SURVEYOR'S CERTIFICATE

TO RG IV, LLC;
MILLER FAMILY REAL ESTATE, LLC;
COTTONWOOD TITLE &
STEWART TITLE GUARANTY COMPANY:

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. THE FIELD WORK WAS COMPLETED ON JULY 3, 2018.

DATE: *October 23, 2018*

JAMES D. PITKIN, PLS.
P.L.S. No 171546

PROFESSIONAL LAND SURVEYOR
No. 171546
JAMES DALE PITKIN
STATE OF UTAH

10/23/2018

EXHIBIT A LEGAL DESCRIPTIONS
(File No. 100858-WHP 2nd Amended)

PARCEL 1:

A part of the North Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 772.12 feet South 0°22'03" East along the Section line from the Northeast corner of said Section; and running thence South 0°22'03" East 201.09 feet along said Section line; thence North 84°23'36" West 5284.03 feet along said East right-of-way line of Sheep Lane; thence North 0°39'55" West 201.20 feet along said East right-of-way line; thence South 84°23'36" East 5285.08 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

ALSO EXCEPTING THEREFROM all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, as reserved by the Union Pacific Railroad Company, a Delaware corporation in Quitclaim Deed recorded June 28, 2006 as Entry No. 262519, Official Records.

PARCEL 2:

The North One Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion deeded to the Los Angeles and Salt Lake Railroad Company, in that certain Warranty Deed recorded April 16, 1985 as Entry No. 366906, in Book 228 at Page 34, Official Records, and being more particularly described as follows:

All that portion of the North One Half of the North One Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, in Tooele County, Utah situated North of a line which is 100.00 feet South, measured at right angles, from the hereinafter described proposed centerline of the connector track of the Los Angeles and Salt Lake Railroad Company, said centerline being described as:

Beginning at a point in the East line of said Section 1 that is 872.65 feet South from the Northeast Corner of said Section 1; thence Northwesterly North 84°05'41" West 5310.24 feet to a point on the West line of said Section 1 that is 326.31 feet South from the Northwest corner thereof.

ALSO EXCEPTING THEREFROM A part of the North Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 772.12 feet South 0°22'03" East along the Section line from the Northeast corner of said Section; and running thence South 0°22'03" East 201.09 feet along said Section line; thence North 84°23'36" West 5284.03 feet along said East right-of-way line of Sheep Lane; thence North 0°39'55" West 201.20 feet along said East right-of-way line; thence South 84°23'36" East 5285.08 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 3:

The Northwest Quarter of the Southwest Quarter and the East One Half of the Southwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion of said land conveyed to Grantsville Soil Conservation District, a body politic in Corrective Warranty Deed And Warranty Deed For Exchange Of Properties recorded December 19, 1986 as Entry No. 4869 in Book 248 at Page 577, Official Records, described as follows: Beginning at the Southwest corner of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and running thence North 0°39'19" West 425.0 feet, thence around a curve Southeasterly following the West right of way line of Sheep Lane Road 514.0 feet to the South line of Section 1, thence West 277.0 feet to beginning.

ALSO EXCEPTING THEREFROM that portion lying within Sheep Lane as conveyed to Tooele County, a body politic and corporate of the State of Utah in Corrective Warranty Deed recorded September 13, 2005 as Entry No. 246830, Official Records.

ALSO EXCEPTING THEREFROM that portion lying within Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 4:

The Southeast Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 5:

The Southwest Quarter of the Southwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion of said land conveyed to Grantsville Soil Conservation District, a body politic in Corrective Warranty Deed And Warranty Deed For Exchange Of Properties recorded December 19, 1986 as Entry No. 4869 in Book 248 at Page 577, Official Records, described as follows:

Beginning at the Southwest corner of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and running thence North 0°39'19" West 425.0 feet, thence around a curve Southeasterly following the West right of way line of Sheep Lane Road 514.0 feet to the South line of Section 1, thence West 277.0 feet to beginning.

