

VICINITY MAP
N.T.S

ALTA/NSPS LAND TITLE SURVEY

NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
- Title Commitments prepared by Cottonwood Title Insurance Agency, Inc., Salt Lake City, Utah, File No. 133036-CAP, Effective Date: August 31, 2020 and File No. 135071-CAF were utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is N89°40'50"E along the Section line between the North 1/4 Corner and the Northeast 1/4 Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 elevation 4,335.52 feet derived by GPS static observation on a rebar set on site and post-processed using NOAA's Online Positioning Service (OPUS).
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
- With regard to locations of utilities on or serving the surveyed property, source information from plans and markings were combined with observed evidence of utilities 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 and/or a private utility locate request may be necessary.
- Survey responses to Table A (Optional Survey Responsibilities and Specifications):
 - Item 1: Survey monuments found or set shown hereon.
 - Item 2: File No. 133036-CAP: Oquirrh Estates Minor Subdivision Lot 1 - 1155 East State Road 112, Lot 2 - 1055 East State Road 112, Lot 3 - 1079 East State Road 112, Lot 4 - 1193 East State Road 112. File No. 135071-CAF: No address was disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
 - Item 3: Surveyed property lies within Zone D (Area of Undetermined Flood Hazard) according to FEMA (Federal Emergency Management Agency) FIRIM (Flood Insurance Rate Map) #49045C1610C, Effective Date: November 18, 2009 (Not Printed).
 - Item 4: Gross land area shown hereon.
 - Item 5: Vertical relief shown hereon. (See Note #4)
 - Item 8: Substantial features observed are shown hereon.
 - Item 11: Utility providers serving on or around the surveyed area, as determined by the Blue Stakes of Utah 811 (bluestakes.org) Utility Contact Lookup, were requested at the time of this Survey. Observed existing utilities, as well as those utilities disclosed on plans requested by the following utility providers shown hereon (See Note #8):
 - Received: CenturyLink, Grantsville Irrigation Co. and Rocky Mountain Power.
 - Pending: Comcast and UDOT Region II.
 - Item 13: Names of adjoining owners shown hereon.
 - Item 17: No evidence of recent street or sidewalk construction or repairs were observed.
 - Item 19: All plottable easements included documents provided to or obtained by the surveyor shown hereon.
- Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
 - State Coordinate & Dependent Resurvey of portions of Township 3 South, Range 5 West, Salt Lake Base and Meridian, prepared by Office of the Tooele County Surveyor, signed March 18, 1987.
 - Survey No. 08-0013-01, prepared by Ensign Engineering, signed January 8, 2008.
 - Survey No. 07-0091-01, prepared by Ensign Engineering, signed July 11, 2016.
 - Oquirrh Estates Minor Subdivision, recorded August 16, 2017 as Entry #4553349 in Book 19 at Page 81.

TITLE COMMITMENT FILE No. 133036-CAP

LEGAL DESCRIPTION(S) (FROM TITLE REPORT)

Lots 1, 2, 3 and 4, OQUIRRH ESTATES MINOR SUBDIVISION, according to the official plat thereof as recorded in the office of the Tooele County Recorder, recorded August 16, 2017 as Entry No. 453349 in Book 19 at Page 81.

SCHEDULE B-II EXCEPTIONS

Exceptions #1-12

Contain no plottable descriptions.

Exception #13

Easements, notes and restrictions as shown on the recorded plat for Oquirrh Estates Minor Subdivision recorded August 16, 2017 as Entry No. 453349 in Book 19 at Page 81.

Survey Findings: Location of Public Utility Easements shown on the recorded plat are shown hereon.

Exception #14

Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 1, 1954, as Entry No. 237973, in Book G, at Page 102.

Survey Findings: Location of Pole Line Easement (No defined width) shown hereon.

Exception #15

Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 1, 1954, as Entry No. 237974, in Book G, at Page 103.

Survey Findings: Location of Pole Line Easement (No defined width) shown hereon.

