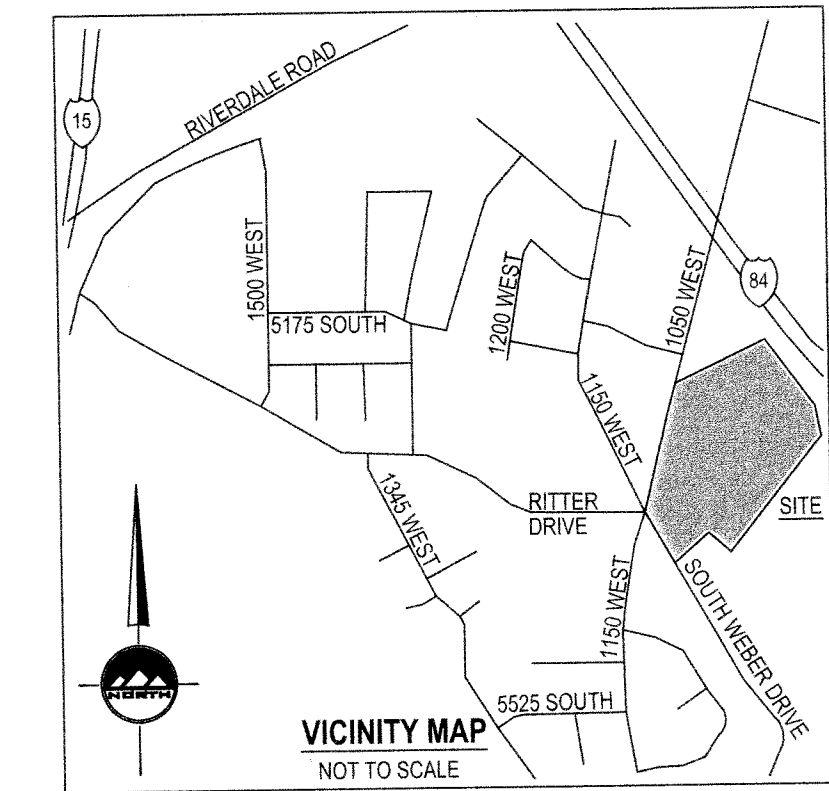


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Call before you dig.

BENCHMARK

WEST CORNER OF SECTION 18
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4390.40'



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOLE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

