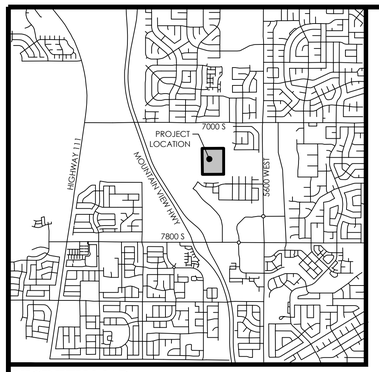
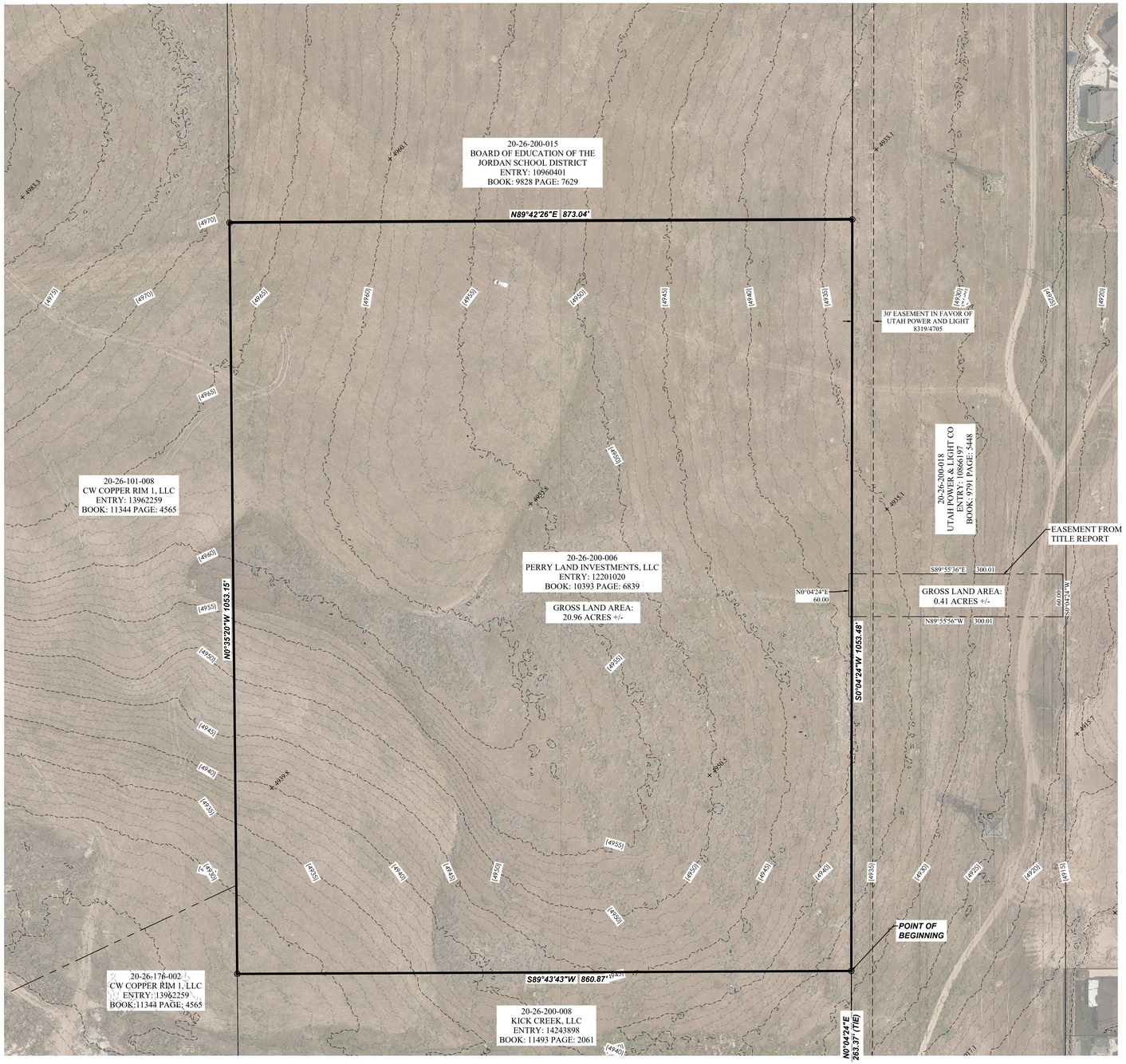
ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SLB&M



VICINITY MAP
N.T.S



WEST 1/4 CORNER OF SECTION 26, T2S, R2W, SLB&M 2.5" FLAT BRASS CAP MONUMENT

BASIS OF BEARING: S89°43'41"W (1/4 SECTION LINE) MEASURED: 5,325.38

1804.74' (TIE)

EAST 1/4 CORNER OF SECTION 26, T2S, R2W, SLB&M 2.5" FLAT BRASS MONUMENT (RING & LID)

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX

SCHEDULE B-II EXCEPTIONS

Exceptions #1-9
Contain no plottable descriptions.