ALSO EXCEPTING THEREFROM that portion lying within Sheep Lane as conveyed to Tooele County, a body politic and corporate of the State of Utah in Corrective Warranty Deed recorded September 13, 2005 as Entry No. 246830, Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 6:

Lot 1 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 7:

Lot 3 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 8:

Lot 4 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 9:

Lot 5 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 10:

Lot 6 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 11:

Lot 7 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 12:

Lot 8 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 13:

Lot 9 Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129, Official Records.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 14:

That part of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of said Section 12; thence West 2024.22 feet, more or less, to the West Side of Sheep Lane; thence South along right of way 2640 feet; thence East 2024.22 feet, more or less, to the center of section; thence North 2640 feet to beginning.

EXCEPTING THEREFROM any portion lying within Sheep Lane.

ALSO EXCEPTING THEREFROM that portion of said land lying within a 100 foot strip of land donated and quitclaimed to Tooele County, Utah in instrument dated November 15, 1993 and recorded January 12, 1994 as Entry No. 61883 in Book 366 at Page 742, Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 15:

The Northeast Quarter of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

PARCEL 16:

That part of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of said Section 12; thence West 4664.22 feet, more or less, to the West side of the right of way of Sheep Lane, thence South along right of way 1060 feet, thence East 4664.22 feet, thence North 1060 feet to beginning.

EXCEPTING THEREFROM any portion lying within Sheep Lane.

ALSO EXCEPTING THEREFROM that portion of said land lying within a 100 foot strip of land donated and quitclaimed to Tooele County, Utah in instrument dated November 15, 1993 and recorded January 12, 1994 as Entry No. 61883 in Book 366 at Page 742, Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to the oil gas and mineral estate as conveyed to Daniel O. Clegg and Laurie M. Clegg, his wife as Joint Tenants in Special Warranty Deed of Mineral Interest recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624, Official Records.

REFERENCES:

R1 – ALTA/NSPS Land Title Survey prepared by Byrd & Associates, LLC, dated 10/22/13.
R2 – Miller Motorsports Business Park PUD No. 1, Recorded No. 324129, dated 4/14/09.
R3 – Road Dedication Plat for Sheep Lane – SR 112 to SR 138, dated 2-APR-2009 (not recorded)
R4 – Record of Survey map, File No. 16-23 prepared by Michael W. Nadeau, License No. 4938744, dated 9-20-06. Same as Deseret Peak P.U.D. Phase 5, Recorded No. 273563, dated 12/06/06.

SHEET INDEX:

1 – Certification, Descriptions, Sheet Index, Narrative & Notes
2 – Monument & Boundary Control Map
3 – Parcel Location Detail, Sheet Layout Detail & Title Exceptions
4-13 ALTA Survey 100' Scale Maps with Topography

NARRATIVE:

An ALTA/NSPS Land Title Survey of the subject property was requested by RG IV, LLC as a part of future development. A Commitment for Title Insurance, File No. 100858-WHP 2nd Amended, Dated October 12, 2018, prepared by Cottonwood Title was provided and relied upon for the preparation of this survey. The site topographic mapping shown was completed by Aero-Graphics. The on-site measurements were completed on 7/05/2018. Property corners were not set as a part of this survey due to future development and subdivision plans.

The Basis of Bearings is North 00°39'55" West 2646.97 feet measured along the Section line between the West Quarter and Northwest corner of Section 1, Township 3 South, Range 5 West, Salt Lake Base & Meridian as shown on the Record of Survey map Filed as 16-23 in the Office of the Tooele County Surveyor.

The Elevation Benchmark for the topographic mapping is 4387.01 on the West Quarter corner of Section 1, T3S, R5W, SLB&M.

OVERALL BOUNDARY DESCRIPTION:

OVERALL BOUNDARY DESCRIPTION:

Two parcels of land located in a portion of Section 1 and in a portion of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