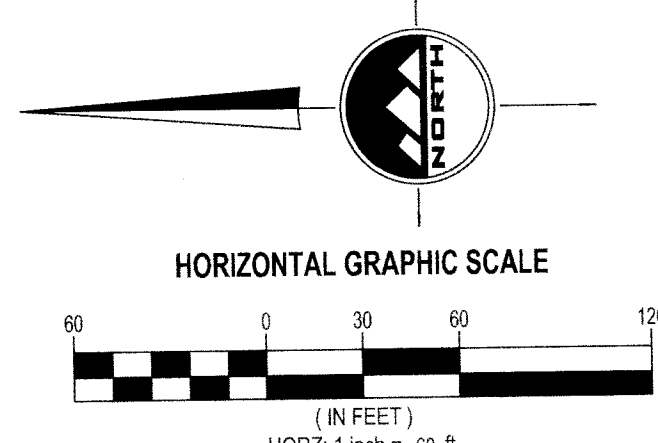
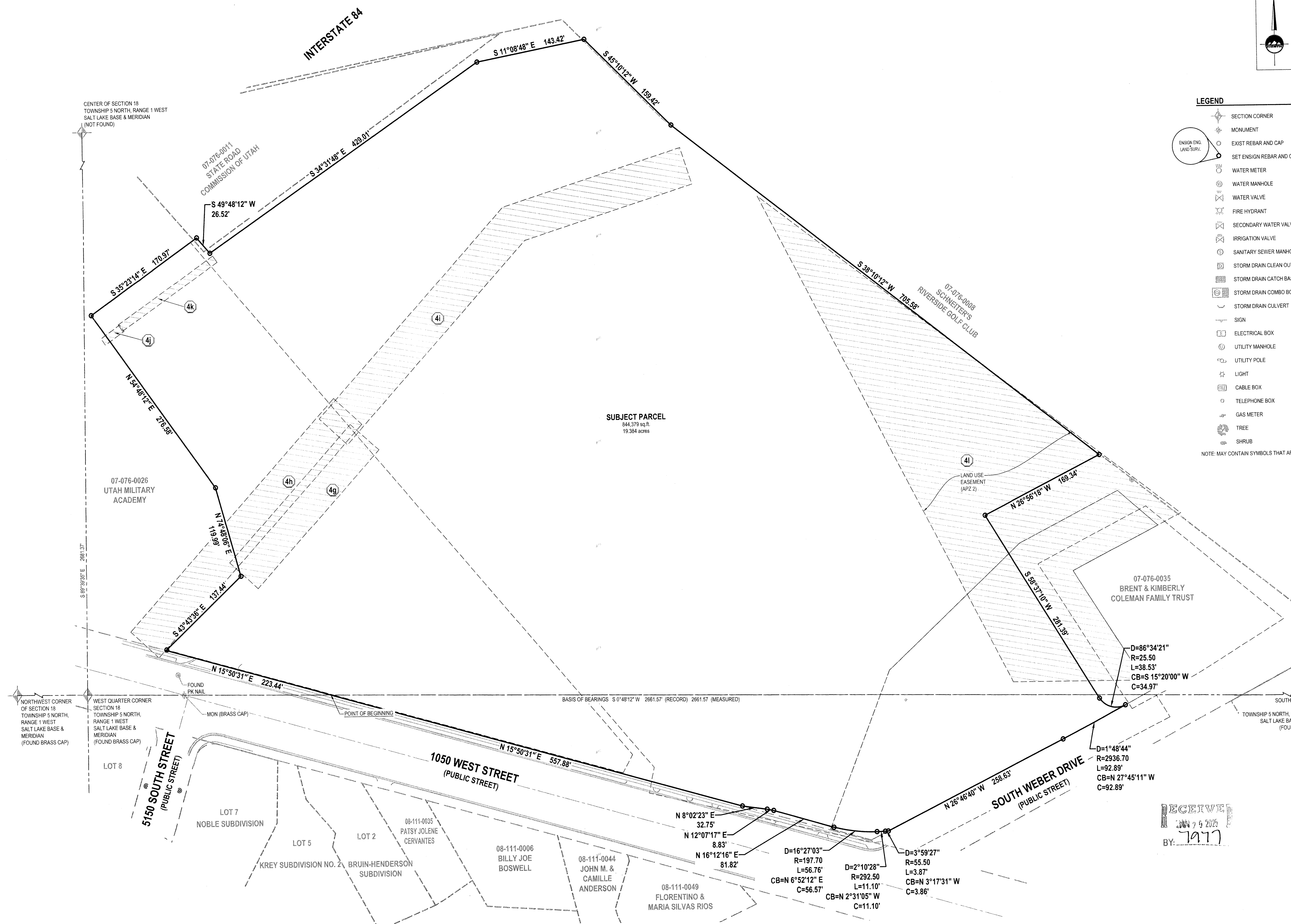
FOR:
FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020

CONTACT:
RANDY SMITH
PHONE: 801-568-2350

LEGEND

	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EDGE OF CANAL
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	TREE		EASEMENT AREAS
	SHRUB		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



RECEIVED
JUN 25 2025
BY: 7977

LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST AND THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN RIVERDALE, WEBER COUNTY, UTAH

