

DATE: 7/19/16 TIME: 8:09:30 AM DRAWING NAME: SUMMIT COUNTY ALTA/NSPS
DRAWING NO.: 224016-0000027 LAYOUT: SYD
SERIAL: NONE PAGE SETUP: PLOT: 33x46
SCALE: 1"=400' PROJ. MGR: ##

HALLS
XREFS:

ALTA/NSPS LAND TITLE SURVEY SUMMIT COUNTY, CLINE DAHLE PROPERTY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12 OF TOWNSHIP 1 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

TO: SUMMIT COUNTY A PUBLIC CORPORATION, RASMUSSEN ROAD, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY PROPERTY:
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, 3, 4, 5, 8, 11, 13, 15, 16, 17, 18, 19, 20 OF TABLE A THEROF. THE FIELD WORK WAS COMPLETED JUNE, 2016.



RICHARD W. MILLER
Professional Land Surveyor
Utah Certificate No. 155641

JUNE 2016
Date of Survey

LEGAL DESCRIPTIONS PER TITLE REPORT:

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°06'00" WEST, A DISTANCE OF 1339.40 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°39'31" EAST 622.00 FEET TO A POINT; THENCE SOUTH 00°27'31" WEST 280.00 FEET TO A POINT; THENCE SOUTH 81°10'08" EAST 226.00 FEET TO A POINT; THENCE NORTH 63°57'13" EAST 253.00 FEET TO A POINT; THENCE NORTH 00°27'31" EAST 200.92 FEET TO A POINT; THENCE SOUTH 89°39'31" EAST 260.59 FEET TO A POINT; THENCE SOUTH 89°28'04" EAST 200.00 FEET TO A POINT; THENCE SOUTH 10°43'16" EAST 693.17 FEET TO A POINT; THENCE NORTH 89°39'31" WEST 1265.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RASMUSSEN ROAD; THENCE NORTH 31°39'45" WEST 760.27 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE NORTH 00°08'01" EAST 37.60 FEET TO THE POINT OF BEGINNING.
TAX ID NO. PP-46-A
CONTAINS 19.200 ACRES

ADDRESS: 2922 WEST RASMUSSEN ROAD, PARK CITY, UT 84098

PARCEL 2:

BEGINNING AT A POINT NORTH 0°27'13" WEST 661.15 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 398.13 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 1-80; THENCE RUNNING NORTH 89°42'17" EAST 433.82; THENCE SOUTH 0°37'12" EAST 658.81 FEET; THENCE SOUTH 89°41'31" WEST 481.00 TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 1-80; THENCE ALONG SAID RIGHT-OF-WAY NORTH 36°22'16" WEST 330.78 FEET TO A STATE ROAD RIGHT-OF-WAY MARKER (STA 98+53.41 ELEV = 6307.76 1973) THENCE ALONG SAID RIGHT-OF-WAY NORTH 34°03'34" WEST 471.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TAX ID NO. PP-46-C
CONTAINS 10.772 ACRES

ADDRESS: 2854 WEST RASMUSSEN ROAD, PARK CITY, UT 84098

SURVEY NARRATIVE:

1. THIS ALTA SURVEY WAS COMPLETED AT THE REQUEST OF "SUMMIT COUNTY", THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY FIRST AMERICAN TITLE, FILE #SU68587C4, DATED APRIL 12, 2016.
2. AS TO PARCEL 2 DESCRIBED ABOVE AND SHOWN HEREON, IT HAS BEEN MOVED AND ROTATED TO MATCH THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER-OF-SECTION MONUMENTS AND ALSO MATCHING SUMMIT CENTER COMMERCE PARK SUBDIVISION ADJOINING ALONG THE SOUTH LINE AS SHOWN ON THIS SURVEY. SAID PARCEL ALSO MATCHES THE EASTERLY RIGHT-OF-WAY OF RASMUSSEN ROAD (FRONTAGE ROAD 1-80) AS DEFINED BY TWO FOUND RIGHT-OF-WAY MONUMENTS SHOWN ON THIS SURVEY.
3. THE BASIS-OF-BEARING FOR THIS SURVEY IS N 00°07'55" E BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 12 TOWNSHIP 1 SOUTH RANGE 3 EAST SLB4M, AS DETERMINED FROM GPS OBSERVATION AND POST-PROCESSED THROUGH NOAA FOR OPUS RESOLUTION.

SURVEY NOTES:

1. NO EVIDENCE OF EARTH MOVING, OR CONSTRUCTION WAS OBSERVED AT THE TIME OF THIS SURVEY.
2. NO EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, OR A SANITARY LAND FILL.
3. THERE ARE CURRENTLY NO KNOWN PLANS TO WIDEN OR MOVE THE EXISTING STREET RIGHT OF WAY'S
4. ALL UTILITIES SHOWN ON THE PLAT WERE OBSERVED WHEN THE SURVEY WAS COMPLETED. NO BLUE STAKES OR OTHER DETAILS ARE SHOWN ON PLAT.

