NARRATIVE:

Boundary Consultants was retained by Devin Meier to survey the subject parcels and collect topographic information. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 6494.00 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS.

A prior Survey – Lot Line Adjustment of the Subject Parcels, filed with the Summit County Recorder as File Number S05834, was retraced and relied upon in the course of this survey.

The Subject Parcels are encompassed by ancient fence lines which have been acquiesced to and honored as the boundary. Section Monumentation in this area is sparse. The only Section Monuments that was discovered in the course of this survey are the Southeast Corner of Section 17 and the South Quarter Corner of Section 18, Township 2 South, Range 6 North, Salt Lake Base and Meridian, which are brass cap monuments and have been held as the Basis of Bearing.

The location of the adjoining subdivisions to the east of the Subject Parcels were fixed using the centerline monuments depicted hereon and found rivets in curbing on Lot Lines extended to that curbing.

Boundary Consultants did not set any corners in conjunction with survey, we have honored those set by High Mountain as part of S0005834, in their found locations.

DESCRIPTIONS:

PARCEL 1:

A tract of land located in Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 00°05'54" East along the east line of said Section 17, described as follows:
Beginning at a point which is North 00°05'54" East 2304.59 feet along the section line and WEST 1834.98 feet from the Southeast corner of Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and running thence along that certain Boundary Line Agreement on file in the Office of the Summit County Recorder as Entry No. 00445573, in Book 935 at Page 666–673 (which said Boundary Line Agreement makes reference to a survey filed by William Jordan (1994) as Survey No. S–1699) the following (7) courses, Thence North 70°43'03" West 240.57, Thence North 70°21'46" West 365.96 feet, Thence North 6°21'49" East 224.97 feet, Thence North 22°48'07" West 133.56 feet, Thence North 69°22'33" West 66.66 feet, Thence North 41°49'48" West 329.08 feet, Thence North 67°54'50" West 8.54 feet, Thence North 21°17'31" East 228.60 feet more or less to the centerline of a 60 foot wide right of way, the next (4) courses are along said right of way, Thence North 74°46'56" West 259.00 feet, Thence 47.52 feet along the arc of a 100.00 foot radius curve to the right (LCB=North 61°10'05" West 47.08 feet), Thence North 47°33'13" West 375.92 feet, Thence 46.82 feet along the arc of a 100.00 foot radius curve to the left (LCB=North 60°57'54" West 46.39 feet) Thence North 29°44'57" East 1129.07 No. 041–5810441 feet more or less to an existing fence line, Thence South 59°52'10" East 292.80 feet along said fence line, Thence South 60°25'11" East 691.04 feet in projection of said fence line, Thence SOUTH 1893.11 feet to the point of beginning.

PARCEL 2:

A tract of land located in Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 00°05'54" East along the east line of said Section 17, described as follows:
Beginning at a point which is North 00°05'54" East 3705.54 feet along the section line and WEST 3251.85 feet from the Southeast corner of Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian (said point being located on the centerline of a 60' wide right of way) and running thence North 74°22'36" West 404.31 feet along said centerline, Thence 11.55 feet along the arc of a 100.00 foot radius curve to the right (LCB = North 71°04'06" West 11.54 feet) along said centerline, Thence North 67°45'37" West 443.25 feet along said centerline, Thence NORTH 1344.34 feet more or less to an existing fence line, Thence North 89°56'36" East 764.09 feet along said fence line, Thence South 8°24'55" West 248.45 feet, along said fence line, Thence South 41°28'33" East 71.78 feet along said fence line, Thence South 59°52'10" East 688.59 feet along said fence line, Thence South 29°44'57" West 1129.07 feet to the point of beginning.

PARCEL 3:

A tract of land located in Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 00°05'54" East along the east line of said Section 17, described as follows:
Beginning at a point which is North 00°05'54" East 3985.93 feet along the section line and WEST 4062.90 feet from the Southeast corner of Section 17, Township 2 South, Range 6 East Salt Lake Base and Meridian (said point being located on the centerline of a 60' wide right of way) and running thence North 67°45'37" West 87.95 feet along said centerline, Thence 116.87 feet along the arc of a 300.00 foot radius curve to the left LCB = North 78°55'14" West 116.13 feet) along said centerline, Thence South 89°55'10" West 45.19 feet along said centerline, Thence North 0°04'50" West 30.00 feet, Thence North 54°14'40" West 1253.92 feet more or less to an existing fence line, Thence North 00°04'51" West 524.85 feet along said fence line, Thence North 89°56'36" East 1258.93 feet along said fence line, Thence SOUTH 1344.34 feet to the point of beginning.