COLEMAN-VU ESTATES

5408 SOUTH WEBER DRIVE
RIVERDALE, UT 84405

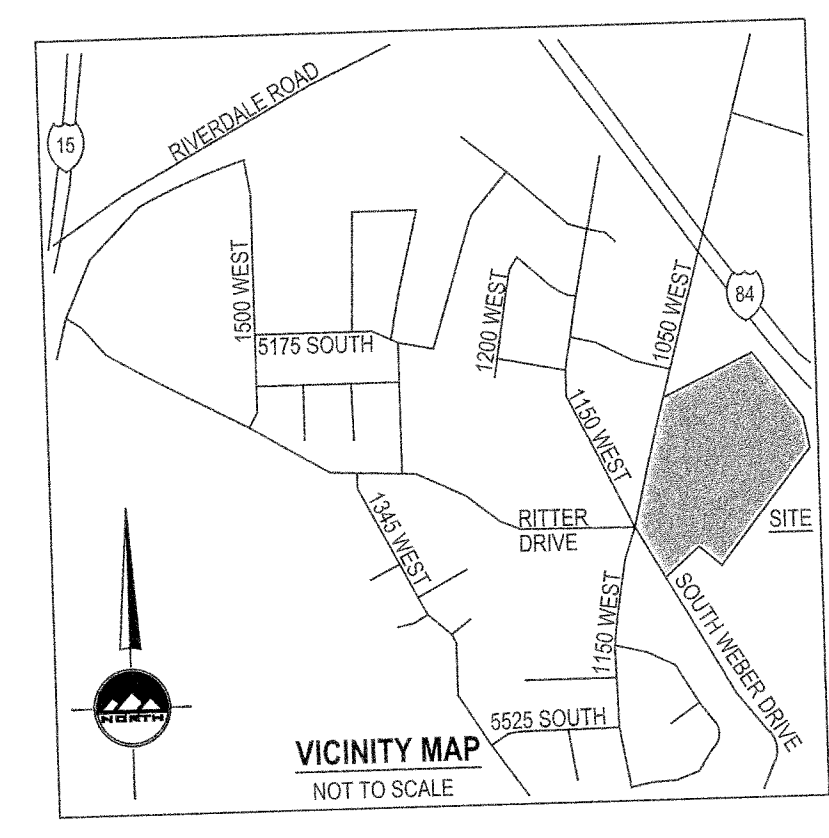
ALTA/NSPS SURVEY

PROJECT NUMBER: 113300 PRINT DATE: 12/30/24
DRAWN BY: J.RINDLISBACHER CHECKED BY: T.WILLIAMS
PROJECT MANAGER: T.WILLIAMS

1 OF 3

811
Know what's below.
Call before you dig.

BENCHMARK
WEST CORNER OF SECTION 18
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4390.47



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

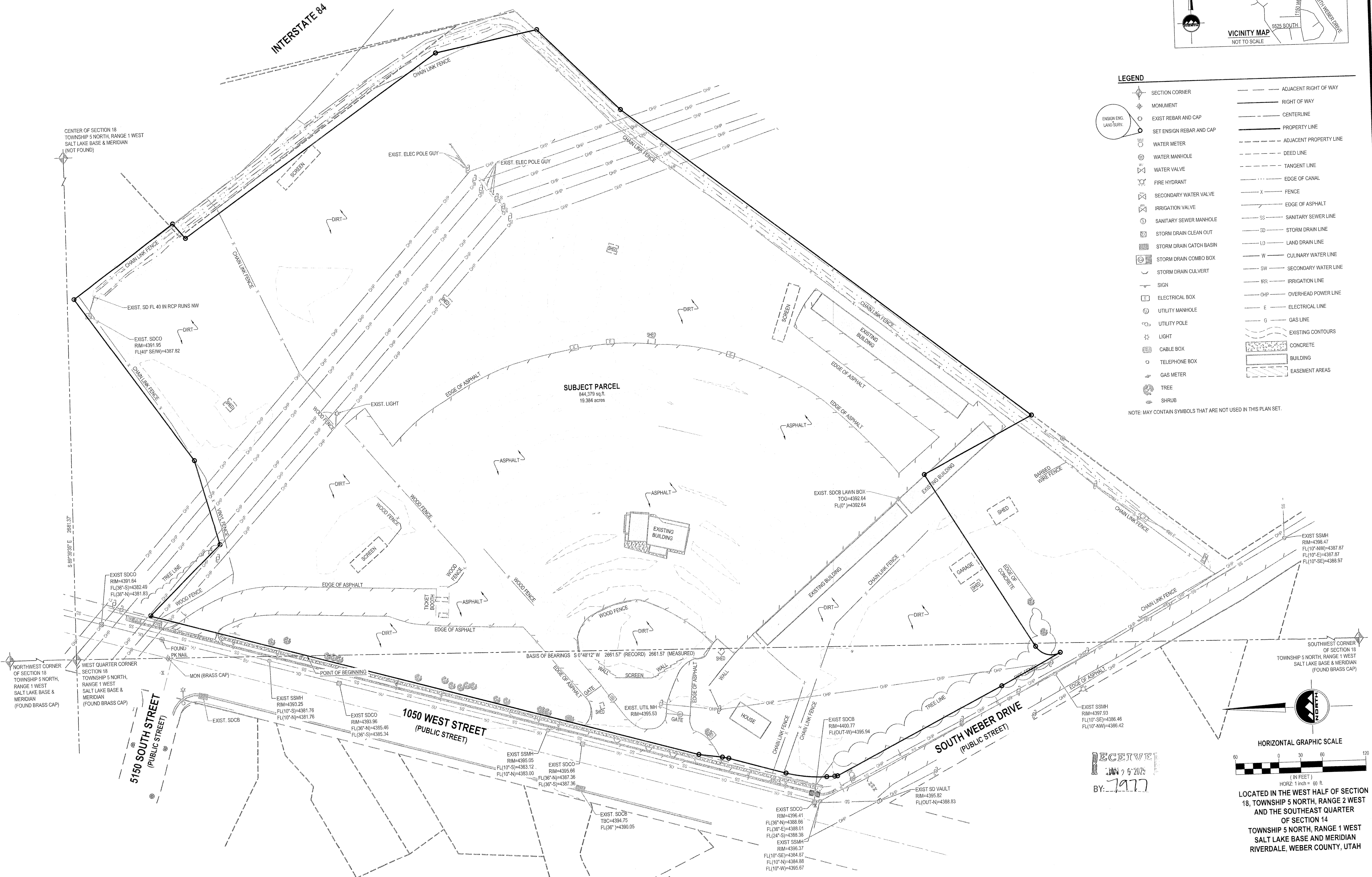
FOR:
FIELDSTONE HOMES
12895 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020

CONTRACT
RANDY SMITH
PHONE: 801-568-2350

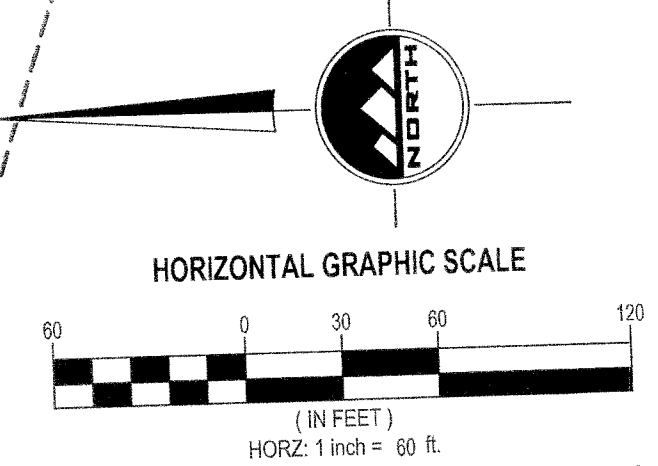
LEGEND

◆ SECTION CORNER	--- ADJACENT RIGHT OF WAY
⊕ MONUMENT	--- RIGHT OF WAY
○ EXIST REBAR AND CAP	--- CENTERLINE
⊙ SET ENSIGN REBAR AND CAP	--- PROPERTY LINE
⊕ WATER METER	--- ADJACENT PROPERTY LINE
⊕ WATER MANHOLE	--- DEED LINE
⊕ WATER VALVE	--- TANGENT LINE
⊕ FIRE HYDRANT	--- EDGE OF CANAL
⊕ SECONDARY WATER VALVE	--- FENCE
⊕ IRRIGATION VALVE	--- EDGE OF ASPHALT
⊕ SANITARY SEWER MANHOLE	--- SS SANITARY SEWER LINE
⊕ STORM DRAIN CLEAN OUT	--- SD STORM DRAIN LINE
⊕ STORM DRAIN CATCH BASIN	--- LD LAND DRAIN LINE
⊕ STORM DRAIN COMBO BOX	--- W CULINARY WATER LINE
⊕ STORM DRAIN CULVERT	--- SW SECONDARY WATER LINE
⊕ SIGN	--- IRRIGATION LINE
⊕ ELECTRICAL BOX	--- OHP OVERHEAD POWER LINE
⊕ UTILITY MANHOLE	--- E ELECTRICAL LINE
⊕ UTILITY POLE	--- G GAS LINE
⊕ LIGHT	--- EXISTING CONTOURS
⊕ CABLE BOX	--- CONCRETE
⊕ TELEPHONE BOX	--- BUILDING
⊕ GAS METER	--- EASEMENT AREAS
⊕ TREE	
⊕ SHRUB	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



COLEMAN-VU ESTATES
5408 SOUTH WEBER DRIVE
RIVERDALE, UT 84405



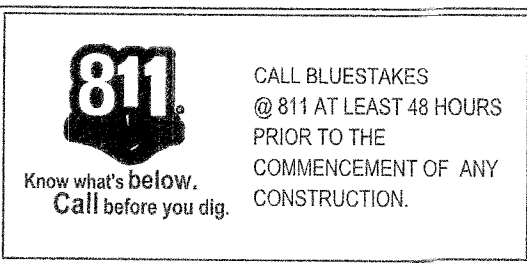
LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN RIVERDALE, WEBER COUNTY, UTAH

RECEIVED
JAN 9 2025
BY: 7977

ALTA/NSPS SURVEY

PROJECT NUMBER: 113300
PRINT DATE: 12/30/24
DRAWN BY: J.RINDLISBACHER
CHECKED BY: T.WILLIAMS
PROJECT MANAGER: T.WILLIAMS

2 OF 3

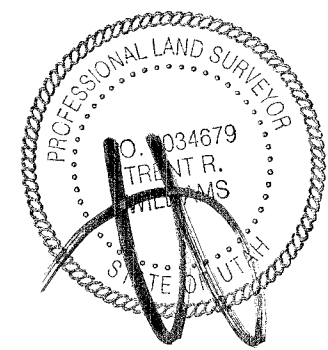


SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 6034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

To: Anderson Development, Meridian Title Company, Westmor Land Title Insurance Company, RD Development Holdings, LLC, MoVo, LLC, MOVO, 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, 11, 13, 14, 16, 17, 18 and 19 of Table A thereto. The field work was completed on 08/03/2022.