PARCEL 1

BEGINNING at a point 772.12 feet South 00°22'10" East along the Section line from the Northeast corner of said Section 1, and running thence South 00°22'10" East 1874.14 feet along said Section line to the East Quarter corner of said Section 1; thence South 00°20'45" East 2635.35 feet along the Section line to the Southeast corner of said Section 1; thence South 00°21'26" East 2640.77 feet along the Section line to the East Quarter corner of said Section 12; thence South 00°22'15" East 1060.00 feet along the Section line; thence South 89°36'48" West 2604.73 feet to a point on a 2827.53 foot radius non-tangent curve to the right and the Northeasterly boundary of that certain Property (Abandoned Warner Branch of the Union Pacific Railroad Company) described in the Donation Quit Claim Deed recorded 1/12/94 as Entry No. 61883 in Book 3 at Page 742 in the Office of the Tooele County Recorder and an existing fence line; thence Northwesterly 497.60 feet along the arc of said curve, fence and property through a central angle of 10°04'59" (chord bears North 42°45'57" West 496.96 feet) to a tangent line; thence North 37°43'28" West 2616.10 feet along said fence and property to the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane – SR 112 to SR 138, dated 2-APR-2019; thence North 00°22'15" West 218.93 feet along said Sheep Lane to a point of curvature with a 3050.00 foot radius curve to the left; thence Northwesterly 1286.65 feet along the arc of said curve and Sheep Lane through a central angle of 24°10'13" (chord bears North 12°27'22"W 1277.13 feet) to a tangent line; thence North 24°32'28" West 450.88 feet along said Sheep Lane to a point of curvature with a 2950.00 foot radius curve to the right; thence Northerly 1229.08 feet along the arc of said curve and Sheep Lane through a central angle of 23°52'17" (chord bears North 12°36'20" West 1220.21 feet) to a tangent line; thence North 00°40'11" West 470.50 feet along said Sheep Lane to the Southwest corner of Lot 2, Miller Motorsports Business Park PUD No. 1 as recoded 4/14/09 as Entry No. 324129 in the Office of the Tooele County Recorder; thence North 89°40'28" East 1505.84 feet, more or less, along said Lot 2 to the Southeast corner of said Lot 2; thence North 00°19'32" West 1065.00 feet along said Lot 2 to the Northeast corner of said Lot 2; thence South 89°40'28" West 1512.18 feet along said Lot 2 to the Northwest corner of said Lot 2 and said Easterly boundary and right-of-way of Sheep Lane; thence North 00°39'55" West 486.54 feet to a point of curvature with a 25.00 foot radius curve to the right and the Southwest corner of Lot A of said Miller Motorsports Business Park PUD No. 1; thence Northeasterly 39.42 feet along the arc of said curve and Lot A through a central angle of 90°20'23" (chord bears North 44°30'16" East 35.46 feet) to a tangent line; thence North 89°40'28" East 2569.94 feet along said Lot A to a point of curvature with a 25.00 foot radius curve to the right; thence Southeasterly 39.27 feet along the arc of said curve and Lot A through a central angle of 90°00'00" (chord bears South 45°19'32" East 35.36 feet) to a non-tangent line; thence North 89°40'28" East 60.00 feet along said Lot A to the Southeast corner of said Lot A; thence North 00°19'32" West 225.00 feet along said Lot A to the Northeast corner of said Lot A; thence South 89°40'28" West 2656.42 feet along said Lot A to a point of curvature with a 25.00 foot radius curve to the right; thence Northwesterly 39.12 feet along the arc of said curve and Lot A through a central angle of 89°39'37" (chord bears North 45°29'44" West 35.25 feet) to the Northwest corner of said Lot A and said Sheep Lane; thence North 00°39'55" West 971.16 feet, more or less, along said Sheep Lane to the Northwest corner of said Miller Motorsports Business Park PUD No. 1; thence South 84°23'36" East 5284.93 feet along said subdivision and the easterly extension thereof to the POINT OF BEGINNING.

Containing 852.21 acres, more or less

TOGETHER WITH:

PARCEL 2

BEGINNING at a point on the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane – SR 112 to SR 138, dated 2-APR-2009 1060.00 feet South 00°22'15" East and 4527.07 feet South 89°36'48" West from the East Quarter corner of said Section 12, and running thence North 00°22'15" West 2282.29 feet along said Sheep Land to the Southwesterly boundary of that certain Property (Abandoned Warner Branch of the Union Pacific Railroad Company) described in the Donation Quit Claim Deed recorded 1/12/94 as Entry No. 61883 in Book 3 at Page 742 in the Office of the Tooele County Recorder and an existing fence line; thence South 37°43'28" East 2485.09 feet along said fence and Property to point of curvature with a 2927.53 foot radius curve to the left; thence Southeasterly 408.47 feet along said fence and Property through a central angle of 07°59'39" (chord bears South 41°43'17" East 408.14 feet) to a non-tangent line; thence South 89°36'48" West 1777.42 feet to the POINT OF BEGINNING.

