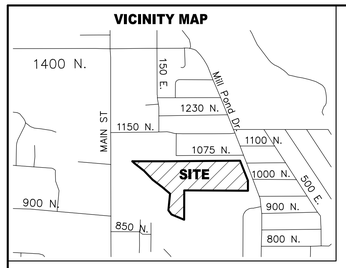
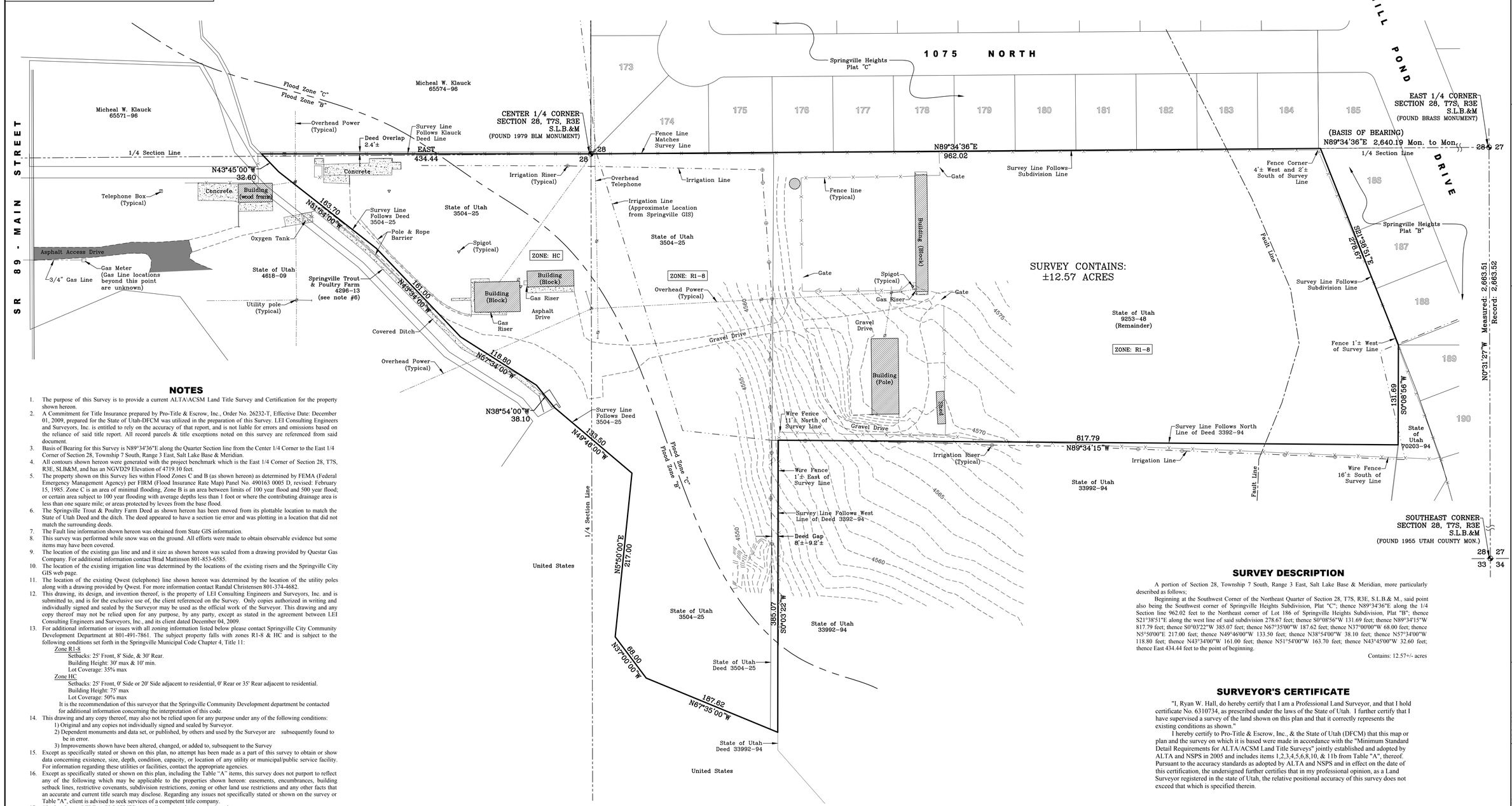
ALTA/ACSM LAND TITLE SURVEY