Exception #16

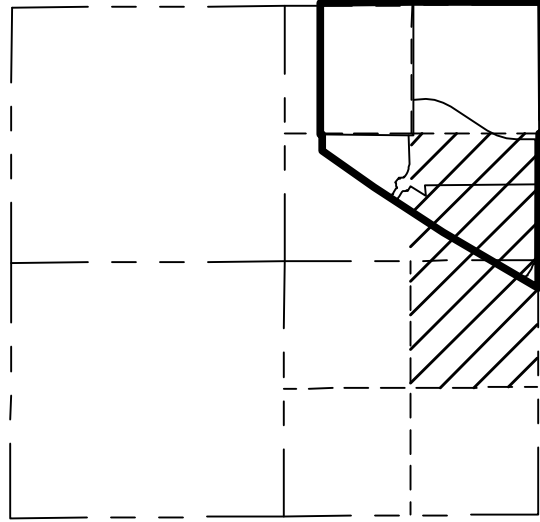
Reservations contained within that certain Patent recorded April 13, 1955 as Entry No. 239898 in Book 4F at Page 497.

Survey Findings: Description in record document includes Lot 1 of said Section 4 and other land not included as a part of this survey.

Exception #17

Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded June 29, 1961, as Entry No. 258460, in Book 26, at Page 69.

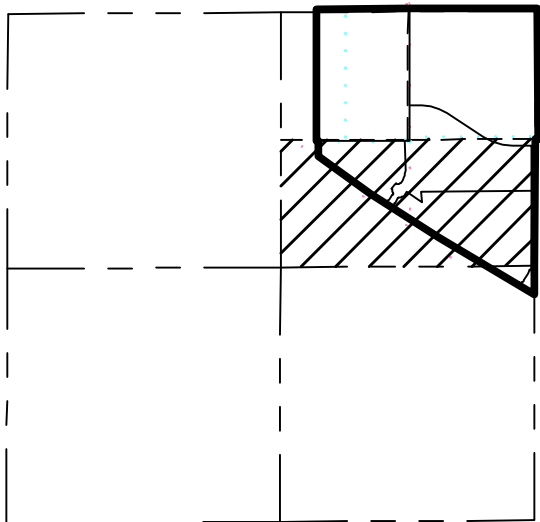
Survey Findings: Description in record document includes the NE1/4 of the SE1/4 of said Section 4, the SE1/4 of the NE1/4 of said Section 4 and other land not included as a part of this survey.



Exception #18

Reservations contained within that certain Patent recorded October 12, 1977 as Entry No. 320669 in Book 152 at Page 639.

Survey Findings: Description in record document includes the S1/2 of the NE1/4 of said Section 4 and other land not included as a part of this survey.



Exception #19

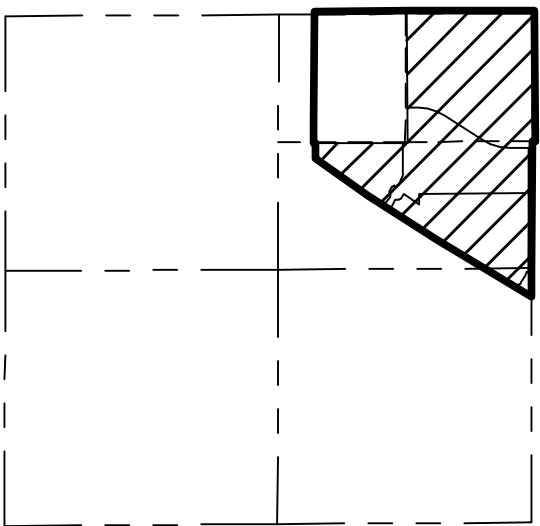
Easement in favor of William B. Castagno, Patricia M. Chatwin and Robert John Castagno, Successor Trustees of the Castagno Family Trust, dated October 7, 1995, said Easement recorded January 4, 2019, as Entry No. 479430.

Survey Findings: 40' Ingress and Egress Easement shown hereon.

Exception #20

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 July 3, 2018 as Entry No. 470295.

Survey Findings: Area described in the record document matches surveyed property.