Containing 45.71 acres, more or less

The overall total of both parcels is 897.92 acres, more or less.

NOTES:

A) The subject property is located with an area identified as Zone "X" (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) on Flood Insurance Rate Map No. 49045C with an Effective Date of November 18, 2009 for Community No. 490140 in Tooele County, Utah which is the current Flood Insurance Rate Map.

B) The subject property shows up as being Zoned A-10 (10 acre lot minimum) on the Grantsville City Zoning Map.

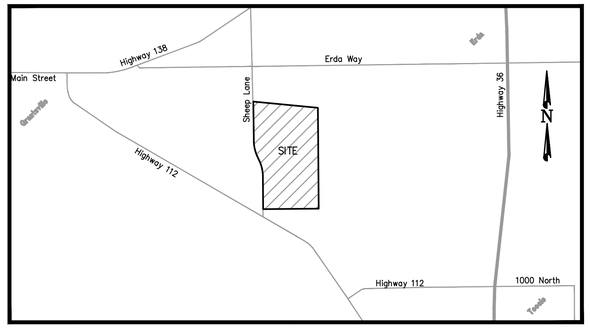
C) No evidence of the site being used as a solid waste dump, sump or sanitary landfill was observed.

D) The utilities shown have been located from visible indications surveyed on the project site. The surveyor makes no guarantees that the utilities shown hereon comprise all such utilities in the area either in service or abandoned. The underground utilities were not physically located, however the underground locations are shown as accurately as possible from information available or provided at the time of the survey.

E) No changes in the adjacent roads are expected and no other right-of-way information was provided.

F) The subject property has direct access to Sheep Lane.

G) No construction activities were apparent at the time of this survey.



VICINITY MAP
Not to Scale

					PROJECT NO. 2940-01
3	NEW TITLE COMMITMENT	DMH	10.23.18		SHEET NO. 1 of 13
2	CORRECT DATE OF ROAD DED.	JDP	10.23.18		
1	MINOR REVISIONS	DMH	10.22.18		
0	RELEASED FOR REVIEW	JDP	10.18.18		FILE NAME: RG IV ALTA / SCALE: 1"=1"
NO.	REVISIONS	BY	DATE		

DRAWN JDP 6/21/18 (DATE) CHECKED _ (DATE)
DESIGNED _ (DATE) (PROJECT ENGINEER)
APPROVED CAB (DATE) (PROJECT MANAGER)