PARCEL 4:

A tract of land located in Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 00°05'54" East along the east line of said Section 17, described as follows:
Beginning at a point which is North 00°05'54" East 3431.47 feet along the section line and WEST 4302.47 feet from the Southeast Corner of Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and running thence along that certain Boundary Line Agreement on file in the Office of the Summit County Recorder as Entry No. 445573 in Book 935 at Page 666–673 (which said boundary line agreement makes reference to survey filed by No. 041–5810441 William Jordan (1994) as Survey No. S–1699) the following (6) courses South 79°02'47" West 5.47 feet, thence North 56°26'56" West 283.22 feet, Thence North 80°55'38" West 377.67 feet, Thence North 68°15'24" West 175.00 feet, Thence North 59°37'16" West 144.92 feet, Thence North 74°36'49" West 118.60 feet to an existing fence line, Thence North 00°04'51" West 988.09 feet along said fence line, Thence South 54°14'40" East 1253.92 feet, Thence South 00°00'27" East 640.01 feet to the point of beginning.

PARCEL 5:

A tract of land located in Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 00°05'54" East along the east line of said Section 17, described as follows:
Beginning at a point which is North 00°05'54" East 3125.63 feet along the section line and WEST 2724.75 feet from the Southeast Corner of Section 17, Township 2 South, Range 6 East Salt Lake Base and Meridian and running thence along that certain Boundary Line Agreement on file in the Office of the Summit County Recorder as Entry No. 445573 in Book 935 at Page 666–673 (which said boundary line agreement makes reference to a survey filed by William Jordan (1994) as Survey No. S–1699) the following (6) courses thence North 67°54'50" West 241.95 feet, Thence North 28°54'49" West 110.93 feet, Thence North 75°24'46" West 404.28 feet, Thence South 85°11'31" West 226.45 feet, Thence North 11°51'19" East 167.77 feet, Thence South 79°02'47" West 698.89 feet, Thence North 0°00'14" West 610.01 feet more or less to the centerline of a 60 foot wide right of way, the next (9) courses are along said right of way, Thence North 89°55'10" East 45.19 feet, Thence 116.87 feet along the arc of a 300.00 foot radius curve to the right (LCB = South 78°55'14" East 116.13 feet), Thence South 67°45'37" East 531.21 feet, Thence 11.55 feet along the arc of a 100 foot radius curve to the left (LCB = South 71°04'06" East 11.54 feet) Thence South 74°22'36" East 404.31 feet, Thence 46.82 feet along the arc of a 100.00 foot radius curve to the right (LCB = South 60°57'54" East 46.39 feet) thence South 47°33'13" East 375.92 feet, Thence 47.52 feet along the arc of a 100.00 foot radius curve to the left (LCB = South 61°10'05" East 47.08 feet) Thence South 74°46'56" East 259.00 feet, Thence South 21°17'31" West 228.60 feet to the point of beginning.

PARCEL 6:

A 60 foot wide right of way appurtenant to Parcels 1 through 5 as disclosed in that certain Warranty Deed recorded March 07, 2006 as Entry No. 770684 in Book 1775 Page 983 of Official Records, wherein the centerline of right of way is more particularly described as follows:
A centerline description of a 60' wide right of way located in Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 00°05'54" East along the east line of said section 17, described as follows:
Beginning at a point which is North 00°05'54" East 2992.66 feet along the section line and WEST 1836.16 feet from the Southeast Corner of Section 17, Township 2 South, Range 6 East Salt Lake Base and Meridian and running thence WEST 6.10 feet, Thence 63.13 feet along the arc of a 80.00 foot radius curve to the left LCB = South 67°23'36" West 61.50 feet) thence South 44°47'12" West 107.46 feet, Thence 119.58 feet along the arc of a 80.00 foot radius curve to the right LCB = South 87°36'25" West 108.75 feet), Thence No. 041–5810441 North 49°34'23" West 631.76 feet, Thence 88.00 feet along the arc of a 200.00 foot radius curve to the left LCB = North 62°10'40" West 87.29 feet), thence North 74°46'56" West 259.00 feet, Thence 47.52 feet along the arc of a 100.00 foot radius curve to the right (LCB = North 61°10'05" West 47.08 feet), Thence North 47°33'13" West 375.92 feet, Thence 46.82 feet along the arc of a 100.00 foot radius curve to the left LCB = North 60°57'54" West 46.39, Thence North 74°22'36" West 404.31 feet, Thence 11.55 feet along the arc of a 100.00 foot radius curve to the right (LCB = North 71°04'06" West 11.54 feet), Thence North 67°45'37" West 531.21 feet, Thence 116.87 feet along the arc of a 300.00 foot radius curve to the left (LCB = North 78°55'14" West 116.13 feet), Thence South 89°55'10" West 45.19 feet to the point of ending.