SCHEDULE "B" SECTION 2 EXCEPTIONS:

EXCEPTIONS 1-11, NOT SURVEY MATTERS

12. The property described herein is located within the boundaries of Snyderville Basin Special Recreation District, and is subject to any and all charges and assessments thereof.
SURVEY FINDINGS: BLANKET IN NATURE

13. The property described herein is located within the boundaries of Summit County Special Service District No. 1, and is subject to any and all charges and assessments thereof.
SURVEY FINDINGS: BLANKET IN NATURE

14. The property described herein is located within the bounds of Snyderville Basin Public Transit District and is subject to the charges and assessments thereof.
SURVEY FINDINGS: BLANKET IN NATURE

15. Subject to the right of proprietor of a vein or lode to extract and remove his ore should the same be found to penetrate or intersect the premises, as reserved in that certain Deed of Patent issued by the United States of America and
Recorded: December 8, 1900
Entry No. 8782
Book/Page: Book 1 of Patents/320
SURVEY FINDINGS: BLANKET IN NATURE

16. An Easement, which affects said land, for a right of way for a water ditch 6 feet wide, and incidental purposes, as granted to Thomas Jeremy, in the document
Recorded: November 11, 1903
Entry No. 12319
Book/Page: F of Warranty Deeds/474
SURVEY FINDINGS: NO EVIDENCE OF DITCH FOUND IN THIS LOCATION

17. A Right of Way, the exact location of which is not described, to construct, operate and maintain lines of telephone and telegraph, including the necessary poles, cables, wires and fixtures, and incidental purposes, as granted to the Mountain States Telephone and Telegraph Co., in the document
Recorded: July 25, 1928
Entry No. 41061
Book/Page: S of Miscellaneous Records/Page 52
SURVEY FINDINGS: BLANKET IN NATURE

18. A Right of Way Grant, the exact location of which is not described, to lay, maintain and operate a pipe line and to erect, maintain and operate a telephone line, if same shall be found necessary, and incidental purposes, as granted to Uinta Pipe Line Company, in the document
Recorded: September 16, 1929
Entry No. 43500
Book/Page: Book 5 of Miscellaneous Records/Page 458
SURVEY FINDINGS: BLANKET IN NATURE

A License to construct, operate and maintain an encroachment on said right of way and easement was
Recorded: January 16, 1998
Entry No. 497119
Book/Page: 1110/500
Please see said document for full terms and conditions.
SURVEY FINDINGS: NOT ON SUBJECT PROPERTY

19. An Easement, the exact location of which is not described, to construct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, conduits, guys, anchors and other fixtures, and incidental purposes, as granted to the American Telephone and Telegraph Company, in the document
Recorded: December 31, 1940
Entry No. 67771
Book/Page: W of Miscellaneous Records/357
SURVEY FINDINGS: BLANKET IN NATURE

20. An Easement, the exact location of which is not described, to construct, operate and maintain, replace and remove such communication systems and may be required, and incidental purposes, as granted to the American Telephone and Telegraph Company of Wyoming, in the document
Recorded: March 1, 1943
Entry No. 70996
Book/Page: X of Miscellaneous Records/176
SURVEY FINDINGS: BLANKET IN NATURE

21. The recital(s) contained in that certain Warranty Deed,
Recorded: December 30, 1970
Entry No. 112396
Book/Page: M-29/Page 283

Which states, in part, as follows: "To enable the Grantee to construct and maintain a public highway as a freeway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, said highway to consist of inner through traffic lanes and adjacent frontage road. The Grantor hereby release and relinquish to the Grantee, and all right or easements appurtenant to the Grantor remaining property by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all right of ingress to or egress from the Grantor remaining property contiguous to the lands hereby conveyed to or from said inner lanes; provided, however, that such remaining property of the Grantor shall abut upon and have access to said frontage road which will connected with said inner through traffic lanes only as such points as may be established by public authority."
SURVEY FINDINGS: AS SHOWN HEREON

22. Deleted by US Title Insurance Agency, L.L.C.
SURVEY FINDINGS:

23. An Easement, which affects said land, for a sewer line, and incidental purposes, as granted to Snyderville Basin Sewer Improvement District, in the document
Recorded: June 29, 1978
Entry No. 147348
Book/Page: M-116/497
SURVEY FINDINGS: AS SHOWN HEREON

24. Subject to the right of proprietor of a vein or lode to extract and remove his ore should the same be found to penetrate or intersect the premises, as reserved in that certain Deed of Patent issued by the United States of America and
Recorded: November 13, 1980
Entry No. 172868
Book/Page: M-171/785
SURVEY FINDINGS: BLANKET IN NATURE

