

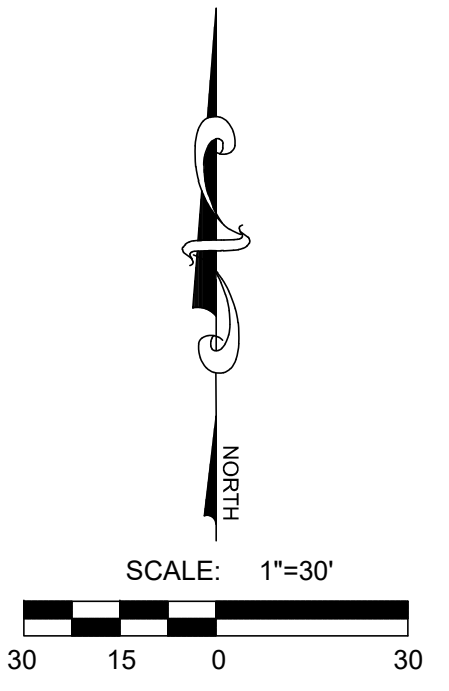
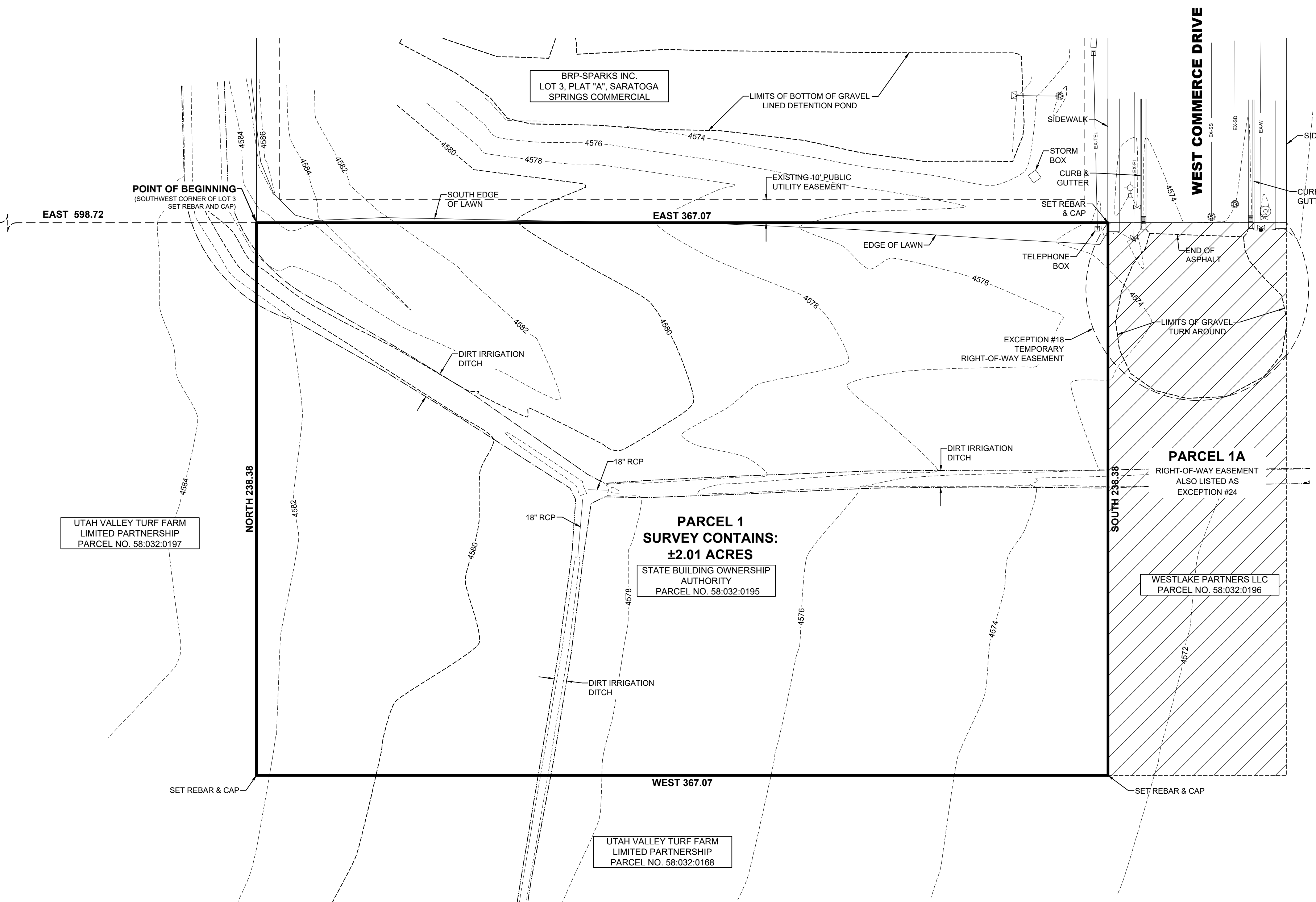
NORTHWEST CORNER SECTION 14, T5S, R1W, SLB&M
(2002 UTAH COUNTY MONUMENT)