TITLE COMMITMENT FILE No. 135071-CAF

LEGAL DESCRIPTION(S) (FROM TITLE REPORT)

PARCEL 1:

A parcel of land located in the Southeast Quarter of Section 33, Township 2 South, Range 5 West and in the Northeast Quarter of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, in the City of Grantsville, Tooele County, State of Utah, described as follows:

Beginning at a point which lies North 89°40'50" East 1.60 feet along the Tooele County Dependent Resurvey Section Line established in 1986, to intersect an established fence line, North 0°21'46" West 34.57 feet to a fence corner and North 89°48'00" East 367.85 feet from a Tooele County Dependent Resurvey brass monument placed in 1986 intended to represent the North Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; thence along an old, established fence line and that boundary established by Boundary Line Agreement, recorded December 15, 2017 as Entry No. 460094 in the office of the Tooele County Recorder, North 89°48'00" East 967.15 feet to the northwest corner of Oquirrh Estates Minor Subdivision, according to the official plat thereof recorded August 16, 2017 as Entry No. 453349 in the office of said Tooele County Recorder; thence along the boundary of said of Oquirrh Estates Minor Subdivision the following two (2) courses: (1) South 0°07'36" East 1380.91 feet; (2) North 89°47'23" West 956.47 feet; thence South 88°39'48" West 19.59 feet to the southeast corner of that parcel of land described in that certain Special Warranty Deed recorded April 30, 2008 as Entry No. 306567 in the office of said Tooele County Recorder; thence along the easterly boundary of said parcel, North 0°20'00"

West (record = North) 208.00 feet; thence North 0°20'48" East 1166.50 feet to the Point of Beginning.

PARCEL 1A:

A non-exclusive easement for the purpose of ingress and egress, appurtenant to Parcel 1 described herein, as defined and disclosed in that certain Instrument recorded January 4, 2019 as Entry No. 479430 in the office of the Tooele County Recorder.

SCHEDULE B-II EXCEPTIONS

Exceptions #1-12

Contain no plottable descriptions.

Exception #13

Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 1, 1954, as Entry No. 237973, in Book G, at Page 102.

Survey Findings: Location of Pole Line Easement (No defined width) shown hereon.

Exception #14

Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 1, 1954, as Entry No. 237974, in Book G, at Page 103.

Survey Findings: Location of Pole Line Easement (No defined width) shown hereon.

Exception #15

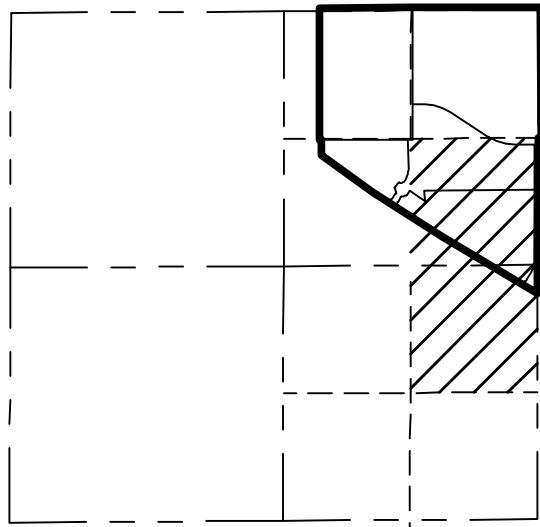
Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 1, 1954, as Entry No. 237975, in Book G, at Page 104.

Survey Findings: Location of Pole Line Easement (No defined width) shown hereon.

Exception #16

Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded June 27, 1961, as Entry No. 258160, in Book 26, at Page 69.

Survey Findings: Description in record document includes the NE1/4 of the SE1/4 of said Section 4, the SE1/4 of the NE1/4 of said Section 4 and other land not included as a part of this survey.



Exception #17

Grant of Easement in favor of Grantsville Irrigation Company, a Utah Corporation for a thirty-foot (30') wide temporary construction easement and fifteen-foot (15') wide permanent underground pipeline easement and incidental purposes, by instrument dated November 30, 1984 and recorded February 27, 1985, as Entry No. 366194, in Book 226, at Page 878.

Survey Findings: 15' Underground Pipeline Easement shown hereon.

Exception #18

Grant of Easement in favor of Grantsville Irrigation Company, a Utah Corporation for a thirty-foot (30') wide temporary construction easement and fifteen-foot (15') wide permanent underground pipeline easement and incidental purposes, by instrument dated October 5, 1984 and recorded February 27, 1985, as Entry No. 366195, in Book 226, at Page 879.

