

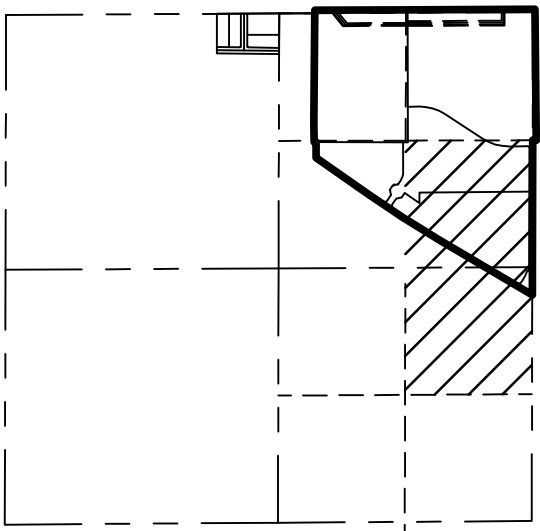
VICINITY MAP
N.T.S

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.
XX-XXX-X-XXXX	EXCEPTION FROM TITLE COMMITMENT
##	FILE No. 156047-MCF

- 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 Commitment prepared by Cottonwood Title Insurance Agency, Inc., Salt Lake City, Utah, File No. 156047-MCF, Effective Date: February 13, 2022 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on its reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said document.
 - 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: 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. Parcel 01-069-0-0103, no address was disclosed in document 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) FIRM (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 18: 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 Coordinates & 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 #453349 in Book 19 at Page 81.

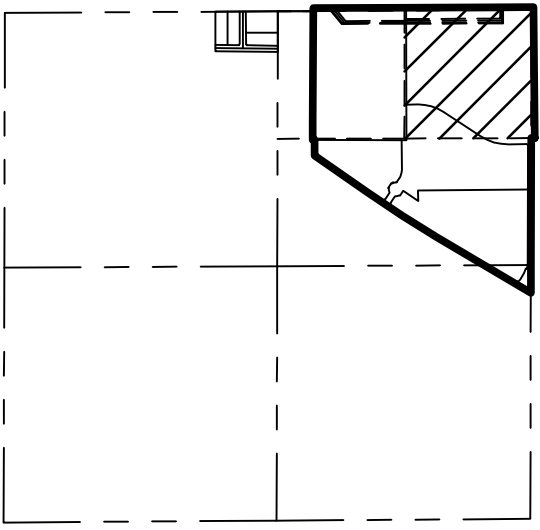
- SCHEDULE B-II EXCEPTIONS**
- Exceptions #1-12
Contain no plottable descriptions.
- Exception #13
Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion 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: *Easement is blanket in nature. 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. Evidence of existing telephone and transmission lines are shown hereon.*



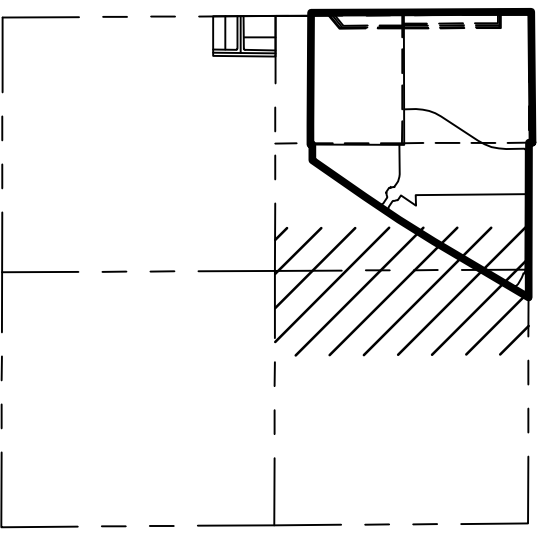
ALTA/NSPS LAND TITLE SURVEY

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

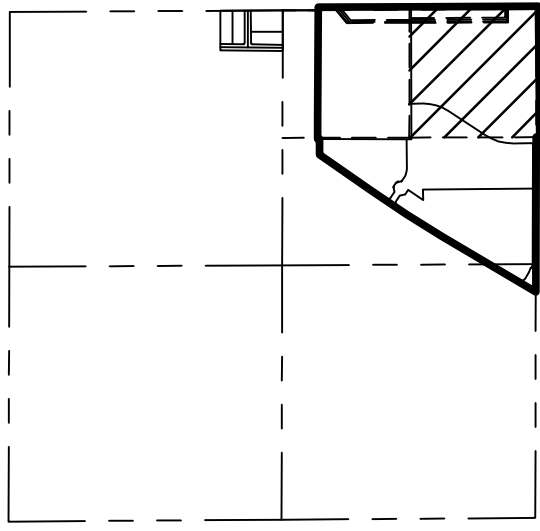
- Exception #17
Grant of Easement in favor of Grantsville Irrigation Company, a Utah Corporation for a thirty-foot (30') wide temporary construction easement and fifteen-foot (15') wide permanent underground pipeline easement and incidental purposes, by instrument dated November 30, 1984 and recorded 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
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 #21
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 #22
Sewer Easement in favor of the City of Grantsville, a Utah municipal corporation for the purpose of installing, constructing, operating, repairing, replacing, improving, removing, and/or maintaining an 18-inch sewer interceptor line together with manholes, connections and appurtenances for the conveyance of wastewater flows generated within the limits of the City of Grantsville and portions of Tooele County that may be at some future date annexed into the City of Grantsville and incidental purposes, by instrument dated May 5, 2021 and recorded May 11, 2021, as Entry No. 543953.
Survey Findings: *Location of Sewer Easement shown hereon.*
- Exception #23
Reservations contained within that certain Patent recorded April 13, 1955 as Entry No. 239898 in Book 48 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. See Record document for specific reservations.*