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 2650.51'

N0°22'47"E 458.29'

WEST 1/4 CORNER SECTION 14, T5S, R1W, SLB&M (1900 UTAH COUNTY MONUMENT)



- 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. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
 - 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 commitment prepared by Cottonwood Title Insurance Agency, Dated: April 23, 2020, File Number: 123103-JTB 2nd Amended 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:
 - 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.
 - This property is located in Flood Zone "X", according to the Flood Insurance Rate Map Panel No. 4955170115 B, Effective Date: July 17, 2002.

BOUNDARY DESCRIPTION

PARCEL 1:
A portion of the Northwest quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and 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 North 00°22'47" East along the section line 458.29 feet and East 598.72 feet from the West quarter corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and 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

PARCEL 1A:
A non-exclusive right of way and easement for unobstructed pedestrian and vehicular ingress and egress, appurtenant to Parcel 1 described herein, as granted in that certain Right of Way and Easement Grant recorded August 27, 2019 as Entry No. 82885-2019 of the official records of the Utah County Recorder, on, over, across and through the following described land:
A portion of the Northwest quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:
Beginning at the Southeast corner of Lot 3, Plat "A", Saratoga Springs Commercial Subdivision, according to the official plat thereof, said point being located North 00°22'47" East along the section line 458.29 feet and East 965.79 feet from the West quarter corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East along said subdivision 77.00 feet; thence South 238.38 feet; thence West 77.00 feet; thence North 238.38 feet to the point of beginning.