Exception #10
Said property is located within the boundaries of West Jordan City, and Salt Lake County Sewer Improvement District No. 1 and is subject to the charges and assessments levied thereunder.
Survey Findings: No record documents provided.

Exception #11
Subject to a 1969 Farmland Assessment Act as Provided under Section 59-5-8-105 UCA 1953 as Amended, 1973 - 1975 wherein a five year roll-back Tax Provision which becomes effective upon a change in the use of all or part of said land.
Survey Findings: No record documents provided.

Exception #12
Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.
Survey Findings: No record documents provided.

N
S

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

NARRATIVE/NOTES

1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
2. A Title Commitment prepared by Meridian Title Company, Salt Lake City, Utah, File No. 338837, Effective Date: March 22, 2024, was 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.
3. The Basis of Bearing for this Survey is S89°43'41"W along the Section line between the East Quarter Corner and the West Quarter Corner of Section 26, Township 2 South, Range 2 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.
4. Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 elevation published by the Salt Lake County Surveyor on the Southwest Corner of Section 26, Township 2 south, Range 2 West, Salt Lake Base and Meridian with an elevation of 4943.13 feet.
5. #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design and invention thereof, either electronic or hard copy, 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 signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
7. 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.
8. With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. 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.
9. Survey responses to Table A (Optional Survey Responsibilities and Specifications):
   a. Item 1: Survey monuments found or set shown hereon.
   b. Item 2: 5891 West 7000 South, West Jordan, 84081
   c. Item 3: Surveyed property lies within Zone X (Areas determined to be outside the 0.2 % annual chance floodpain.) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49035C0410G, Effective Date: September 25, 2009
   d. Item 4: Gross land area shown hereon.
   e. Item 5: Vertical relief shown hereon. (See Note #4)
   f. Item 7(a): Exterior dimensions of all buildings at ground level shown hereon.
   g. Item 8: Substantial features observed are shown hereon.
   h. Item 11(a): 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: Dominion Energy
      - Pending: NA
   i. Item 13: Names of adjoining owners shown hereon.
   j. Item 14: Surveyed property has indirect access to Oquirrh Ridge Road.
10. 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.
11. The following documents were reviewed and/or utilized in the preparation of this Survey:
   a. Special Warranty Deed, recorded as Entry #13962259 in Book 11344 Page 4565, June 1, 2022.
   b. Warranty Deed, recorded as Entry #14243898 in Book 11493 Page 2061, May 23, 2024.
   c. Warranty Deed, recorded as Entry #12201020 in Book 10393 Page 6839, January 7, 2016
   d. Quit Claim Deed, recorded as Entry #10866197 in Book 9791 Page 5448, December 24, 2009.

LEGAL DESCRIPTION(S)
(FROM TITLE REPORT)

Beginning at a point on the West line of the Utah Power and Light Company property as conveyed by Warranty Deed in Book 4471, at Page 508, said point lying South 89°44'02" West 1804.74 feet and North 0°04'24" East 263.37 feet from the East Quarter corner of said Section 26; and running thence South 89°43'43" West 860.87 feet to the West line of the Northeast Quarter of said Section 26; thence North 0°35'20" West along said West line 1053.15 feet; thence North 89°42'26" East 873.04 feet to said West line of the Utah Power and Light Company property; thence South 0°04'24" West along said West line 1053.48 feet to the point of beginning.

Together with an easement described as follows:
Beginning at a point which is North 00°43'45" West 263.97 feet and South 89°43'43" West 1505.05 feet and North 00°04'24" East 494.67 feet from the East Quarter corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°55'36" West 300.01 feet; thence North 00°04'24" East 60.00 feet; thence South 89°55'36" East 300.01 feet; thence South 00°04'24" West 60.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

To Perry Land Investments, LLC; Meridian Title Company; Old Republic 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, 7(a), 8, 11(a), 13, 14 & 15 of Table A thereof. The fieldwork was completed on May 14, 2024.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

06/03/24
Date

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www.focusutah.com

PROFESSIONAL LAND SURVEYOR
06/03/24
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE NORTHEAST QUARTER OF SECTION 26, T2S, R2W, SLB&M
WEST JORDAN, SALT LAKE COUNTY, UTAH
PROPERTY OF: PERRY LAND INVESTMENTS, LLC
PREPARED FOR: PERRY HOMES

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

Drawn: RM	Checked: JDL
Scale: 1"=80'	Job #: 24-0151
Date: 05/30/2024	
Sheet: 1 OF 1	

Z:_2024\24-0151 Perry West Jordan\design 24-0151\dwg\ALTA\24-0151 NORTH PARCEL ALTA.dwg