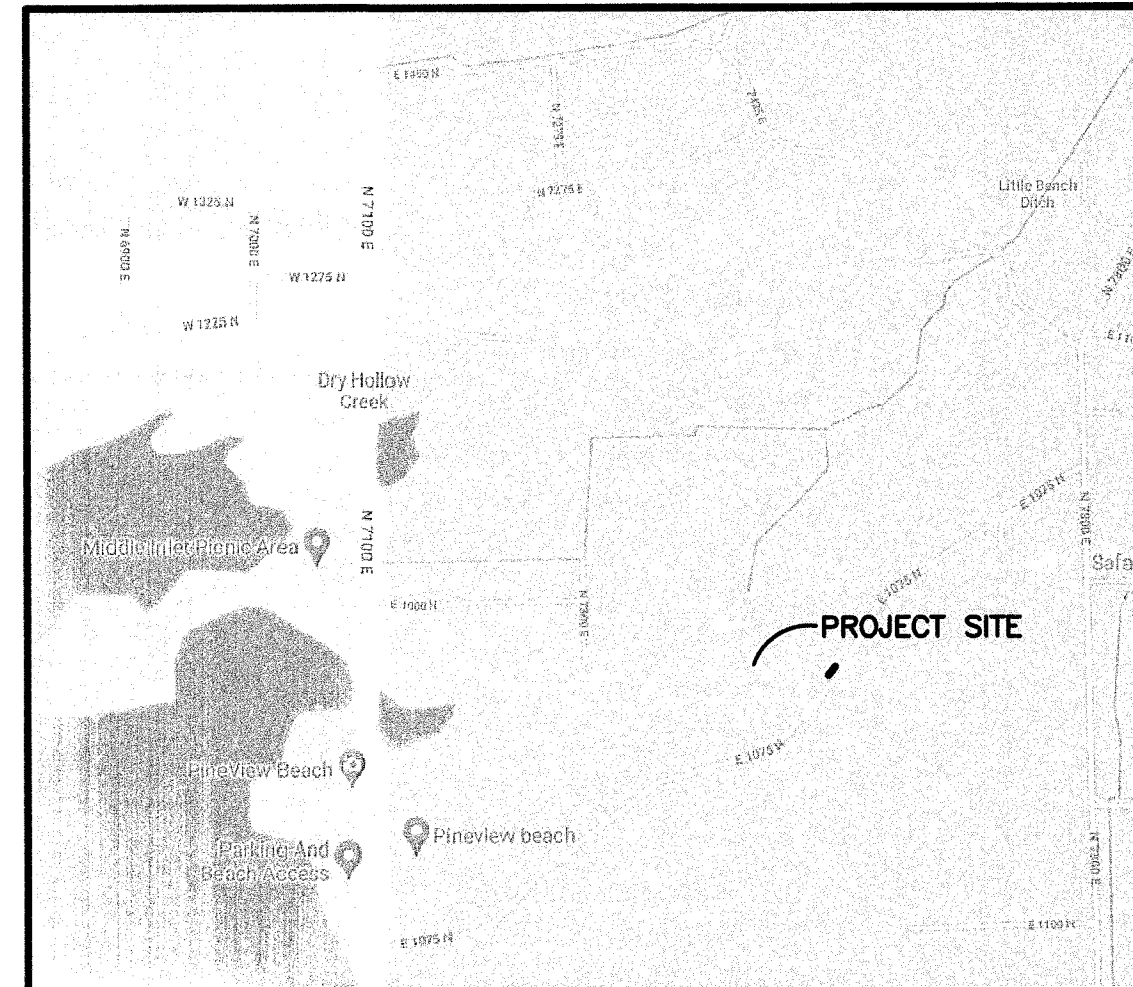


ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTH HALF OF SECTION 7 AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2024



VICINITY MAP
NOT TO SCALE

DESCRIPTION FROM TITLE REPORT

PREPARED BY OLD REPUBLIC TITLE AND ISSUED BY COTTONWOOD TITLE, FILE NO. 177355-CAF, DATED FEBRUARY 29, 2024:

LOT 3, SKY RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 14, 2022 AS ENTRY NO. 3241023 IN BOOK 93 AT PAGE 27, IN THE OFFICE OF THE WEBER COUNTY RECORDER.