- SCHEDULE B-EXCEPTIONS**
- (STANDARD EXCEPTIONS, NOT PLOTTABLE)
 - (SUBJECT TO TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
Notice of Zoning Violation and the terms, conditions and limitations contained therein; Recorded: August 21, 1981 Entry No.: 24306 Book/Page: 1932/591
 - (EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)
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
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.: 86472016
(THE ABOVE LISTED QUIT CLAIM DEED CONVEYS THE INTERESTS OF UTAH LAKE IRRIGATION COMPANY TO UTAH VALLEY TURF FARM LIMITED PARTNERSHIP, SHOWN HEREON)
 - Grant of Right of Way in favor of Knight Power Company, a corporation for a right-of-way to erect and maintain a line of poles for an electric transmission line or circuit, over and across said Land and incidental purposes, by instrument dated December 4, 1911 and recorded December 7, 1911, as Entry No. 4852, in Book 128, at Page 155. (exact location not disclosed)
 - (BLANKET EASEMENT THAT INCLUDES ALL OF THE SUBJECT PROPERTY)
Grant of Right of Way in favor of Knight Power Company, a corporation to erect and maintain a line of poles for an electric transmission line and other equipment over, under and across said Land and incidental purposes, by instrument dated December 4, 1911 and recorded December 7, 1911, as Entry No. 4852, in Book 128, at Page 155. (exact location not disclosed)
 - (EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)
Easement in favor of Telluride Power Company, a Colorado Corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded June 20, 1916, as Entry No. 4116, in Book 163, at Page 267. (exact location not disclosed)
 - (BLANKET EASEMENT THAT INCLUDES ALL OF THE SUBJECT PROPERTY)
Right of Way for The Saratoga Canal, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Canal; (ii) the uncertainty of the boundaries of said Canal; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
(NOT A PLOTTABLE MATTER OF SURVEY)
 - Right of Entry and Occupancy Agreement between Utah Valley Turf Farm Limited Partnership, an Arizona Limited Partnership and Utah Department of Transportation, dated June 18, 2014 and recorded July 11, 2014 as Entry No. 47913-2014.
(EXCEPTION PLOTS OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY)
 - Right of Way and Easement Grant in favor of the City of Saratoga Springs, a municipal corporation of the State of Utah for a temporary right-of-way and easement for the sole purpose of using a portion of the Land as a temporary vehicle turnaround area, dated January 20, 2016 and recorded January 21, 2016 as Entry No. 5416-2016.
(TEMPORARY RIGHT-OF-WAY EASEMENT AS SHOWN HEREON)
 - Agreement by and among Utah Valley Turf Farm Limited Partnership, an Arizona limited partnership, WPI Enterprises, Inc., a Utah corporation, and HSC Saratoga Springs, LLC, an Alabama limited liability company dated January 19, 2016 and recorded February 2, 2016 as Entry No. 8652-2016.
(SUBJECT TO TERMS AND CONDITIONS OF THIS EXCEPTION, NO PLOTTABLE MATTERS OF SURVEY)
 - Subject to the following matters disclosed on that certain survey prepared by Engineers Surveyors Planners, having been certified under the date of November 28, 2016, as Job No. 2016-0054, by Chad A. Poulsen, a Professional Land Surveyor holding License No. 501182:
 - Telephone Box, Dirt Irrigation Ditch located on and across the property without dedicated easements and any prescriptive easement rights associated with the same
 - (MATTERS OF SURVEY ARE SHOWN HEREON)
Owner's Covenant by Westlake Partners, LLC, an individual/Utah limited liability company/Utah corporation, recorded August 23, 2019 as Entry No. 81354-2019.
 - (SUBJECT TO TERMS AND CONDITIONS OF THIS EXCEPTION, NOT A PLOTTABLE MATTER OF SURVEY)
Notice of Approval of Subdivision Exception by Saratoga Springs Planning Director, recorded August 27, 2019 as Entry No. 82714-2019.
 - (SUBJECT TO TERMS AND CONDITIONS OF THIS EXCEPTION, NOT A PLOTTABLE MATTER OF SURVEY)
A Right of First Refusal Agreement, dated July 31, 2019, between Westlake Partners, LLC, a Utah limited liability company and the State of Utah, Division of Facilities Construction Management, a division of the Department of Administrative Services, as disclosed by that certain Notice of Interest, dated July 31, 2019 and recorded August 27, 2019 as Entry No. 82884-2019.
 - (SUBJECT TO TERMS AND CONDITIONS OF THIS EXCEPTION, NOT A PLOTTABLE MATTER OF SURVEY)
The terms and conditions of that certain Right of Way and Easement Grant recorded August 27, 2019 as Entry No. 82885-2019.
(RIGHT-OF-WAY AND EASEMENT IS SHOWN HEREON AS PARCEL 1A)
 - Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
(NOT A PLOTTABLE MATTER OF SURVEY)

SURVEYOR'S CERTIFICATE

To: UTAH STATE BUILDING OWNERSHIP AUTHORITY, WELLS FARGO BANK, NATIONAL ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS, COTTONWOOD TITLE INSURANCE AGENCY, INC. AND OLD REPUBLIC TITLE 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.

Chad A. Poulsen, PLS
Date: May 12, 2020

LEI
A Utah Corporation
ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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	
1	
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LEI PROJECT #: **2018-0054**
DRAWN BY: **CAP**
DESIGNED BY: **CAP**
SCALE: **1"=30'**
DATE: **5/12/2020**
SHEET