

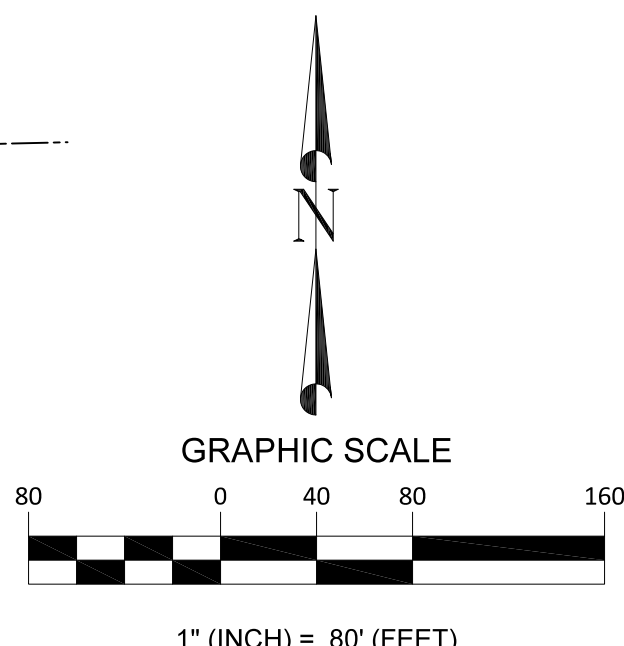
LEGEND

	Power Pole		Well Head		Storm Inlet (Square)
	Power Pole w/Light		Tower		Storm Inlet (Round)
	Light Pole		Water Valve		Catch Basin
	Guy Wire		Fire Hydrant		Storm Pipe
	Ground Light		Water Meter		Sanitary Clean Out
	Electric Manhole		Sprinkler Head		Gas Valve
	Telephone Manhole		Tree (Size As Noted)		Gas Manhole
	Telephone Pedestal		Pine Tree		Gas Meter
	Electric Meter		Water Manhole		Sanitary Sewer Manhole
	Cable Box		Brass Cap Monument		Storm Drain Manhole
	Air Conditioner Unit		Found Property Corner		Street Sign
	Property Corner		Handicap Parking		

	Fence Line
	Edge Of Asphalt
	Gas Line
	Storm Drain Line
	Sanitary Sewer Line
	Water Line
	Overhead Power Line
	Section Corner Monument

SOUTHWEST CORNER SECTION 7, T26S, R22E, SLB&M

BASIS OF BEARING
S 89°58'50" W 2608.1'

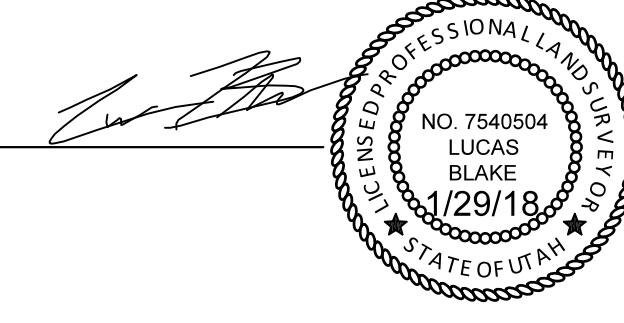


SURVEYOR'S CERTIFICATE

TO: Danette H. Groesbeck, Successor Trustee of THE HOLYOAK FAMILY TRUST, Stewart Title Guaranty Company, 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, 4, 5, 6a, 8, 11, 13, 15 OF TABLE A THEREOF.

THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED AUGUST 28, 2017, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. EXCEPT AS SHOWN, THE LOCATION OF ALL IMPROVEMENTS IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.



Lucas Blake
License No. 7540504

BOUNDARY DESCRIPTION

RECORDED DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER SECTION 7, T26S, R22E; THENCE WEST ALONG SAID SECTION LINE 660 FEET; THENCE NORTHEASTERLY TO A POINT 1301.39 FEET NORTH AND 1950.55 FEET EAST OF SOUTHWEST CORNER SECTION 7; THENCE NORTH 88° 41' 13.2" EAST 91.32 FEET; THENCE NORTH 89° 45' EAST 177 FEET; THENCE NORTH 53° 54' EAST 22.65 FEET; THENCE NORTH 63.05 FEET TO THE SOUTH LINE U.S. HWY 191 R/W; THENCE SOUTH 65° 39' EAST ALONG SAID R/W TO EAST LINE SE1/4 SW1/4 SECTION 7, SOUTH ALONG SAID 40 AC LINE TO POINT OF BEGINNING. 19.05 ACRES. PARCEL NO. 02-0007-0090

SURVEYED DESCRIPTION

Beginning at the South Quarter corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and running along the South Section line thence South 89°58'50" West 652.9 feet (RECORD=660.0') to a point on the Bentley & Jelsteen tract; along the said tract the following three calls: thence North 00°44'00" West 644.5 feet; thence North 01°25'00" West 64.80 feet; thence North 00°14'00" East 591.4 feet to a point on the Brown tract; thence North 88°41'00" East 91.1 feet (Record=91.32'); thence North 89°45'00" East 177.00 feet; thence North 53°54'00" East 22.6 feet; thence North 63.0 feet, more or less, to a point on the south right-of-way of Highway 191; thence along right-of-way South 65°39'00" East 403.1 feet to the Center of Section line; thence South 00°18'57" East 1213.5 feet to the point of beginning, having an area of 852,064 square feet, 19.56 acres.

TITLE EXCEPTIONS

Schedule Bill Exceptions, Stewart Title Guaranty Company
File No. 10902 Dated AUGUST 28, 2017 @ 2:46 P.M.

- Storm Drainage Easement between A Dan Holyoak and Jean F. Holyoak Family Trust as Granters and Grand County, as Grantee, an easement of Utility for Storm Drainage recorded April 23, 2001 as Entry No. 453792 in Book 561 at page 46.
*EASEMENT IS PLATED AND LABELED.
- Deed Restriction by Jean F. Holyoak, dated September 15, 2014 and recorded September 15, 2014 as Entry No. 507083 in Book 811 at page 129.
*1. Shall not exceed 800 gross square feet, as defined in the Grand County Land Use Code,
2. Shall not be condominiumized or sold separately,
3. Shall not be rented to for periods of less than thirty consecutive days, and
4. Shall not exceed an occupancy greater than 2 persons per bedroom.
This is not plated.

NARRATIVE

The Basis of Bearings is South 89°58'50" West between the South 1/4 corner and the Southwest corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian. NAD 83 COORDINATES

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground. The center of section line was determined by found rebar and aluminum cap located with survey and noted on plat. There are discrepancies between this location and the North 1/4 corner monument of Section 7 but held the found rebar and fence lines.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN

ALTA/NSPS SURVEY
1248 SOUTH HIGHWAY 191
MOAB, UT 84532
WILLIAM HANSEN



30 South 100 East
Moab, UT 84532
435.259.8171

Project	145-17
Date	1/9/18
Sheet	1 of 1