Survey Findings: 15' Underground Pipeline Easement shown hereon.

Exception #19

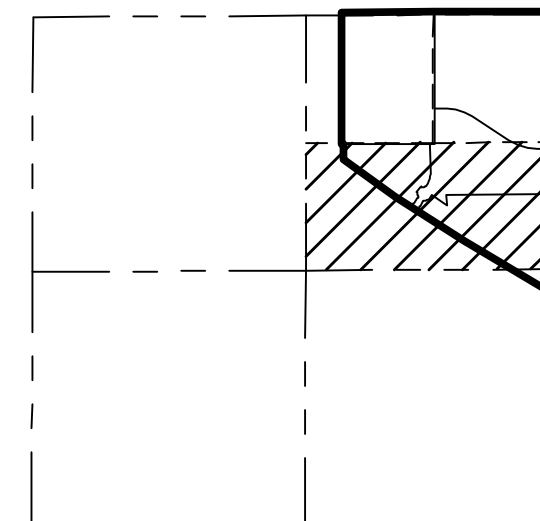
Grant of Easement in favor of Grantsville Irrigation Company, a Utah Corporation for a thirty-foot (30') wide temporary construction easement and fifteen-foot (15') wide permanent underground pipeline easement and incidental purposes, by instrument dated November 27, 1984 and recorded February 27, 1985, as Entry No. 366218, in Book 226, at Page 902.

Survey Findings: 15' Underground Pipeline Easement shown hereon.

Exception #20

Reservations as contained in that certain Patent recorded October 12, 1977 as Entry No. 320669 in Book 152 at Page 639.

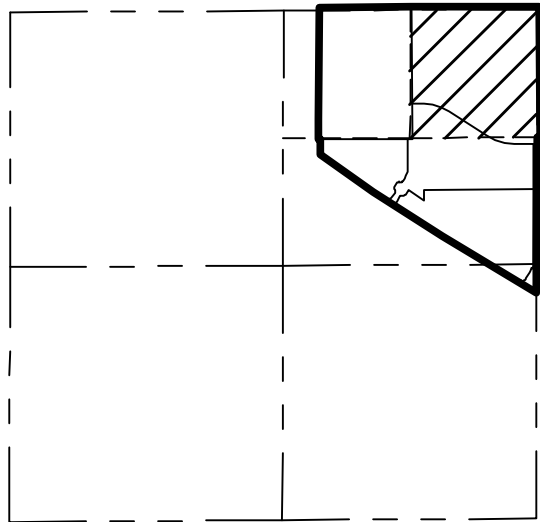
Survey Findings: Description in record document includes the S1/2 of the NE1/4 of said Section 4 and other land not included as a part of this survey.



Exception #21

Reservations as contained in that certain Warranty Deed recorded March 7, 1985 as Entry No. 366357 in Book 227 at Page 124.

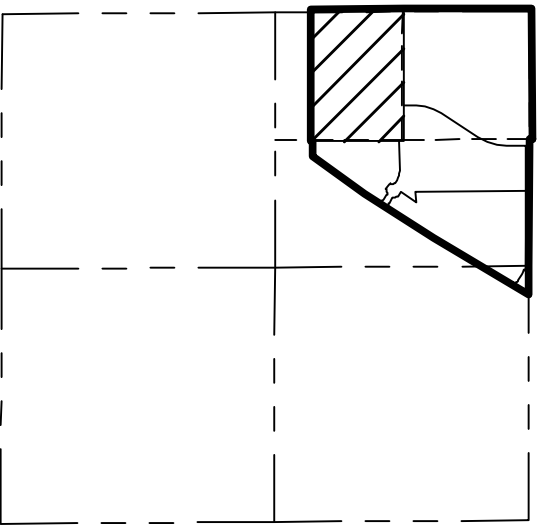
Survey Findings: Description in record document includes Lot 1 of said Section 4.



Exception #22

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 May 2, 2018 as Entry No. 467133.

Survey Findings: Area described in the record document includes Parcel 1 and other land not included as a part of this survey.



Exception #23

Terms and conditions of that certain Easement recorded January 4, 2019 as Entry No. 479430.