- Exception #24
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. See Record document for specific reservations.*



- Exception #25
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. See Record document for specific reservations.*
- Exceptions #26
Contain no plottable description.



LEGAL DESCRIPTION (FROM TITLE REPORT)

That certain real property located in Tooele County, State of Utah, more particularly described as follows:

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, said point also being located N89°40'50"E 22.26 feet along the extension of the Northerly line of Section 4 and N00°30'55"W 29.57 feet from the Northeast Corner of Section 4, T2S, R5W, SLB&M; and running thence along the easterly line of said plat the following Three (3) courses: (1) S00°30'55"E 1,364.08 feet; thence S89°39'47"W 37.53 feet; thence (3) S00°08'25"W 385.61 feet; thence N69°54'07"W 386.75 feet; thence N20°08'18"E 1.84 feet; thence N69°37'47"W 66.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,467.00 feet (radius bears: N69°54'29"W) a distance of 269.73 feet through a central angle of 10°32'04" Chord: S25°21'33"W 269.35 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,915.87 feet (radius bears: N60°46'41"W) a distance of 96.02 feet through a central angle of 02°52'17" Chord: S30°39'28"W 96.01 feet; thence S30°39'28"W 610.50 feet; thence N59°20'32"W 102.25 feet; thence 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 N55°02'32"W 664.33 feet; thence 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 the northerly line of said plat N89°46'35"E 1,326.59 feet to the point of beginning.

Contains: 119.73 acres+/-

SURVEYOR'S CERTIFICATE

To Meritage Homes of Utah, Inc., an Arizona Corporation; Cottonwood Title Insurance Agency; Fidelity National Title Insurance 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 1-5, 8, 11, 13, 17 & 18 of Table A thereof. The fieldwork was completed on December 21, 2020.

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Scale: N.T.S.	Job #: 20-0616
Date: 01/06/21	
Sheet:	