SURVEYED PERIMETER DESCRIPTION:

A parcel of land lying and situate in Section 17, Township 2 South, Range 6 East, Salt Lake Base and Meridian. Comprising the combined 140.95 acres contained in Parcels 1 through 5 described in that certain Warranty Deed recorded June 20, 2017 as Entry 1071908, in Book 2415, at Page 362 of the Summit County Records. Basis of Bearing for subject description is South 89°46'30" West 7998.38 feet between the brass cap monuments marking the Southeast Corner of Section 17 and the South Quarter Corner of Section 18, Township 2 South, Range 6 East, Salt Lake Base and Meridian. Subject parcel being more particularly described as follows:

Commencing at said Southeast Corner of Section 17, thence North 00°11'33" West 2304.77 feet coincident with the center line of Main Street; Thence
South 89°47'01" West 1831.91 feet to a number five rebar and cap stamped "High Mountain" an ancient fence corner and the True Point of Beginning:
Thence the following twenty four (24) courses along an ancient fence line, 1) North 70°56'02" West 240.57 feet; 2) North 70°34'45" West 365.96 feet; 3) North 06°08'50" East 224.97 feet to a number 5 rebar and cap stamped "High Mountain"; 4) North 23°01'06" West 133.56 feet; 5) North 69°35'32" West 66.66 feet to a number five rebar and unreadable orange plastic cap; 6) North 42°02'47" West 329.08 feet to a number five rebar and cap stamped "High Mountain"; 7) North 68°07'49" West 250.49 feet; 8) North 29°07'48" West 110.93 feet to a number five rebar and an unreadable orange plastic cap; 9) North 75°37'45" West 404.28 feet to a number five rebar and cap stamped "High Mountain"; 10) South 84°58'32" West 226.45 feet a number five rebar and cap stamped "High Mountain"; 11) North 01°02'20" East 167.77 feet a number five rebar and cap stamped "High Mountain"; 12) South 78°49'48" West 704.36 feet; 13) North 56°39'55" West 283.22 feet to a number five rebar; 14) North 81°08'37" West 377.67 feet; 15) North 68°28'23" West 175.00 feet; 16) North 59°50'15" West 144.92 feet to a number five rebar; 17) North 74°49'48" West 118.60 feet; 18) North 00°17'50" West 1512.94 feet a number five rebar and cap stamped "High Mountain"; 19) North 89°43'37" East 2023.02 feet; 20) South 08°11'56" West 248.45 feet; 21) South 41°41'32" East 71.78 feet a number five rebar and cap stamped "High Mountain"; 22) South 60°05'09" East 981.39 feet a number five rebar and cap stamped "High Mountain"; 23) South 60°38'10" East 691.04 feet a number five rebar and cap stamped "High Mountain"; 24) South 00°12'59" East 1893.13 feet to the point of beginning.

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE REPORT ORDER NO. 041–5810441
SCHEDULE B – Section 2 Exceptions
Amendment No. 1