Survey Findings: 40' Ingress and Egress Easement shown hereon.

Exception #24

Easements, notes and restrictions as shown on the recorded plat for Oquirrh Estates Minor Subdivision, recorded August 16, 2017 as Entry No. 453349 (affects Parcel 1A).

Survey Findings: Location of Public Utility Easements shown on the recorded plat are shown hereon.

Exception #25

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 July 3, 2018 as Entry No. 470295. (affects Parcel 1A)

Survey Findings: Area described in the record document includes Parcel 1A and other land not included as a part of this survey.

Exception #26

Notice of Lien in favor of Ensign Engineering & Land Surveying, Inc. and against said Land recorded September 16, 2020 as Entry No. 520702 in Book at Page for the amount of \$68,140.27. (affects Parcel 1A)

Survey Findings: Area described in the record document includes Parcel 1A and other land not included as a part of this survey.

COMPOSITE SURVEY DESCRIPTION

A parcel of land located within the Northeast Quarter of Section 4, the Southeast Quarter of Section 4 and the Northwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, Township 2 South, Range 5 West, Salt Lake Base and Meridian, also located in Grantsville City, Tooele County, State of Utah, more particularly described as follows:

Beginning at the northeast corner of OQUIRRH ESTATES MINOR SUBDIVISION, according to the Official Plat thereof on file in Office of the Tooele County Recorder, recorded August 16, 2017 as Entry No. 453349 in Book 19 at Page 81, located N89°40'50"E 22.26 feet along the extension of the north line of Section 4 and N00°30'55"W 29.57 feet from the Northeast Corner of Section 4, T2S, R5W, SLB&M; running thence along said plat the following eight (8) courses: (1) S00°20'55"E 1,364.08 feet; thence (2) S89°39'47"W 37.53 feet; thence (3) S00°08'25"W 1,320.08 feet; thence (4) S00°07'50"W 290.85 feet; thence (5) N59°20'32"W 1,145.12 feet; thence (6) along the arc of a curve to the right with a radius of 11,426.16 feet a distance of 857.52 feet through a central angle of 04°18'00" Chord: N57°11'32"W 857.32 feet; thence (7) N55°02'32"W 664.33 feet; thence (8) N00°15'23"W 163.53 feet; thence S88°39'48"W 19.59 feet to the southeast corner of that parcel of land described in that certain Special Warranty Deed recorded April 30, 2008 as Entry No. 306567 in the Office of the Tooele County Recorder; thence along the easterly boundary of said parcel N00°20'00"W 208.00 feet; thence N00°20'48"E 1,166.50 feet to a boundary established by Boundary line Agreement, recorded December 15, 2017 as Entry No. 460094 in the Office of the Tooele County Recorder; thence along said boundary N89°48'00"E 967.15 feet to the northwest corner of said OQUIRRH ESTATES MINOR SUBDIVISION; thence along said plat N89°46'35"E 1,326.59 feet to the point of beginning.

Contains: 119.73 acres +/-

SURVEYOR'S CERTIFICATE

To The Romney Group, LLC, a Utah limited liability company; Fidelity National Title Insurance Company; Cottonwood Title Insurance Agency, Inc.:

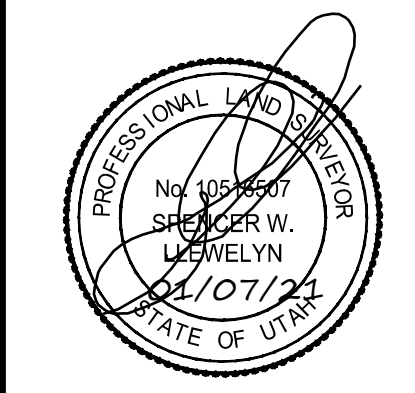
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 11, 13, 17 & 19 of Table A thereof. The fieldwork was completed on December 21, 2020.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

