

# ALTA/NSPS TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33  
T3S, R1W, SLB&M,  
SALT LAKE COUNTY, UTAH

## NOTES:

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF
- DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
- THE COORDINATES ARE REFERENCED TO A LOCAL US COORDINATE SYSTEM.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA, 3D INC. FOR ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON VARA 3D, INC. RELIED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 163205-BHP, DATED OCTOBER 11, 2022 @ 7:30 A.M.
- NO OFFSITE OR APPURTENANT EASEMENTS WERE PROVIDED THAN THOSE GIVEN IN THE TITLE REPORT.
- PARKING SPACES – NONE
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED WHEN CONDUCTING FIELDWORK.
- VERTICAL RELIEF INFORMATION WAS DETERMINED BY GROUND SURVEY WITH 1' CONTOURS SHOWN. SEE BASIS OF ELEVATION BELOW FOR DATUM IDENTIFICATION.
- UNDERGROUND UTILITY LOCATION CONDUCTED ON SITE IS LIMITED TO A MAXIMUM DEPTH PENETRATION OF 3'-7" DEEP AND THE MINIMUM PIPE/UTILITY MUST BE 1" IN DIAMETER FOR EVERY FOOT OF SOIL IF IT IS TO BE LOCATED. THE DEPTH OF THE READING IS ALSO DEPENDENT ON THE COMPOSITION OF SOILS IN THE AREA BEING SURVEYED, PIPE MATERIALS AND INACCESSIBLE AREAS.
- NO EVIDENCE OF DIVISIONS OR PARTY WALLS WERE NOT OBSERVED.
- TRADITIONAL SURVEY METHODS WERE USED IN THIS SURVEY WHILE MAINTAINING INDUSTRY STANDARDS FOR PRECISION.
- ADDRESS WAS NOT OBSERVED.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE AMOUNT OF \$1 MILLION TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

## BASIS OF BEARING:

COMMENCING AT A FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE SOUTHEAST CORNER OF SECTION 33, T3S, R1W, SLB&M, WHENCE A FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 33, T3S, R1W, SLB&M BEARS NORTH 89°48'54" WEST A DISTANCE OF 2,625.45 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION

## BASIS OF ELEVATION:

BENCH MARK POINT IS A FOUND FLAT 2.5" BRASS MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4514.77 FEET PER TIE SHEET 351W3302.

## FLOOD ZONE NOTE

THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", NO SPECIAL FLOOD HAZARD AREAS, ALL AREAS WITHIN 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP INDEX, MAP NUMBER 49035C0439H, EFFECTIVE 11/19/21.

## ZONING INFORMATION

ZONES: ZONE WITHIN THE PROJECT AREA IS RR-22 (RESIDENTIAL ZONE)  
PERMITTED USE: AGRICULTURE, SINGLE FAMILY, PARKS, PETS, FARM ANIMALS  
CONDITIONAL USE: RESIDENTIAL UNITS FOR ELDERLY AND DISABLED, CHURCH, PUBLIC, HOME OCCUPATIONS, HOME ON PRIVATE LANE, MOVE-ON

### SITE RESTRICTION BUILDING SETBACKS:

- A-FRONT: MINIMUM: 15', ATTACHED GARAGE MINIMUM: 25'
- B-REAR: MINIMUM: 25', ATTACHED PATIO OR PORCH MINIMUM: 15'
- C-SIDE: MINIMUM: 8', GARAGE SIDE MINIMUM: 10',

- MINIMUM LOT SIZE: 21,780 SQ.FT.
- MINIMUM LOT FRONTAGE: 45'
- MAXIMUM BUILDING HEIGHT: 35'

## NARRATIVE

THIS SURVEY WAS PREPARED FOR KELLY CHECKETS TO REESTABLISH THE PROPERTY CORNERS AND COMPLETE AN ALTA SURVEY OF THE PARCEL BOUNDARY, SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE LINE FORMED BETWEEN A FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE SOUTHEAST CORNER OF SECTION 33, T3S, R1W, SLB&M AND A FOUND STANDARD FLAT BRASS 2.5" MONUMENT SOUTH QUARTER CORNER OF SECTION 33, T3S, R1W, SLB&M BEARING NORTH 89°48'54" WEST A DISTANCE OF 2,625.45 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE WARRANTY DEED RECORDED IN SALT LAKE CITY RECORDER OFFICE WITH ENTRY NUMBER 14226055 AND FILED ON APRIL 9, 2024..