Date of Plat of Map: June 3, 2024

Trent R. Williams, PLS
License No. 6034679

SURVEY NARRATIVE

The purpose of this survey is to perform an ALTA/NSPS Land Title Survey for

RECORD PARCEL DESCRIPTIONS

Tax ID No: 07-076-001:

Part of the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and part of the West 1/2, of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;

beginning on existing fence line at a point lying south 646.3 feet, more or less, from the east quarter corner of said section 13, running thence south 49°01'54" west 102.98 feet; thence north 62°10'41" west 28.91 feet, more or less, to the east right-of-way fence of 1050 West Street; thence north 15°00'09" east along said right-of-way fence, 392.33 feet, more or less, to the east line of said section 13; thence north 14°59'12" east along said fence, 225.45 feet; thence south 44°31'42" east 136.61 feet; thence north 74°00'00" east 120.00 feet; thence north 54°00'00" east 276.58 feet; thence south 36°11'21" east along i-80 right-of-way fence 160.99 feet, more or less, to existing fence corner; thence south 49°01'54" west along existing south property line fence, 779.46 feet, more or less, to the point of beginning.

Tax ID No: 07-076-001:

A part of the Southwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 660 feet South of the Northwest corner of the Southwest Quarter; thence North 49° East 738.85 feet, more or less, to the West line of the Highway known as Project No. 80 N-6; thence South 35°20' East 478 feet, more or less; thence South 11°57' East 79.33 feet, more or less; thence South 44°22' West 194 feet; thence South 37°22' West 832.07 feet to a point North 39°41' East 232.36 feet from the Easterly line of County Road; thence North 27°18' West 160 feet; thence South 57°42' West to the West Quarter Section line; thence North to beginning.

LESS AND EXCEPTING that portion conveyed in the quit-claim deed recorded on August 11, 2006 as Entry No. 2200154, as more fully described below.

A part of the Southwest Quarter of Section 18, Township 5 North, Range 1 West and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North right-of-way line of South Weber Drive (State Route 60), said point being 1383.31 feet South 0°48'04" West along the Section line from the Northwest corner of said Southwest Quarter of Section 18, running thence three (3) courses along said right-of-way line as follows: North 28°42'25" West 21.22 feet; Northwestly along the arc of a 2936.70 foot radius curve to the right a distance of 98.88 feet (Long Chord bears North 27°44'33" West 98.88 feet; and North 26°46'40" West 283.67 feet to the East right-of-way line of 1050 West Street (State Route 60); thence North 15°49'41" East 55.19 feet along said right-of-way line to an existing fence; thence two (2) courses along an existing fence as follows: South 68°41'19" East 220.63 feet and South 43°16'59" East 237.53 feet; thence South 27°18'00" East 145.54 feet; thence South 41°03'00" West 69.41 feet; thence North 27°18'00" West 126.03 feet; thence South 57°42'00" West 186.22 feet to the North right-of-way line of said South Weber Drive; thence North 28°42'25" West 11.20 feet along said line to the point of beginning.

Tax ID No: 08-111-0012:

A part of the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 660 feet South from the Northeast corner of the Southeast Quarter of said Section and running thence South 45°00' West 125 feet; thence North 78°00' West 94.10 feet; thence South 15°25' West along road 352.26 feet; thence South 27°18' East along County Road 381.00 feet; thence North 57°42' East to the Quarter Section line; thence North along said line to the point of beginning.

LESS AND EXCEPTING that portion conveyed in the quit-claim deed recorded on August 11, 2006 as Entry No. 2200154, as more fully described below.

A part of the Southwest Quarter of Section 18, Township 5 North, Range 1 West and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North right-of-way line of South Weber Drive (State Route 60), said point being 1383.31 feet South 0°48'04" West along the Section line from the Northwest corner of said Southwest Quarter of Section

18, running thence three (3) courses along said right-of-way line as follows: North 28°42'25" West 21.22 feet; Northwestly along the arc of a 2936.70 foot radius curve to the right a distance of 98.88 feet (Long Chord bears North 27°44'33" West 98.88 feet); and North 26°46'40" West 283.67 feet to the East right-of-way line of 1050 West Street (State Route 60); thence North 15°49'41" East 55.19 feet along said right-of-way line to an existing fence; thence two (2) courses along an existing fence as follows: South 68°41'19" East 220.63 feet and South 43°16'59" East 237.53 feet; thence South 27°18'00" East 145.54 feet; thence South 41°03'00" West 69.41 feet; thence North 27°18'00" West 126.03 feet; thence South 57°42'00" West 186.22 feet to the North right-of-way line of said South Weber Drive; thence North 28°42'25" West 11.20 feet along said line to the point of beginning.