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. NON–SURVEY ISSUE
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. NON–SURVEY ISSUE
3. Easements, claims of easements or encumbrances which are not shown by the public records. NON–SURVEY ISSUE
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records. NONE FOUND
5. Patented and unpatented mineral and/or mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. 6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. NON–SURVEY ISSUE
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment. NON–SURVEY ISSUE
8. This exception has been deleted and will not appear in a final report or policy to be issued.
9. This exception has been deleted and will not appear in a final report or policy to be issued.
10. This exception has been deleted and will not appear in a final report or policy to be issued.
11. This exception has been deleted and will not appear in a final report or policy to be issued.
12. This exception has been deleted and will not appear in a final report or policy to be issued.
13. The LAND is included within the boundaries of Weber Basin Water Conservancy District, Summit County Special Service District No. 1 and Rhoades Valley Recreational Service District, and is subject to charges and assessments made thereby. NON–SURVEY ISSUE
14. 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 01, 2013 as Entry No. 969183 in Book 2183 at Page 1168 of Official Records. NON–SUREVY ISSUE
(The following affects portion of Parcel 2)
15. An easement over, across or through the Land for sewer and incidental purposes, as granted to Kamas Town by Instrument recorded September 05, 1969 as Entry No. 109734 in Book M22 at Page 447 of Official Records. LOCATION DEPICTED HEREON
16. An easement over, across or through the Land for water distribution and incidental purposes, as granted to Board of Water Resources by Instrument recorded July 30, 1975 as Entry No. 127689 in Book 69 at Page 119 of Official Records.
NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description. UNABLE TO ASCERTAIN LOCATION
(The following affects Parcel 5, together land not included herein)
17. Notice of Interest recorded February 28, 2001 as Entry No. 583338 in Book 1356 at Page 162 of Official Records, wherein it states the following, to–wit: Grassy Creek, L.L.C. Claims an interest real Property an Agreement between Grassy Creek, L.L.C and the Robert W. Fitzgerald Family Trust, trust executed in February, 1999. ALL OF THE SUBJECT PARCELS ARE CONTAINED IN NOTICE DESCRIPTIONS
18. Memorandum Lot Line Adjustment for Kamas Meadows recorded October 07, 2005 as Entry No. 753792 in Book 1741 at Page 330 of Official Records.
(The following affects Parcels 1, 2, 3 and 5). AFFECTS SUBJECT PARCELS
19. A Right of Way as described in Warranty Deed recorded March 07, 2006 as Entry No. 770684 in Book 1775 at Page 983 of Official Records.
20. Any irregularity in the foreclosure proceedings leading up to the Trustee's Deed recorded January 04, 2013 as Entry No. 960949 in Book 2165 at Page 153 of Official Records. NON–SURVEY ISSUE
(The following affects Southeasterly Portion of Parcel 1)
21. An easement over, across or through the Land for waste water collection and incidental purposes, as granted to Kamas City, a independent special City of the State of Utah by Instrument recorded February 11, 2013 as Entry No. 963402 in Book 2170 at Page 846 of Official Records. AS DEPICTED HEREON
(The following affects Easterly Portion of Parcel 1)
22. An easement over, across or through the Land for electric power transmission and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns by Instrument recorded March 06, 2013 as Entry No. 964980 in Book 2174 at Page 730 of Official Records. AS DEPICTED HEREON
(The following affects all of the land, together with other land not included herein)
23. Notice Regarding Water Service and Assessments to Property Owners Receiving Irrigation Water From or Domestic Water Based Upon Shares In Beaver/Shingle Creek Irrigation Company recorded May 29, 2013 as Entry No. 971240 in Book 2188 at Page 1407 of Official Records. SUBJECT PARCELS LIE WITHIN DESCRIBED BOUNDARIES. NON–SURVEY ISSUE AS TO EFFECT.
24. There is no recorded means of access from a public roadway to the Land, but it is assumed that there exists a valid and subsisting easement over and across an adjoining land for that purpose. The No. 041–5810441 Company does not insure against any loss, damage, claims or rights which would be denied or limit access based on a contrary state of facts. ACCESS TO SUBJECT PROPERTY IS VIA A DEDICATED PUBLIC ROADWAY
25. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. NON SURVEY ISSUE
26. Any prior reservations and/or any minerals in or under said Land including, but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights, lease rights and easement rights or other matters relating thereto, whether expressed or implied.
(The following exception affects Parcel 1)
27. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of $ 52.23. Tax Parcel No. CD–541–A. NON SURVEY ISSUE
(The following exception affects Parcel 2)
28. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of $ 62.42. Tax Parcel No. CD–541–B. NON SURVEY ISSUE
(The following exception affects Parcel 3)
29. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of $ 48.86. Tax Parcel No. CD–541–C. NON SURVEY ISSUE
(The following exception affects Parcel 4)
30. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of $ 29.20. Tax Parcel No. CD–541–D. NON SURVEY ISSUE
(The following exception affects Parcel 5)
31. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of $ 20.29. Tax Parcel No. CD–541. NON SURVEY ISSUE

Professional Land Surveyor — State of Tennessee — No. 2092 — David S. Hawkes

DATE/PLOT DATE: 05-20-21
SCALE: 1"=200'
PROJECT NUMBER: 1901001

RECORD OF SURVEY OF SUMMIT COUNTY TAX PARCELS CD–541, –541A, –541B, –541C, –541D HORSE CREEK RANCHING, LLC

LYING AND SITUATE IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
dave@boundaryconsultants.biz

DESIGNED: DEH
DRAFTED: DEH
CHECKED: DEH

SHEET 1 OF 2