THREE SECTION CORNERS AND ONE OFFSET TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE MONUMENTS FIT WITH THE RECORDED LOCATION OF THE PROPERTY AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

## NOTES CORRESPONDING TO SCHEDULE B, PART II:

- TAXES FOR THE YEAR 2024, ARE NOW A LIEN, NOT YET DUE AND PAYABLE. TAXES FOR THE YEAR 2023 WERE PAID IN THE AMOUNT OF \$4,689.16. TAX SERIAL NO. 27-33-477-015.
- SAID PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF RIVERTON CITY, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF.
- SAID PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF JORDAN VALLEY WATER CONSERVANCY DISTRICT, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF.
- SAID PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF SOUTH VALLEY SEWER DISTRICT, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF.
- ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, ETC., TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND THE RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.
- THERE ARE NO RECORDED MEANS OF INGRESS OR EGRESS TO A PUBLIC ROAD FROM SAID PROPERTY AND IT IS ASSUMED THAT THERE EXISTS A VALID AND SUBSISTING EASEMENT FOR THAT PURPOSE OVER ADJOINING PROPERTIES, BUT THE COMPANY DOES NOT INSURE AGAINST ANY RIGHTS BASED ON A CONTRARY STATE OF FACTS.
- TERMS AND CONDITIONS OF THAT CERTAIN RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED NOVEMBER 1, 1979, AS ENTRY NO. 3359197, IN BOOK 4977 AT PAGE 1030, OF OFFICIAL RECORDS.
- TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT IN FAVOR OF RIVERTON CITY, RECORDED MARCH 25, 1980, AS ENTRY NO. 3415335, IN BOOK 5074 AT PAGE 372, OF OFFICIAL RECORDS.
- NOTICE OF EASEMENT DATED JANUARY 27, 2010, EXECUTED BY THE UTAH AND SALT LAKE CANAL COMPANY, RECORDED FEBRUARY 5, 2010, AS ENTRY NO. 10892664, IN BOOK 9802 AT PAGE 174 OF OFFICIAL RECORDS.
- ANY LOSS OR CLAIM ARISING FROM THE FACT THAT THE UTAH AND SALT LAKE CANAL MAY INTERSECT THE HEREIN DESCRIBED PROPERTY, THE BOUNDARIES OF WHICH MAY BE SUBJECT TO CHANGE AND/OR UNCERTAINTY.
- DEED OF TRUST  
TRUSTOR: GREG W. BUTTERFIELD AND LISA A. BUTTERFIELD  
TRUSTEE: FIRST AMERICAN TITLE  
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., MERS SOLELY AS NOMINEE FOR W.J. BRADLEY MORTGAGE CAPITAL, LLC  
AMOUNT: \$203,500.00, PLUS INTEREST  
DATED: FEBRUARY 17, 2012  
RECORDED: MARCH 1, 2012, AS ENTRY NO. 11342396, IN BOOK 9995, AT PAGE 9550
- TRUST DEED (SECURED OPEN-END CREDIT – UNDER A REVOLVING CREDIT LINE)  
TRUSTOR: GREG W. BUTTERFIELD AND LISA A. BUTTERFIELD  
TRUSTEE: UNIVERSITY FIRST FEDERAL CREDIT UNION  
BENEFICIARY: UNIVERSITY FIRST FEDERAL CREDIT UNION  
AMOUNT: \$64,000.00, PLUS INTEREST  
DATED: FEBRUARY 6, 2018  
RECORDED: FEBRUARY 12, 2018, AS ENTRY NO. 12714137, IN BOOK 10646, AT PAGE 1466  
REQUEST FOR NOTICE WHEREIN UNIVERSITY FIRST FEDERAL CREDIT UNION REQUESTS A COPY OF ANY NOTICE OF DEFAULT AND A COPY OF ANY NOTICE OF SALE FOR THE DEED OF TRUST SHOWN HEREIN AS EXCEPTION NO. 20, SAID REQUEST DATED 02/07/2018, AND RECORDED 02/12/2018, AS ENTRY NO.12714138, IN BOOK 10646, AT PAGE 1477 OF OFFICIAL RECORDS.
- SUBJECT TO THE TERMS AND CONDITIONS OF THE GREG AND LISA BUTTERFIELD FAMILY TRUST UNDER DECLARATION OF TRUST, DATED JANUARY 29, 2021, AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.
- THE RIGHTS OF ANY TENANTS, LESSEES, THEIR CREDITORS, AND OTHER PARTIES CLAIMING BY, THROUGH OR UNDER SAID TENANTS, PURSUANT TO ANY LEASES, RENTAL AGREEMENTS, OCCUPANCY AGREEMENTS, AND/OR ASSIGNMENTS THEREOF.