Parcel 2: [07-076-0018]
A part of the Southwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 660 feet South of the Northwest corner of the Southwest Quarter; thence North 49° East 738.85 feet, more or less, to the West line of the Highway known as Project No. 80 N-6; thence South 35°20' East 478 feet, more or less; thence South 11°57' East 79.33 feet, more or less; thence South 44°22' West 194 feet; thence South 37°22' West 832.07 feet to a point North 39°41' East 232.36 feet from the Easterly line of County Road; thence North 27°18' West 160 feet; thence South 57°42' West to the West Quarter Section line; thence North to beginning.

LESS AND EXCEPTING that portion conveyed in the Quit-Claim Deed recorded on August 11, 2006 as Entry No. 2200154, as more fully described below.

A part of the Southwest Quarter of Section 18, Township 5 North, Range 1 West and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North right-of-way line of South Weber Drive (State Route 60), said point being 1383.31 feet South 0°48'04" West along the Section line from the Northwest corner of said Southwest Quarter of Section 18, running thence three (3) courses along said right-of-way line as follows: North 28°42'25" West 21.22 feet; Northwestly along the arc of a 2936.70 foot radius curve to the right a distance of 98.88 feet (Long Chord bears North 27°44'33" West 98.88 feet; and North 26°46'40" West 283.67 feet to the East right-of-way line of 1050 West Street (State Route 60); thence North 15°49'41" East 55.19 feet along said right-of-way line to an existing fence; thence two (2) courses along an existing fence as follows: South 68°41'19" East 220.63 feet and South 43°16'59" East 237.53 feet; thence South 27°18'00" East 145.54 feet; thence South 41°03'00" West 69.41 feet; thence North 27°18'00" West 126.03 feet; thence South 57°42'00" West 186.22 feet to the North right-of-way line of said South Weber Drive; thence North 28°42'25" West 11.20 feet along said line to the point of beginning.

Parcel 2: [07-076-0028]
Part of the Southwest Quarter of Section 18, Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the North right of way line of South Weber Drive (State Route 60), said point being 1383.31 feet South 0°48'04" West along the section line from the Northeast corner of said Southwest Quarter of Section 18, running thence three (3) courses along said right of way line as follows: North 28°42'25" West 21.22 feet; Northwestly along the arc of a 2936.70 foot radius curve to the right a distance of 98.88 feet (long chord bears North 27°44'33" West 98.88 feet); and North 26°46'40" West 283.67 feet to the East right of way of 1050 West Street (State Route 60); thence North 15°49'41" East 55.19 feet along said right of way line to an existing fence; thence two (2) courses along an existing fence as follows: South 68°41'19" East 220.63 feet and South 43°16'59" East 237.53 feet; thence South 27°18'00" East 145.54 feet; thence South 41°03'00" West 69.41 feet; thence North 27°18'00" West 126.03 feet; thence South 57°42'00" West 186.22 feet to the North right of way line of said South Weber Drive; thence North 28°42'25" West 11.20 feet along said line to the point of beginning.

Tax ID No: 07-076-0012

Part of the Southwest Quarter of Section 18, Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the North right of way line of South Weber Drive (State Route 60), said point being 1383.31 feet South 0°48'04" West along the section line from the Northeast corner of said Southwest Quarter of Section 18, running thence three (3) courses along said right of way line as follows: North 28°42'25" West 21.22 feet; Northwestly along the arc of a 2936.70 foot radius curve to the right a distance of 98.88 feet (long chord bears North 27°44'33" West 98.88 feet); and North 26°46'40" West 283.67 feet to the East right of way of 1050 West Street (State Route 60); thence North 15°49'41" East 55.19 feet along said right of way line to an existing fence; thence two (2) courses along an existing fence as follows: South 68°41'19" East 220.63 feet and South 43°16'59" East 237.53 feet; thence South 27°18'00" East 145.54 feet; thence South 41°03'00" West 69.41 feet; thence North 27°18'00" West 126.03 feet; thence South 57°42'00" West 186.22 feet to the North right of way line of said South Weber Drive; thence North 28°42'25" West 11.20 feet along said line to the point of beginning.

Less and excepting:

A part of the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian U.S. Survey and being more particularly described as follows.