LOCATION: SECTION 28, T7S, R3E, SLB&M





NOTES

1. The purpose of this Survey is to provide a current ALTA\ACSM Land Title Survey and Certification for the property shown hereon.
2. A Commitment for Title Insurance prepared by Pro-Title & Escrow, Inc., Order No. 26232-T, Effective Date: December 01, 2009, prepared for the State of Utah-DFCM was utilized in the preparation of this Survey. LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of that report, and is not liable for errors and omissions based on the reliance of said title report. All record parcels & title exceptions noted on this survey are referenced from said document.
3. Basis of Bearing for this Survey is N89°34'36"E along the Quarter Section line from the Center 1/4 Corner to the East 1/4 Corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base & Meridian.
4. All contours shown hereon were generated with the project benchmark which is the East 1/4 Corner of Section 28, T7S, R3E, SLB&M, and has an NGVD29 Elevation of 4719.10 feet.
5. The property shown on this Survey lies within Flood Zones C and B (as shown hereon) as determined by FEMA (Federal Emergency Management Agency) per FIRM (Flood Insurance Rate Map) Panel No. 490163 0005 D, revised: February 15, 1985. Zone C is an area of minimal flooding, Zone B is an area between limits of 100 year flood and 500 year flood; or certain area subject to 100 year flooding with average depths less than 1 foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
6. The Springville Trout & Poultry Farm Deed as shown hereon has been moved from its plottable location to match the State of Utah Deed and the ditch. The deed appeared to have a section tie error and was plotting in a location that did not match the surrounding deeds.
7. The Fault line information shown hereon was obtained from State GIS information.
8. This survey was performed while snow was on the ground. All efforts were made to obtain observable evidence but some items may have been covered.
9. The location of the existing gas line and and it size as shown hereon was scaled from a drawing provided by Questar Gas Company. For additional information contact Brad Mattinson 801-853-6585.
10. The location of the existing irrigation line was determined by the locations of the existing risers and the Springville City GIS web page.
11. The location of the existing Qwest (telephone) line shown hereon was determined by the location of the utility poles along with a drawing provided by Qwest. For more information contact Randal Christensen 801-374-4682.
12. 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 dated December 04, 2009.
13. For additional information or issues with all zoning information listed below please contact Springville City Community Development Department at 801-491-7861. The subject property falls with zones R1-8 & HC and is subject to the following conditions set forth in the Springville Municipal Code Chapter 4, Title 11:
    - Zone R1-8
      - Setbacks: 25' Front, 8' Side, & 30' Rear.
      - Building Height: 30' max & 10' min.
      - Lot Coverage: 35% max
    - Zone HC
      - Setbacks: 25' Front, 0' Side or 20' Side adjacent to residential, 0' Rear or 35' Rear adjacent to residential.
      - Building Height: 75' max
      - Lot Coverage: 50% max

    It is the recommendation of this surveyor that the Springville Community Development department be contacted for additional information concerning the interpretation of this code.
14. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
    1) Original and any copies not individually signed and sealed by Surveyor.
    2) Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
    3) Improvements shown have been altered, changed, or added to, subsequent to the Survey
15. Except as specifically stated or shown on this plan, no attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agencies.
16. Except as specifically stated or shown on this plan, including the Table "A" items, 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 or Table "A", client is advised to seek services of a competent title company.
17. #5 rebar & cap (LEI Eng. PLS 172675) set at all corners unless noted otherwise.

SCHEDULE B - SECTION 2 EXCEPTIONS

1-16. Not plottable

SURVEY DESCRIPTION

A portion of Section 28, Township 7 South, Range 3 East, Salt Lake Base & Meridian, more particularly described as follows;

Beginning at the Southwest Corner of the Northeast Quarter of Section 28, T7S, R3E, S.L.B.& M., said point also being the Southwest corner of Springville Heights Subdivision, Plat "C"; thence N89°34'36"E along the 1/4 Section line 962.02 feet to the Northeast corner of Lot 186 of Springville Heights Subdivision, Plat "B"; thence S21°38'51"E along the west line of said subdivision 278.67 feet; thence S0°08'56"W 131.69 feet; thence N89°34'15"W 817.79 feet; thence S0°03'22"W 385.07 feet; thence N67°35'00"W 187.62 feet; thence N37°00'00"W 68.00 feet; thence N5°50'00"E 217.00 feet; thence N49°46'00"W 133.50 feet; thence N38°54'00"W 118.80 feet; thence N43°34'00"W 161.00 feet; thence N51°54'00"W 163.70 feet; thence N43°45'00"W 32.60 feet; thence East 434.44 feet to the point of beginning.

Contains: 12.57+/- acres

SURVEYOR'S CERTIFICATE

"I, Ryan W. Hall, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6310734, as prescribed under the laws of the State of Utah. I further certify that I have supervised a survey of the land shown on this plan and that it correctly represents the existing conditions as shown."

I hereby certify to Pro-Title & Escrow, Inc., & the State of Utah (DFCM) that this map or plan and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes items 1,2,3,4,5,6,8,10, & 11b from Table "A", thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the state of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Signature

Date

REVISION	DATE	BY
-	-	-

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ALTA/ACSM LAND TITLE SURVEY
SECTION 28, T.7S., R.3E., S.L.B.&M. - SPINGVILLE, UTAH

PROPERTY OF: STATE OF UTAH
PREPARED FOR: STATE OF UTAH - DFCM

DESIGNER: RWH	PROJECT: 09-0711	
DATE: 09/17/2009	SCALE: 1" = 60'	
DRAWN BY: RWH		

SHEET 1