Justin Lundberg
Professional Land Surveyor
License No. 12554439

05/01/23

Date

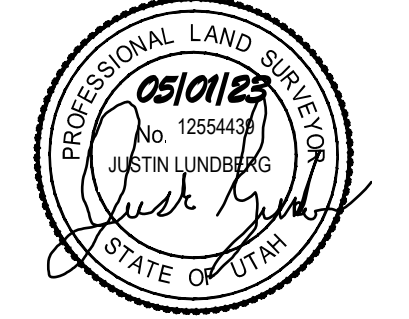
ALTA/NSPS LAND TITLE SURVEY

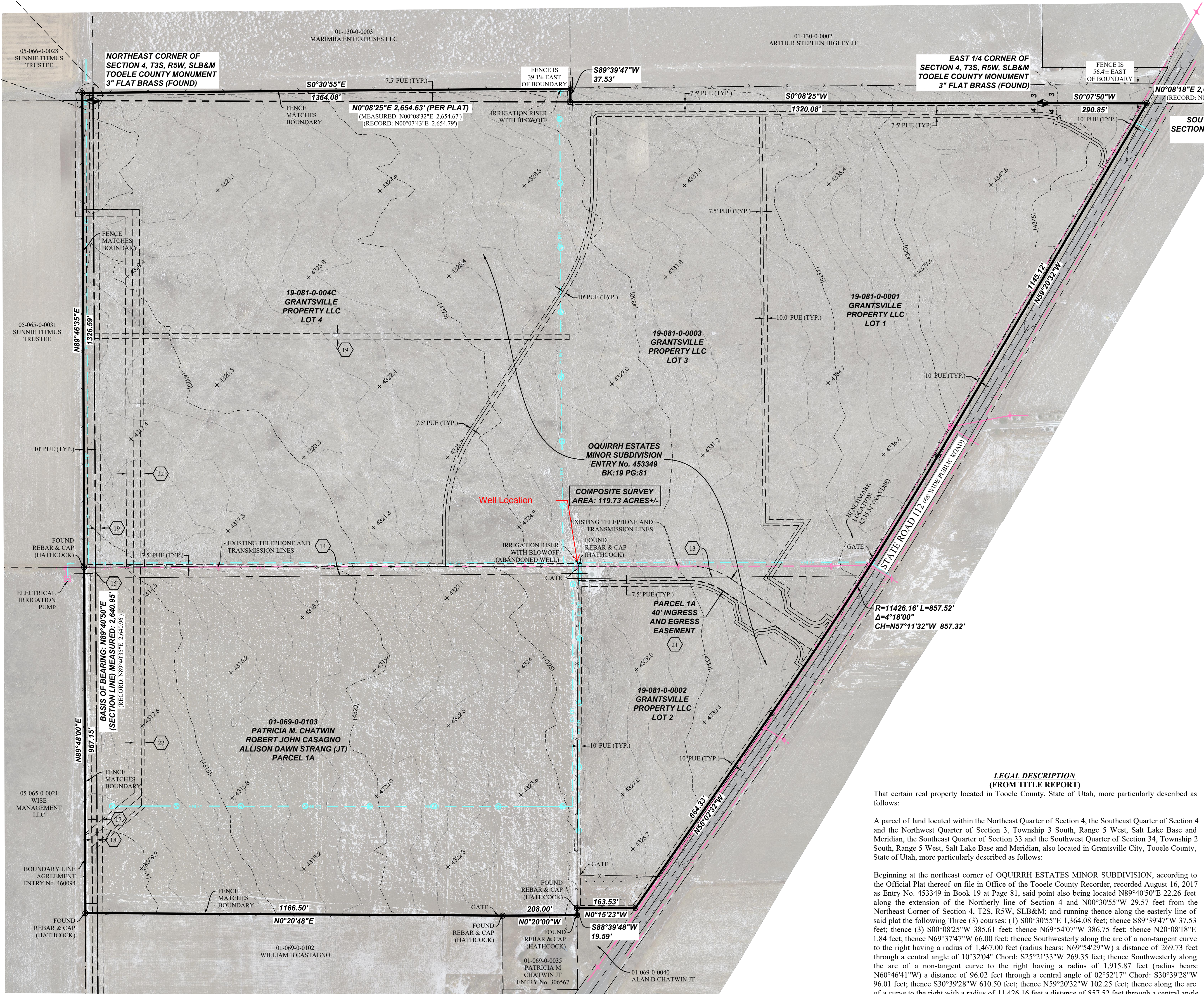
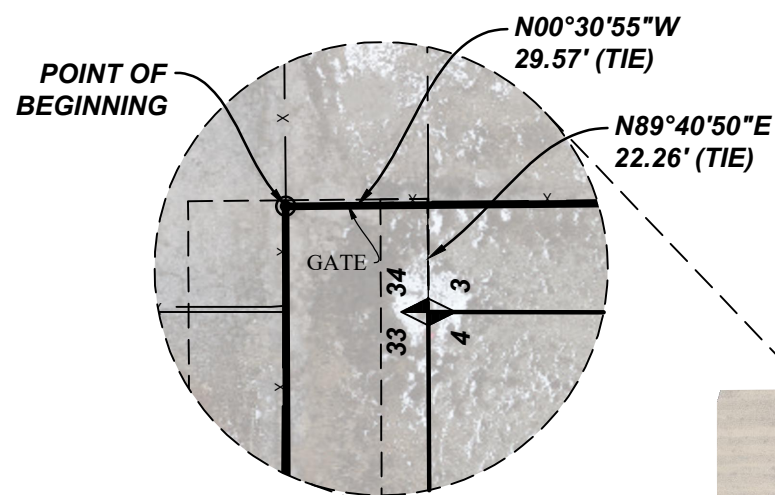
NE1/4 & SE1/4 OF SECTION 4 & NW1/4 OF SECTION 3, T3S, R5W, SLB&M & SE1/4 OF SECTION 33 & SW1/4 SECTION 34, T2S, R5W, SLB&M GRANTSVILLE CITY, TOOELE COUNTY, STATE OF UTAH PREPARED FOR: GRANTSVILLE 112, LLC

REVISION BLOCK		DESCRIPTION
#	DATE	
1	06/13/22	UPDATED TITLE REPORT
2	###	###
3	###	###
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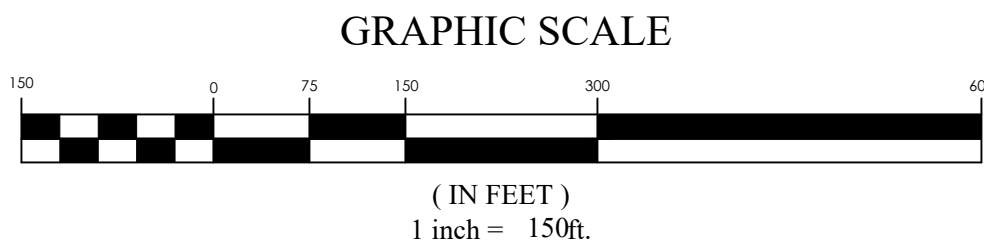
1 OF 2





NORTH 1/4 CORNER OF
SECTION 4, T3S, R5W, SLB&M
TOOELE COUNTY MONUMENT
3\"/>

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



LEGAL DESCRIPTION (FROM TITLE REPORT)

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LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
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- EXIST. CONTOUR MAJOR
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- TOOELE COUNTY PARCEL No.
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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: GRANTSVILLE 112, LLC

REVISION BLOCK		DESCRIPTION
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1	06/13/22	UPDATED TITLE REPORT
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6	###	###

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