25. Mineral and other reservations in that certain Warranty Deed, issued by Irwin Craig Rasmussen & Doris W. Rasmussen, as trustees of the Irwin Craig Rasmussen Family Trust, dated June 13, 1980 and
Recorded: December 30, 1980
Entry No. 174532
Book/Page: M-174/686
The Company makes no assurances as to the current ownership and/or status of any mineral rights reserved therein.
SURVEY FINDINGS: BLANKET IN NATURE INCLUDES ALL OF NORTH PARCEL

26. An easement, which affects said land; for a sewer line, and incidental purposes, as granted to Snyderville Basin Sewer Improvement District, in that certain Final Order of Condemnation
Recorded: June 29, 1982
Entry No. 193057
Book/Page: M-224/345
SURVEY FINDINGS: AS SHOWN HEREON

27. The fact that a well or wells is located on said property; as disclosed by that Certificate of Permanent Change of Point of Diversion, Place or Purpose or Period of Use of Water.
Recorded: October 14, 1983
Entry No. 211900
Book/Page: 275/433
The Company makes no assurances as to the current ownership and/or status of any water and/or water rights referred to therein.
SURVEY FINDINGS: AS SHOWN HEREON ONE WELL WAS FOUND THERE MAYBE OTHERS NOT FOUND

28. An Easement Agreement, which affects said land, for an easement and right-of-way for the purpose of public ingress and egress to and from the SK Property and Rasmussen Road, and incidental purposes, as granted to S K Resources, and made subject to the terms and conditions contained in the document
Recorded: September 20, 1995
Entry No. 437720
Book/Page: 909/193
SURVEY FINDINGS: AS SHOWN HEREON

29. A Grant of Easement, which affects said land, an easement, right of way and right of ingress and egress, and incidental purposes, as granted to Summit Water Distribution Company, in the document
Recorded: November 4, 1997
Entry No. 491603
Book/Page: 1091/31
SURVEY FINDINGS: BLANKET IN NATURE INCLUDES ALL OF NORTH PARCEL

30. A Grant of Easement, which affects said land, for the purpose of constructing, operating and maintaining one or more underground pipelines for the collection and transportation of water and related facilities, and incidental purposes, as granted to Snyderville Basin Water Reclamation District, in the document
Recorded: March 21, 2005
Entry No. 724804
Book/Page: 1686/193
SURVEY FINDINGS: AS SHOWN HEREON

31. A Grant of Easement, which affects said land, for the purpose of constructing, operating and maintaining one or more underground pipelines for the collection and transportation of water and related facilities, and incidental purposes, as granted to Snyderville Basin Water Reclamation District, in the document
Recorded: March 21, 2005
Entry No. 724805
Book/Page: 1686/199
SURVEY FINDINGS: AS SHOWN HEREON

32. An Easement Agreement, which affects said land, for the purpose of reasonably accessing, installing, using, operating, maintaining, repairing and replacing underground water pipes and distribution facilities, electrical transmission lines and other utilities, pumps and/or pump stations, valves and other equipment, and incidental purposes, as granted to Weber Basin Water Conservancy District, and made subject to the terms and conditions contained in the document
Recorded: April 20, 2015
Entry No. 1017006
Book/Page: 2289/144
SURVEY FINDINGS: AS SHOWN HEREON

33. The terms and conditions of that certain unrecorded Option Agreement, by and between Summit County and Rasmussen Road, LLC; and disclosed by that certain Affidavit and Memorandum of Option
Recorded: March 24, 2016
Entry No. 1041352
Book/Page: 2343/1082
SURVEY FINDINGS: AS SHOWN HEREON

ZONING INFO:

"RR"-RURAL RESIDENTIAL
For a complete definition of the RR zoning regulation, see Summit County Zoning

"HS"-HILLSIDE STEWARDSHIP
For a complete definition of the RR zoning regulation, see Summit County Zoning

FLOOD NOTE:

Parcels pp-46-a and pp-46-c is in flood zone "X" and "A" of firm map number 49035c0600c panel 600 of 1250, dated March 16, 2006. Zone "X", "clear area" is defined as being "areas determined to be outside the 0.2% annual chance floodplain" zone "A" is defined as being no base flood elevations determined.



Vicinity Map

N.T.S.

SUMMIT COUNTY, CLINE PROPERTY ALTA
ALTA/NSPS LAND TITLE
SURVEY

NV5

MURRAY, UT 84007
WWW.NV5.COM

6817 SOUTH STATE STREET, SUITE 200
8017433800 TEL. 8017433800 FAX

SHEET NUMBER
1
OF 4 SHEETS
SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A
JOB NUMBER
224016-0000027

DATE SUBMITTED: 6-8-2016

PREPARED FOR: SUMMIT COUNTY

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans, and must be approved by the preparer of these plans.