Beginning at a point on the Northwestly corner of the Grantors property, said point also being the existing right of way of 1050 West Street, said point being North 0°48'04" East 1623.12 feet along the Section Line and North 68°41'19" West 186.54 feet from the Southeast Corner of Section 13, Township 5 North, Range 1 West, Salt Lake Base and Meridian and running thence South 69°41'17" East 3.49 feet; thence South 16°12'04" West 3.99 feet to a point on a 197.70 foot radius curve to the left; thence Southwesterly along said curve a distance of 56.66 feet (Central Angle equals 16°29'15" Long Chord bears South 6°46'39" West 56.47 feet) to a point on a 292.50 foot radius curve to the left; thence Southwesterly along said curve a distance of 11.10 feet (Central Angle equals 2°10'28" Long Chord bears South 2°13'11" East 11.10 feet to a point on a 55.50 foot radius curve to the left; thence Southwesterly along said curve a distance of 3.81 feet (Central Angle equals 3°56'03" Long Chord bears South 1°38'34" East 3.81 to the Northerly right of way line of South Weber Drive; thence North 26°53'18" West 26.02 feet to the existing Easterly right of way line of said 1050 West Street; thence North 15°49'41" East along said Easterly right of way line on 1050 West Street, 55.19 feet to the Point of Beginning.

AS-SURVEYED DESCRIPTION

Part of the West half of Section 18, Township 5 North, Range 1 West and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah, and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 1050 West Street, said point being South 0°48'12" West 318.76 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian and running thence:

North 15°50'31" East 223.44 feet along said right-of-way;
thence South 43°43'36" East 137.44 feet;

thence North 74°48'06" East 119.99 feet;
thence North 54°48'12" East 276.58 feet to an existing fence;
thence South 35°23'14" East 170.97 feet along said existing fence;
thence South 43°48'12" West 26.52 feet;
thence South 34°31'48" East 429.01 feet;
thence South 11°08'48" East 143.42 feet to the westerly line of Schneller's Riverside Golf Club as described in that Quit Claim Deed recorded as Entry No. 1271967, in the office of the Weber County Recorder;

thence South 45°10'12" West 159.42 feet along said boundary;
thence South 36°10'12" West 705.58 feet along said boundary;
thence North 26°56'18" West 169.34 feet;
thence South 58°37'10" West 281.39 feet;
thence southerly 38.53 feet along the arc of a 25.50-foot radius tangent curve to the left (center bears South 31°22'50" East and the long chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the easterly right-of-way line of South Weber Drive;

thence along said right-of-way line the following two (2) courses and distances:
1) northwesterly 92.89 feet along the arc of a 2936.70-foot radius non-tangent curve to the right (center bears North 81°20'27" East and the long chord bears North 27°45'11" West 92.89 feet with a central angle of 01°48'44");

2) North 26°46'40" West 258.63 feet;
thence northerly 3.82 feet along the arc of a 55.50-foot radius non-tangent curve to the right (center bears North 84°42'46" East and the long chord bears North 03°11'31" West 3.86 feet with a central angle of 03°59'27");

thence northerly 11.10 feet along the arc of a 292.50-foot radius non-tangent curve to the right (center bears North 86°23'41" East and the long chord bears North 02°31'05" West 11.10 feet with a central angle of 02°10'28");

thence northerly 56.76 feet along the arc of a 197.70-foot radius non-tangent curve to the right (center bears North 88°38'41" East and the long chord bears North 08°52'12" East 56.57 feet with a central angle of 16°27'03");

thence North 16°12'16" East 81.82;
thence North 12°07'17" East 8.83 feet;
thence North 8°02'23" East 32.75 feet to a point on the easterly right-of-way line of 1050 West Street;

thence North 15°50'31" East 557.88 feet along said right-of-way to the point of beginning.

Contains: 844.379 square feet or 19.384 acres.

NOTES:

- For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Old Republic National Title Insurance Company, File No. 339306 dated March 15, 2024 at 8:00am (1st Amended)
- Property is adjacent to UDOT roads (1050 West, South Weber Drive and Interstate 84) and is subject to their jurisdiction.
- Table A items:
 - Item 1: Monuments have or will be placed at each property corner as noted hereon.
 - Item 2: General site address is: 5408 South Weber Drive Riverdale, UT 84405
 - Item 3: Property is located in Flood Zone "X1". Map No. 49057CD417F effective June 2, 2015.
 - Item 4: AS-survey area is: 872,241 sq. ft. or 20,028 acres
 - Item 8: Substantial features shown hereon.
 - Item 11: Existing utilities noted hereon, and are taken from site observations and utility locations request.
 - Item 12: Adjoining owners: noted hereon.
 - Item 14: Property is located at the intersection of 1050 West Street and South Weber Drive.
 - Item 16: Based on site visits, there was no visible evidence of earthwork on site.
 - Item 17: There are no known changes to the Right-Of-Way.
 - Item 18: Wetland Delineation - No markers were observed during the course of the survey.
 - Item 19: Offsite Easements: Any offsite easements, provided or found by the surveyor have been plotted and noted hereon.
- Schedule B: Exceptions from Coverage
 - Items 1-8 are general exceptions and cannot be plotted.
 - Item 9 refers to taxes and cannot be plotted.
 - Item 10 refers to special service districts and cannot be plotted.
 - Item 11 refers to All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes and cannot be plotted.