## TITLE REPORT DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

BEGINNING NORTH 308 FEET AND EAST 1645.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 36.59 FEET; THENCE NORTH 40°57' EAST 129.81 FEET; THENCE EAST 381.68 FEET; THENCE SOUTH 22°03'46" WEST 143.11 FEET; THENCE WEST 238 FEET; THENCE SOUTH 2 FEET; THENCE WEST 175 FEET TO THE BEGINNING.

## SURVEYOR'S CERTIFICATE

TO: ALL INTERESTED PARTIES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2021, AND INCLUDED ITEMS 2-11, 13, 16, 19 OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA & NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS THAT WHICH IS SPECIFIED THEREIN.

JAMES V. HEINRITZ, PLS 11072412-220T  
FOR AND ON BEHALF OF VARA 3D, INC

DATE \_\_\_\_\_,

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION  
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W. SUITE 705, WASHINGTON, D.C. 20036  
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 6 MONTGOMERY VILLAGE AVENUE, SUITE 403  
GAITHERSBURG, MD 20879



VICINITY MAP N.T.S

PROJECT INFORMATION

# ALTA/NSPS TITLE SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



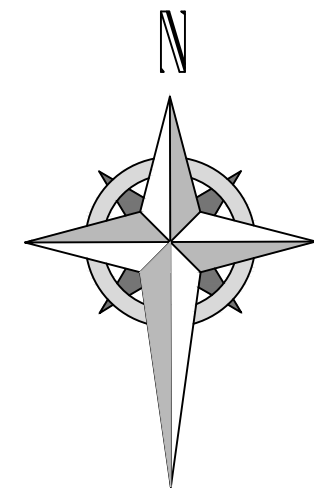
PROJECT NO. 24-RE-033	Sheet 1
DATE October 2024	2
HORIZONTAL SCALE N/A	



SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

# ALTA/NSPS TITLE SURVEY

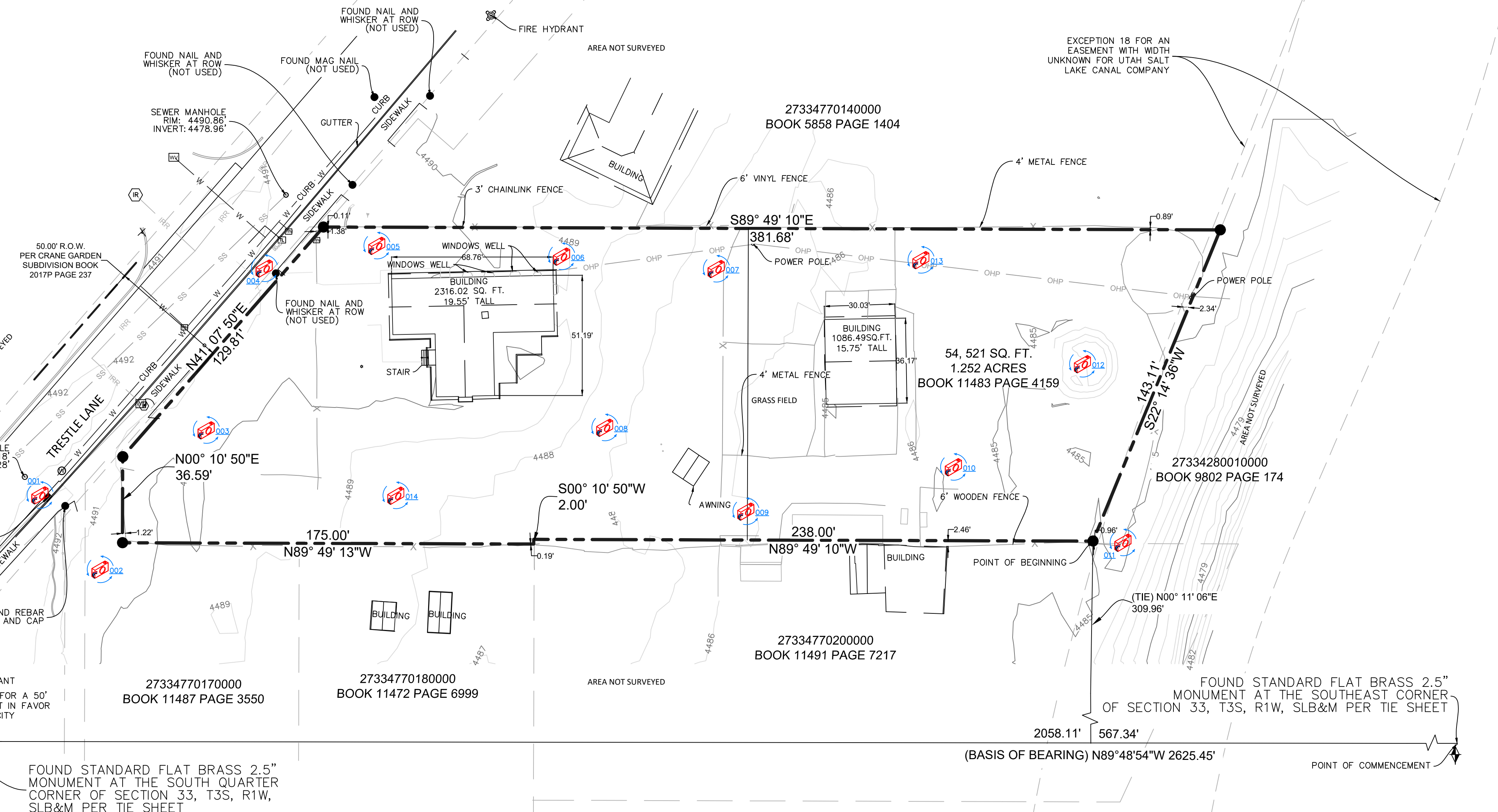
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33  
T3S, R1W, SLB&M,  
SALT LAKE COUNTY, UTAH



SCALE  
HORIZONTAL: 1" = 30'  
0 7.5' 15' 30' 45'

## LEGEND:

	BOUNDARY LINE		WATER METER
	NEIGHBOR BOUNDARY LINE		SEWER MANHOLE
	POWER LINE		DRAIN MANHOLE
	SET WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED		CATCH BASIN
	FOUND SECTION CORNERS AS NOTED		SIGN
	PANORAMIC PHOTO LOCATION		UNDERGROUND GAS LINE
	FIRE HYDRANT		UNDERGROUND COMMUNICATION LINE
	IRRIGATION CONTROL BOX		UNDERGROUND SANITARY LINE
	POWER POLE		OVERHEAD POWER LINE
	TELEPHONE BOX		UNDERGROUND WATER LINE
			UNDERGROUND IRRIGATION LINE



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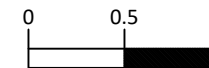
PROJECT INFORMATION

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 24-RE-033	Sheet 2
DATE October 2024	2
HORIZONTAL SCALE 1" = 30'	2



SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS