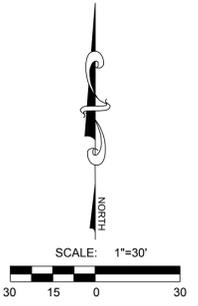
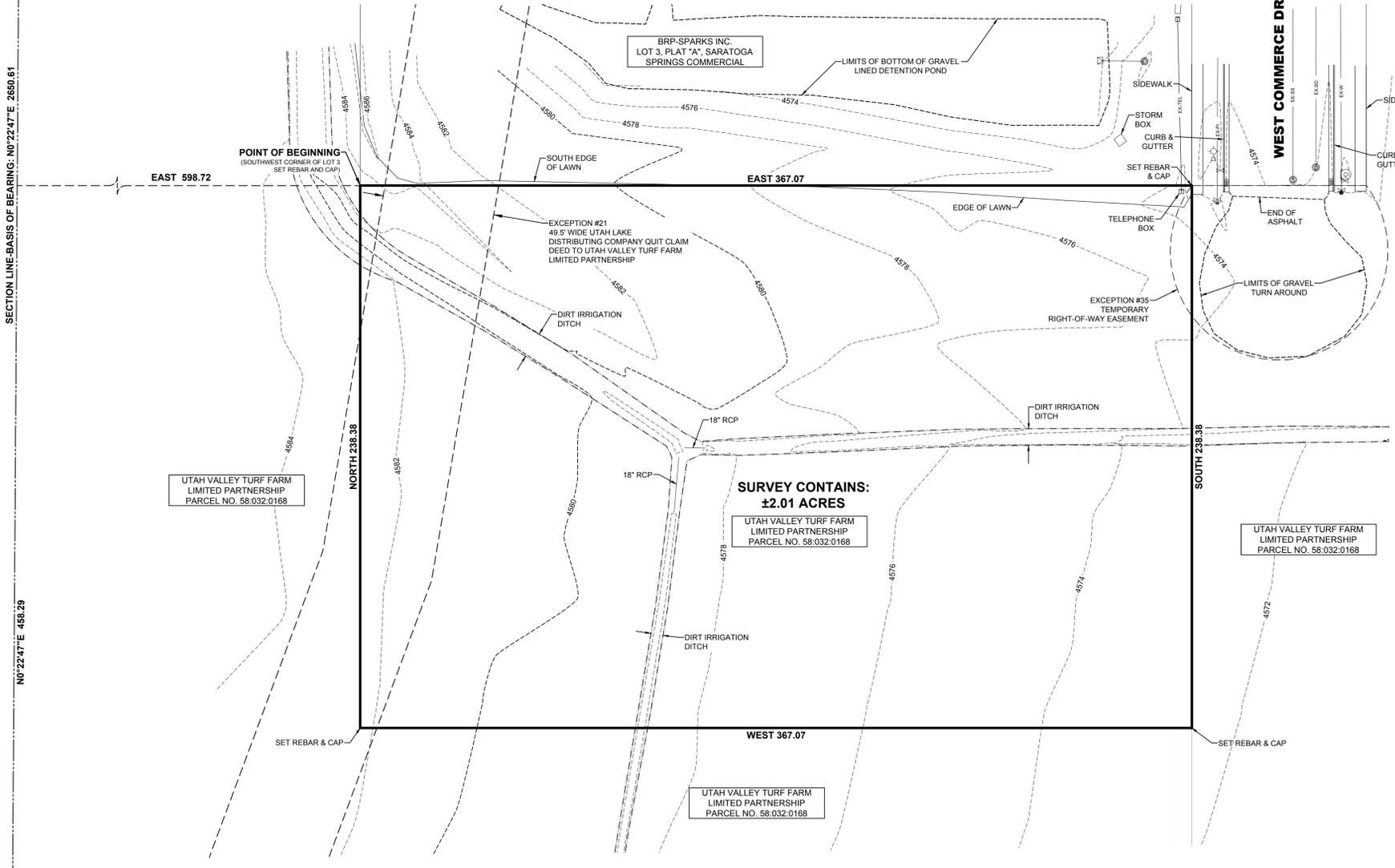


NORTHWEST CORNER SECTION 14, T5S, R1W, SLB&M (2002 UTAH COUNTY MONUMENT)

LEGEND	
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN
	EXISTING OVERHEAD POWER LINES
	EXISTING GAS LINES
	EXISTING SEWER LINES
	EXISTING WATER LINES
	EXISTING STORM DRAIN LINES
	EXISTING PRESSURIZED IRRIGATION LINES
	EXISTING TELEPHONE LINES

SECTION LINE-BASIS OF BEARING: N0°22'47"E 2650.61  
N0°22'47"E 458.29



**NOTES**

- The purpose of this survey is to provide a ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
- The Basis of Bearing for this survey is N0°22'47"E along the Section Line from the West 1/4 Corner to the Northwest Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been related to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- A title report prepared by North American Title Company, Dated: July 13, 2018, File Number: 40908-18-00613 1st Amendment was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of those reports, and is not liable for errors and omissions based on the reliance of said title reports. This title commitment includes exceptions for the larger parent parcel of property. Only those easements and title exceptions that encumber the surveyed portion of this report are shown hereon.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
  - A Original and any copies not individually signed and sealed by Surveyor.
  - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
  - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, 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 restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence together with utility maps provided by utility companies contacted through blue stakes. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.

**BOUNDARY DESCRIPTION**

A portion of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:  
Beginning at the Southwest Corner of Lot 3, Plat "A", SARATOGA SPRINGS COMMERCIAL subdivision according to the official plat thereof, said point being located N0°22'47"E along the Section Line 458.29 feet and East 598.72 feet from the West 1/4 Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence East along said subdivision 367.07 feet; thence South 238.38 feet; thence West 367.07 feet; thence North 238.38 feet to the point of beginning.  
Contains: ±2.01 Acres