01/07/2021
Date

LEGEND

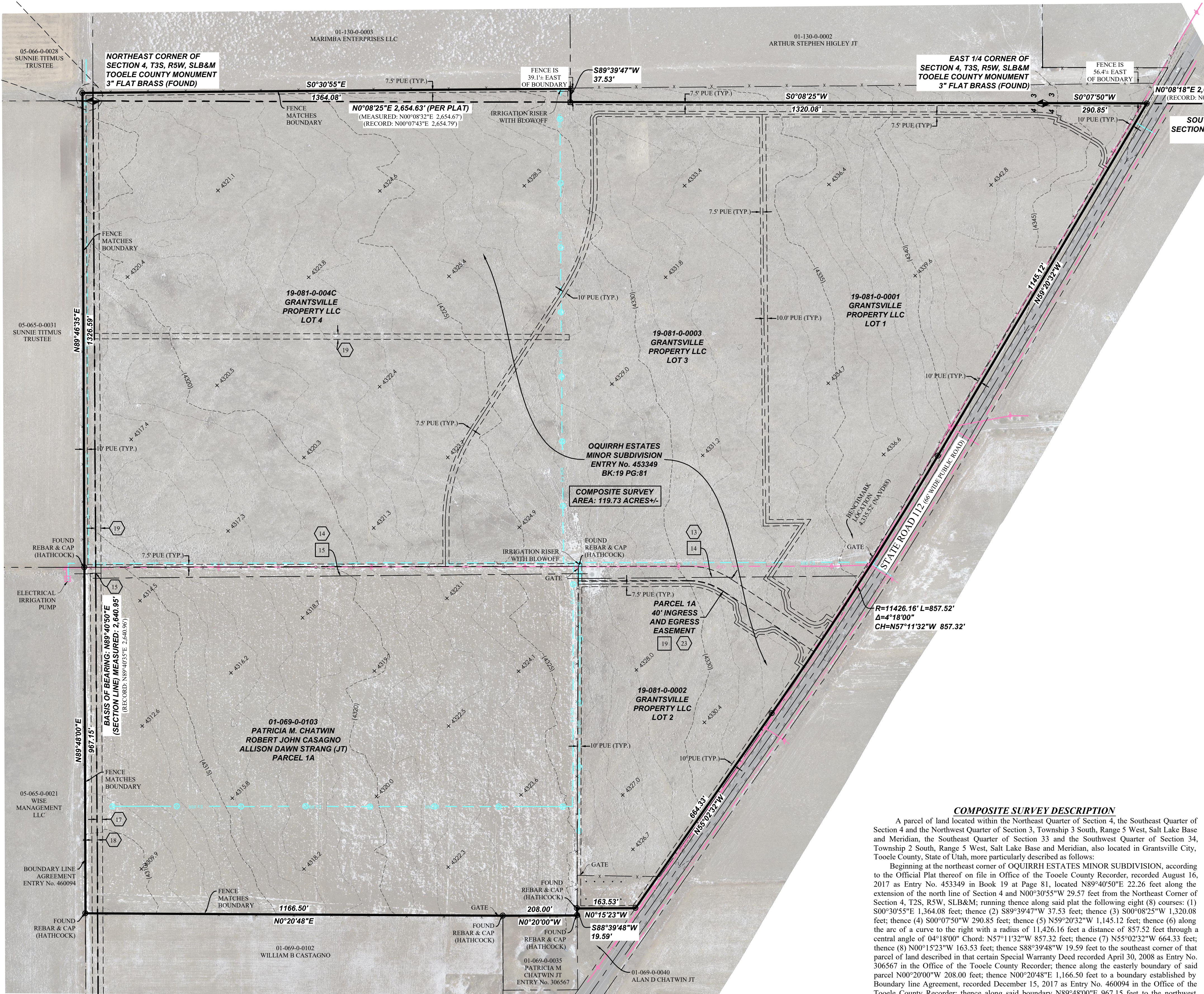
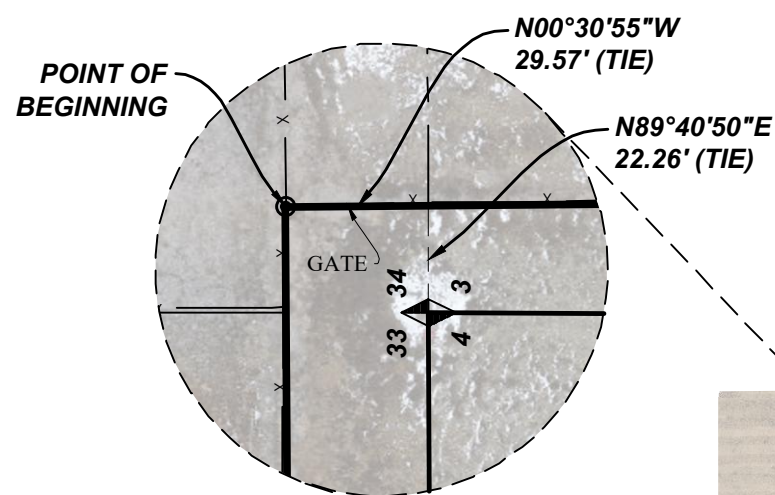
- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. IRRIGATION
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. FENCE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- EXIST. IRRIGATION RISERS
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- EXIST. SPOT ELEVATION
- TOOELE COUNTY PARCEL No.
- EXCEPTION FROM TITLE COMMITMENT FILE No. 133036-CAP
- EXCEPTION FROM TITLE COMMITMENT FILE No. 135071-CAF