a. Item 12 refers to a Claim, right, title or interest in water or water rights whether or not shown by the public records and cannot be plotted.

f. Item 13 refers to Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.

g. Item 14 refers to an Easement including its terms, covenants and provisions as disclosed by instrument;

To: Utah Power & Light Company

Purpose: a perpetual easement and right of way for the erection an continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution, telephone and telegraph circuits of the Grantees, and one two pole towers and no guy anchors with the necessary guys, stabs, cross arms, braces and other attachments affixed thereto, for the support of said circuits, on, under, over, through and across a tract of land fifty feet in width and is plotted hereon. Recorded: November 9, 1943 as Entry No. 79729 in Book 179 at Page 282 of Official Records.

h. Item 15 refers to an Easement including its terms, covenants and provisions as disclosed by instrument;

To: Utah Power & Light Company

Purpose: a perpetual easement and right of way for the erection in continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution, telephone and telegraph circuits of the Grantees, and one two pole towers and no guy anchors with the necessary guys, stabs, cross arms, braces and other attachments affixed thereto, for the support of said circuits, on, under, over, through and across a tract of land fifty feet in width and is plotted hereon. Recorded: May 28, 1953 as Entry No. 205142 in Book 416 at Page 313 of Official Records.

i. Item 16 refers to an Easement including its terms, covenants and provisions as disclosed by instrument;

To: Utah Power & Light Company

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system under, upon and across the property and is plotted hereon.

Recorded: May 28, 1953 as Entry No. 205162 in Book 416 at Page 333 of Official Records.

j. Item 17 refers to an Easement including its terms, covenants and provisions as disclosed by instrument;

To: State Road Commission of Utah

Purpose: an easement for the purpose of constructing thereon an irrigation facility and appurtenant parts thereof incident to the construction of a freeway known as Project No. 80N-6 and is plotted hereon.

Recorded: November 2, 1968 as Entry No. 498598 in Book 649 at Page 23 of Official Records.

k. Item 18 refers to an Easement including its terms, covenants and provisions as disclosed by instrument;

To: State Road Commission of Utah

Purpose: an easement for the purpose of construction thereon an irrigation facility and appurtenant parts thereof incident to the construction of a freeway known as Project No. 80N-6 and is plotted hereon.

Recorded: November 2, 1968 as Entry No. 498599 in Book 649 at Page 26 of Official Records.

l. Item 19 refers to a Land Use Easement including its terms, covenants and provisions as disclosed by instrument;

To: Utah Department of Community and Economic Development

Recorded: March 7, 2002 as Entry No. 1832172 in Book 2215 at Page 670 of Official Records and is plotted hereon.

m. Item 20 refers to a "CONSTRUCTION" Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby; and cannot be plotted

Recorded: June 8, 2023 as Entry No. 3288236 of Public Records.

n. Item 21 refers to The terms, covenants and conditions of that certain "Memorandum of Agreement for Reinvestment Fee", and cannot be plotted.

Recorded: June 8, 2023 as Entry No. 3289228 of Public Records.

The lien of said Memorandum of Agreement for Reinvestment Fee has been subordinated to the lien of the instrument recorded under Entry No. 3288236 by agreement;

Recorded: June 9, 2023 as Entry No. 3288450 of Public Records.

o. Item 22 refers to The terms, covenants and conditions of that certain "Drainage Agreement", and cannot be plotted.

Recorded: December 4, 2023 as Entry No. 3307094 of Public Records.

p. Item 23 refers to The terms, covenants and conditions of that certain Development Agreement for a Planned Residential Unit Development (PRUD) Subdivision and cannot be plotted.

Recorded: January 29, 2024 as Entry No. 3312719 of Public Records.

q. Item 24 refers to The terms, covenants and conditions of that certain Irrigation Canal Agreement, by and between GCH Riverdale I, LLC, a Utah limited liability company and Riverdale Bench Canal Company, a Utah non-profit corporation and cannot be plotted.

Recorded: January 29, 2024 as Entry No. 3312720 of Public Records.

r. Item 25 refers to Materials or labor items created or authorized by law of which no notice is of record. Including, but not limited to, the State Construction Registry and cannot be plotted.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR: FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020

DRAWN BY: RANDY SMITH
PHONE: 801-568-2350

COLEMAN-VU ESTATES

5408 SOUTH WEBER DRIVE
RIVERDALE, UT 84405

ALTA/NSPS
SURVEY

PROJECT NUMBER: 113300 PRINT DATE: 12/30/24

DRAWN BY: J.RONDISBACHER CHECKED BY: T.WILLIAMS

PROJECT MANAGER: T.WILLIAMS

3 OF 3

RECEIVED
JAN 25 2025
BY: 7977