**SCHEDULE B-EXCEPTIONS**

- |   |  |
|---|--|
| <p>1-8. (STANDARD EXCEPTIONS, NOT PLOTTABLE)<br/>9-19. (SUBJECT TO TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)<br/>20. Notice of Zoning Violation and the terms, conditions and limitations contained therein: Recorded: August 21, 1981 Entry No.: 24366 Book/Page: 1932/591<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>21. Right of way and easement for any and all facilities appurtenant to the maintenance of the Utah Lake Distributing Canals. Notice of Interest in Canal Property Easement and the terms, conditions and limitations contained therein: Recorded: October 31, 2002 Entry No.: 129142/2002<br/>Quit Claim Deed: Grantor: Utah Lake Distributing Company successor in interest to Utah Lake Irrigation Company Grantee: Utah Valley Turf Farm Limited Partnership, an Arizona limited partnership Dated: September 24, 2015 Recorded: February 2, 2016 Entry No.: 9847/2016<br/>(THE ABOVE LISTED QUIT CLAIM DEED CONVEYS THE INTERESTS OF UTAH LAKE IRRIGATION COMPANY TO UTAH VALLEY TURF FARM LIMITED PARTNERSHIP, SHOWN HEREON)<br/>22. Grantor: Marvin E. Pack and Cora K. Pack, his wife Grantee: Knight Power Company, a corporation Dated: December 4, 1911 Recorded: December 7, 1911 Entry No.: 4852 Book/Page: 128/153 (Exact location not disclosed)<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>23. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Marvin E. Pack and Cora K. Pack, his wife Grantee: Knight Power Company Dated: November 9, 1911 Recorded: November 13, 1911 Entry No.: 4496 Book/Page: 109/454 (Exact location not disclosed)<br/>Partial Release of Easement and the terms, conditions and limitations contained therein: Recorded: August 4, 2015 Entry No.: 70047/2015<br/>(BLANKET EASEMENT THAT INCLUDES ALL OF THE SUBJECT PROPERTY. THE PARTIAL RELEASE ONLY INCLUDES THAT PROPERTY THAT IS PLATTED AND LYING NORTH OF THE SUBJECT PROPERTY, NOT SHOWN HEREON)<br/>24. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: M.E. Pack and Cora K. Pack, his wife Grantee: The Telluride Power Company Dated: April 9, 1912 Recorded: June 20, 1916 Entry No.: 4116 Book/Page: 163/267 (Exact location not disclosed)<br/>(BLANKET EASEMENT THAT INCLUDES ALL OF THE SUBJECT PROPERTY)<br/>25. Reservation contained in Grant of Right of Way and the terms, conditions and limitations contained therein: Recorded: July 7, 1947 Entry No.: 8993 Book/Page: 470/395<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>26. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: The Federal Land Bank of Berkeley Grantee: State Road Commission of Utah Dated: August 24, 1948 Recorded: October 29, 1948 Entry No.: 9764 Book/Page: 513/330<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>27. Reserving and excepting unto the FEDERAL LAND BANK OF BERKELEY, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and full enjoyment, dated April 28, 1952 and recorded June 25, 1952, as Entry No. 6630, in Book 606, at Page 554, of Official Records.<br/>(BLANKET EASEMENT THAT INCLUDES ALL OF THE SUBJECT PROPERTY)<br/>28. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: M.S. Home Grantee: Utah Department of Transportation Dated: February 22, 1995 Recorded: April 11, 1995 Entry No.: 21946 Book/Page: 3654/773<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)</p> | <p>29. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: William Douglas Home and Margaret B. Home, Trustees of the William Douglas Home Family Revocable Trust dated 10/16/1992 Grantee: Utah Department of Transportation Dated: January 27, 1995 Recorded: April 11, 1995 Entry No.: 21947 Book/Page: 3654/775<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>30. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Utah Valley Turf Farm Limited Partnership Grantee: Utah Department of Transportation Dated: June 18, 2010 Recorded: July 16, 2010 Entry No.: 59076/2010<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>31. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Utah Valley Turf Farm Limited Partnership Grantee: City of Saratoga Springs Dated: February 6, 2014 Recorded: February 6, 2014 Entry No.: 6321/2014<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>32. Reservations contained in Special Warranty Deed and the terms, conditions and limitations contained therein: Grantor: Utah Department of Transportation Recorded: October 21, 2015 Entry No.: 95690/2015<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>33. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Utah Valley Turf Farm Limited Partnership Grantee: Utah Department of Transportation Dated: October 15, 2015 Recorded: October 21, 2015 Entry No.: 95693/2015<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>34. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Utah Valley Turf Farm Limited Partnership Grantee: Utah Department of Transportation Dated: October 15, 2015 Recorded: October 21, 2015 Entry No.: 95695/2015<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>35. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Utah Valley Turf Farm Limited Partnership Grantee: City of Saratoga Springs Dated: January 20, 2016 Recorded: January 21, 2016 Entry No.: 5416/2016<br/>(TEMPORARY RIGHT-OF-WAY EASEMENT AS SHOWN HEREON)<br/>36. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Utah Valley Turf Farm Limited Partnership Grantee: City of Saratoga Springs Dated: January 20, 2016 Recorded: January 21, 2016 Entry No.: 5417/2016<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>37. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Utah Valley Turf Farm Limited Partnership Grantee: City of Saratoga Springs Dated: January 20, 2016 Recorded: January 21, 2016 Entry No.: 5418/2016<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>38. Utah Department of Transportation Right of Entry and Occupancy Agreement and the terms, conditions and limitations contained therein: Recorded: January 29, 2009 Entry No.: 9192/2009<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>39. Utah Department of Transportation Right of Entry and Occupancy Agreement and the terms, conditions and limitations contained therein: Recorded: July 11, 2014 Entry No.: 47913/2014<br/>40. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantee: CITY OF SARATOGA SPRINGS Recorded: December 14, 2016 Entry No.: 125805/2016<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>41. LEASE: Lessor: John H. Williamson and Gloria B. Williamson, husband and wife Lessee: Collins Bros. Oil Company Dated: December 29, 1952 Recorded: April 25, 1953 Entry No.: 4846 Book/Page: 615/60 (Includes other property)<br/>(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)<br/>42-48. (SUBJECT TO TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)</p> |
|---|--|

WEST 1/4 CORNER SECTION 14, T5S, R1W, SLB&M (1990 UTAH COUNTY MONUMENT)



*Chad A. Poulsen*  
Chad A. Poulsen, PLS  
November 28, 2018  
Date

TO: THE STATE OF UTAH, NORTH AMERICAN TITLE COMPANY, and their respective successors and assigns, as follows:  
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, 2, 3, 4, 5, 11, 13 and 17 of Table A thereof. The field work was completed on September 11, 2018.

**LEI**  
A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
office@lei-eng.com  
www.lei-eng.com

**ALTA/NSPS LAND TITLE SURVEY**  
LOCATION: NW 1/4 OF SECTION 14, T5S, R1W, SLB&M, SARATOGA SPRINGS, UTAH  
**PROPERTY OF: UTAH VALLEY TURF FARM LIMITED PARTNERSHIP**  
PREPARED FOR: STATE OF UTAH

REVISIONS	
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LEI PROJECT #:	2018-0054
DRAWN BY:	CAP
DESIGNED BY:	CAP
SCALE:	1"=30'
DATE:	11/28/2018
SHEET	1