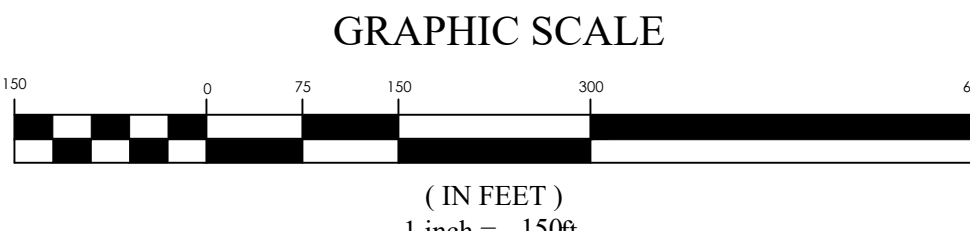
ALTA/NSPS LAND TITLE SURVEY
NE1/4 & SE1/4 OF SECTION 4 & NW1/4 OF SECTION 3, T3S, R5W, SLB&M
& SE1/4 OF SECTION 33 & SW1/4 SECTION 34, T2S, R5W, SLB&M
GRANTSVILLE CITY, TOOELE COUNTY, STATE OF UTAH
PREPARED FOR: THE ROMNEY GROUP, LLC

REVISION BLOCK					
#	DATE	DESCRIPTION	BY	CHECKED	DATE
1					
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Scale: N.T.S.	Job #: 20-0616
Date: 01/06/21	
Sheet:	



SOUTHEAST CORNER OF
SECTION 4, T3S, R5W, SLB&M
(NOT FOUND)



LEGEND

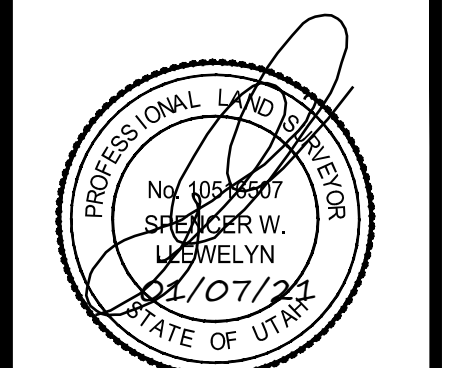
- BOUNDARY LINE
- EXIST. EASEMENT LINE
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- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
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- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- EXIST. SPOT ELEVATION
- TOOELE COUNTY PARCEL No.
- EXCEPTION FROM TITLE COMMITMENT
- FILE No. 133036-CAP
- EXCEPTION FROM TITLE COMMITMENT
- FILE No. 135071-CAP

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Contains: 119.73 acres +/-



ALTA/NSPS LAND TITLE SURVEY

NE 1/4 & SE 1/4 OF SECTION 4 & NW 1/4 OF SECTION 3, T3S, R5W, SLB&M
& SE 1/4 OF SECTION 33 & SW 1/4 OF SECTION 34, T2S, R5W, SLB&M
GRANTSVILLE CITY, TOOELE COUNTY, STATE OF UTAH
PREPARED FOR: THE ROMNEY GROUP, LLC

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
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Drawn: BCD	Checked: SWL
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Date: 01/06/21	
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