EXCEPTIONS TO COVERAGE

PREPARED BY OLD REPUBLIC TITLE AND ISSUED BY COTTONWOOD TITLE, FILE NO. 177355-CAF, SCHEDULE B, PART II, DATED FEBRUARY 29, 2024:

EXCEPTIONS #1-12, 15-18, 21-22, AND 25-30 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

13. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR SKY RANCH, RECORDED JUNE 14, 2022 AS ENTRY NO. 3241023 IN BOOK 93 AT PAGE 27.
(SURVEYOR'S NOTE: ALL APPLICABLE EASEMENTS SHOWN ON SURVEY)

14. ANY EASEMENTS AND/OR RIGHTS-OF-WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE MOUNTAIN CANAL IRRIGATION ASSOCIATION AND/OR PARTIES CLAIMING BY, THROUGH OR UNDER IT, AS THE SAME MAY BE FOUND TO INTERSECT THE LAND, AS DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996 AS ENTRY NO. 1406855 IN BOOK 1806 AT PAGE 2974.
(SURVEYOR'S NOTE: BLANKET IRRIGATION EASEMENT OVER SECTION 1, T.6N., R.1E., AND SECTION 5 AND 6, T.6N., R.2E.)

19. UTILITY EASEMENT AGREEMENT BY AND AMONG CW LAND CO., LLC, A UTAH LIMITED LIABILITY COMPANY AND SCOTT R. BRUSSEAU AND LISA BRUSSEAU, HUSBAND AND WIFE, DATED AUGUST 2, 2021 AND RECORDED AUGUST 2, 2021 AS ENTRY NO. 3172600.
(SURVEYOR'S NOTE: 20' IRRIGATION EASEMENT SHOWN ON SURVEY.)

20. EASEMENT AND GOVERNANCE AGREEMENT BY AND BETWEEN CW LAND CO., LLC, A UTAH LIMITED LIABILITY COMPANY AND SCOTT R. BRUSSEAU AND LISA BRUSSEAU, HUSBAND AND WIFE, DATED AUGUST 2, 2021 AND RECORDED AUGUST 2, 2021 AS ENTRY NO. 3172601.
(SURVEYOR'S NOTE: UTILITY AND IRRIGATION EASEMENTS SHOWN ON SURVEY.)

23. UTILITY EASEMENT AGREEMENT, RECORDED JUNE 8, 2023 AS ENTRY NO. 3286282.
(SURVEYOR'S NOTE: 20' UTILITY EASEMENT SHOWN ON SURVEY. EASEMENT LIES EAST OF SUBJECT PROPERTY.)

24. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY: TRUSTOR: CW LAND CO., LLC, A UTAH LIMITED LIABILITY COMPANY; TRUSTEE: UTAH FIRST FEDERAL CREDIT UNION; BENEFICIARY: UTAH FIRST FEDERAL CREDIT UNION; AMOUNT: \$1,586,260.00; DATED: SEPTEMBER 17, 2021; RECORDED: SEPTEMBER 20, 2021 AS ENTRY NO. 3184909. (COVERS THIS AND OTHER LAND)
(SURVEYOR'S NOTE: ACCESS AND UTILITY EASEMENT BEING THE PORTION OF SKY RANCH ROAD ON LOT 3 FROM KNUCKLE TO THE SOUTH AS SHOWN ON SURVEY.)

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0244F, EFFECTIVE DATE 6-2-15. ZONE X (UNSHADED) IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

NOTES

NO ADDRESS PROVIDED ON TITLE REPORT (SEE TABLE A, ITEM 2)

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 PROPERTY. (SEE TABLE A, ITEM 7)

NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

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, B11 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)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY SCOTT BRUSSEAU FOR TITLE PURPOSES.

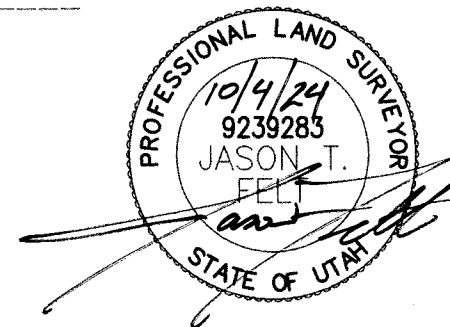
THE BASIS OF BEARINGS IS BETWEEN FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°16'36"E.

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

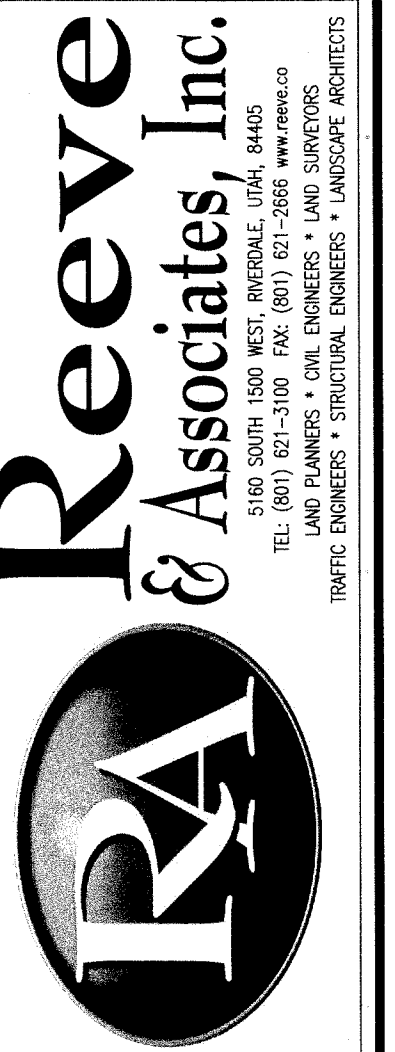
TO OLD REPUBLIC TITLE, COTTONWOOD TITLE, SKY RANCH PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND SKY RANCH PARTNERS LLC:

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 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 4-15-2024
DATE OF SURVEY: 4-16-2024
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



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BY: JB
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REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NORTH HALF OF SECTION 7 AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

SCOTT BRUSSEAU

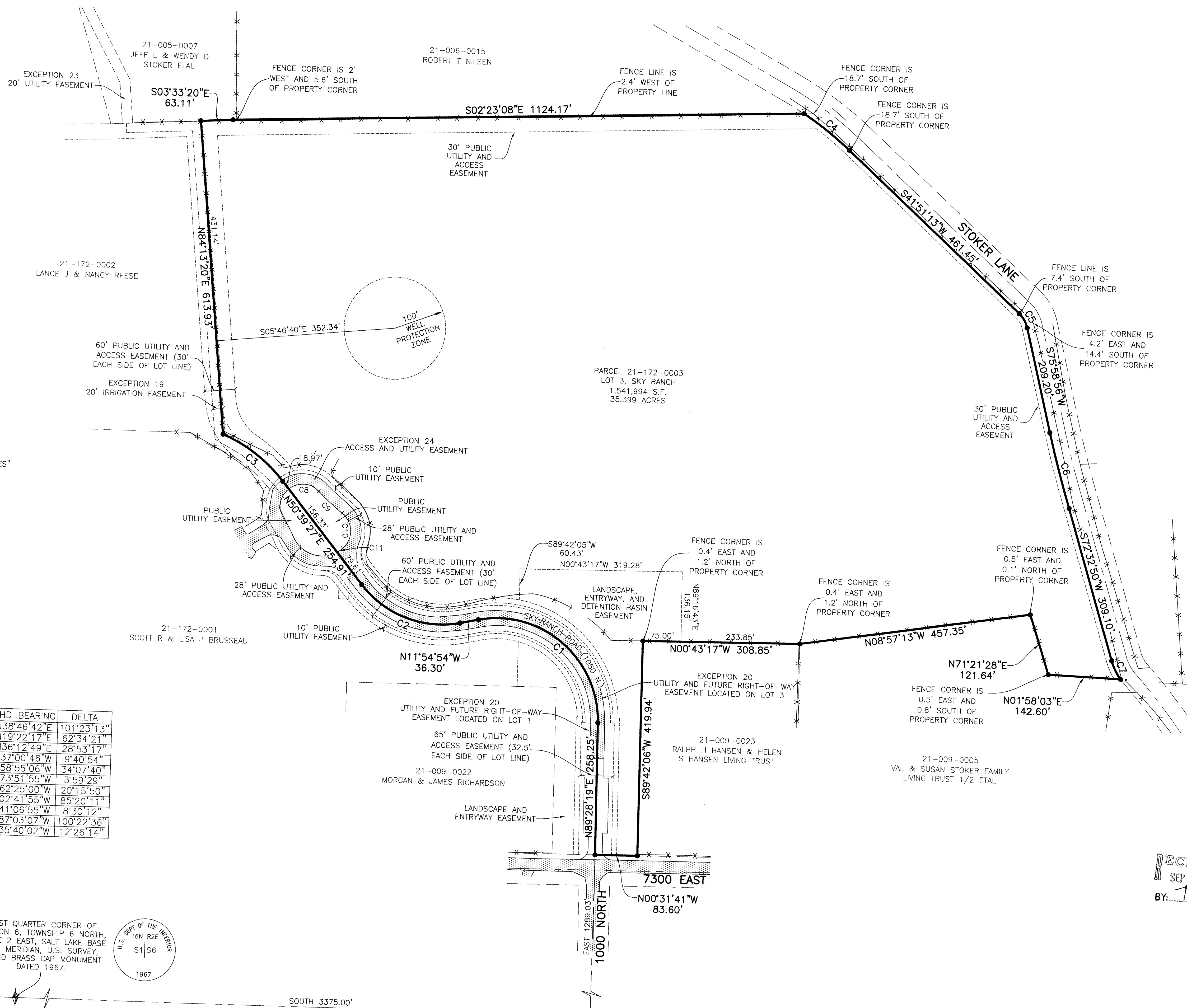
Project Info.

Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	4-15-2024
Name:	BRUSSEAU
	ALTA SURVEY
Scale:	1"=100'
Checked:	
Number:	7562-02

Sheet	1
1	Sheets

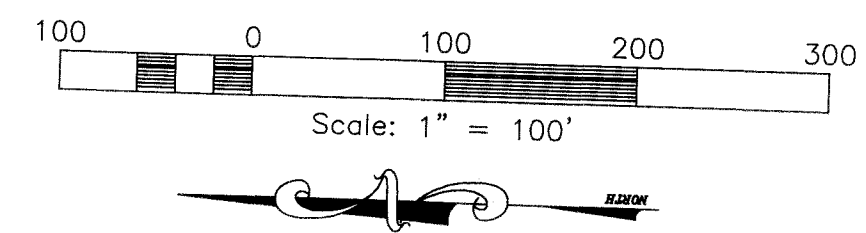
ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTH HALF OF SECTION 7 AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2024



LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND CAP STAMPED "REEVE AND ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = EASEMENT
- = EXISTING FENCE



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	199.99'	353.89'	309.49'	244.29'	N38°46'42"E	101°23'13"
C2	199.99'	218.41'	207.72'	121.53'	N19°22'17"E	62°34'21"
C3	299.99'	151.25'	149.65'	77.27'	N36°12'49"E	28°53'17"
C4	680.00'	114.90'	114.77'	57.59'	S37°00'46"W	9°40'54"
C5	55.00'	32.76'	32.28'	16.88'	S58°55'06"W	34°07'40"
C6	2193.54'	152.81'	152.78'	76.43'	S73°51'55"W	3°59'29"
C7	114.50'	40.50'	40.28'	20.46'	S62°25'00"W	20°15'50"
C8	43.94'	65.44'	59.56'	40.50'	S02°41'55"W	85°20'11"
C9	421.38'	62.54'	62.48'	31.33'	S41°06'55"W	8°30'12"
C10	45.04'	78.91'	69.20'	54.04'	S87°03'07"W	100°22'36"
C11	62.59'	13.59'	13.56'	6.82'	N35°40'02"W	12°26'14"

NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 2003.

(BASIS OF BEARINGS)
N00°16'36"E 2654.00'

WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1967.



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Reeve & Associates, Inc.

RA

5160 SOUTH 1500 WEST, PLEASANT VALLEY, UTAH 84062
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.RA-UTAH.COM
LAND SURVEYING • CIVIL ENGINEERING • LAND SURVEYORS
TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTH HALF OF SECTION 7 AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

SCOTT BRUSSEAU

Project Info.

Surveyor: J. FELT

Designer: N. ANDERSON

Begin Date: 4-15-2024

Name: BRUSSEAU ALTA SURVEY

Scale: 1"=100'

Checked: _____

Number: 7562-02