RG IV, LLC

TOOELE COUNTY, UTAH

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

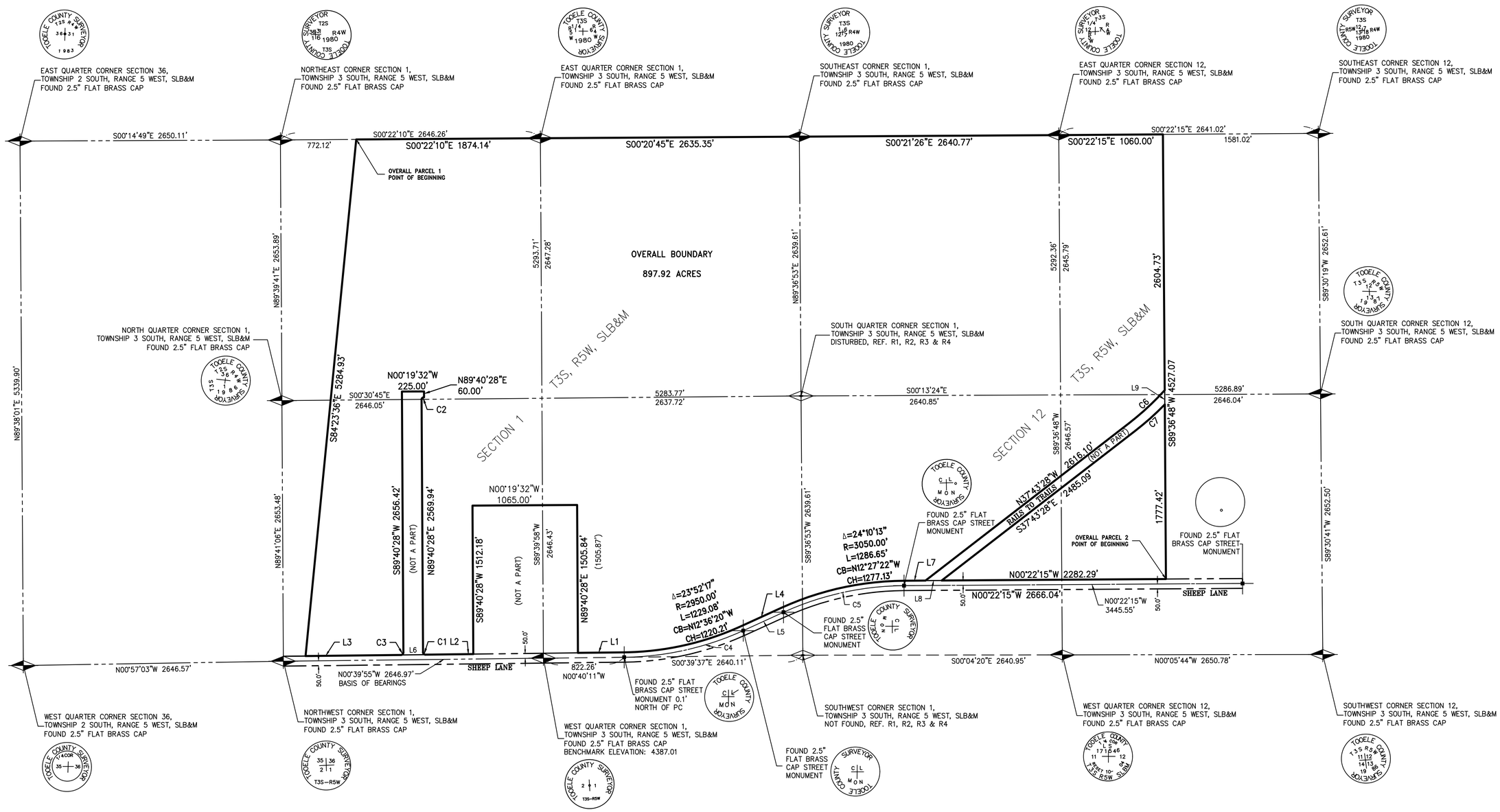
ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

Path: P:\Romney Group Tooele\SURVEY\DRAWINGS\RG IV ALTA.dwg | plot date: October 23, 2018 | plotted by: David

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	25.00'	39.42'	90°20'23"	N 44°30'16" E	35.46'	25.15'
C2	25.00'	39.27'	90°00'00"	N 45°19'32" W	35.36'	25.00'
C3	25.00'	39.12'	89°39'37"	N 45°29'44" W	35.25'	24.85'
C4	3000.00'	1249.91'	23°52'17"	S 12°36'20" E	1240.89'	634.15'
C5	3000.00'	1265.55'	24°10'13"	N 12°27'22" W	1256.19'	642.33'
C6	2827.53'	497.60'	10°04'59"	N 42°45'57" W	496.96'	249.45'
C7	2927.53'	408.47'	7°59'39"	S 41°43'17" E	408.14'	204.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 0°40'11" W	470.50'
L2	N 0°39'55" W	486.54'
L3	N 0°39'55" W	971.16'
L4	N 24°32'28" W	450.88'
L5	N 24°32'28" W	450.88'
L6	N 0°39'55" W	250.00'
L7	N 0°22'15" W	218.93'
L8	S 0°22'15" E	164.82'
L9	S 89°36'48" W	144.92'



DRAWN JDP 6/21/18 DATE CHECKED _____ DATE

DESIGNED _____ DATE PROJECT ENGINEER

APPROVED CAB DATE PROJECT MANAGER

RG IV, LLC

TOOELE COUNTY, UTAH

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

MONUMENT & BOUNDARY CONTROL MAP
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

NO.	REVISIONS	BY	DATE
3	NEW TITLE COMMITMENT	DMH	10.23.18
2	CORRECT DATE OF ROAD DED.	JDP	10.23.18
1	MINOR REVISIONS	DMH	10.22.18
0	RELEASED FOR REVIEW	JDP	10.18.18

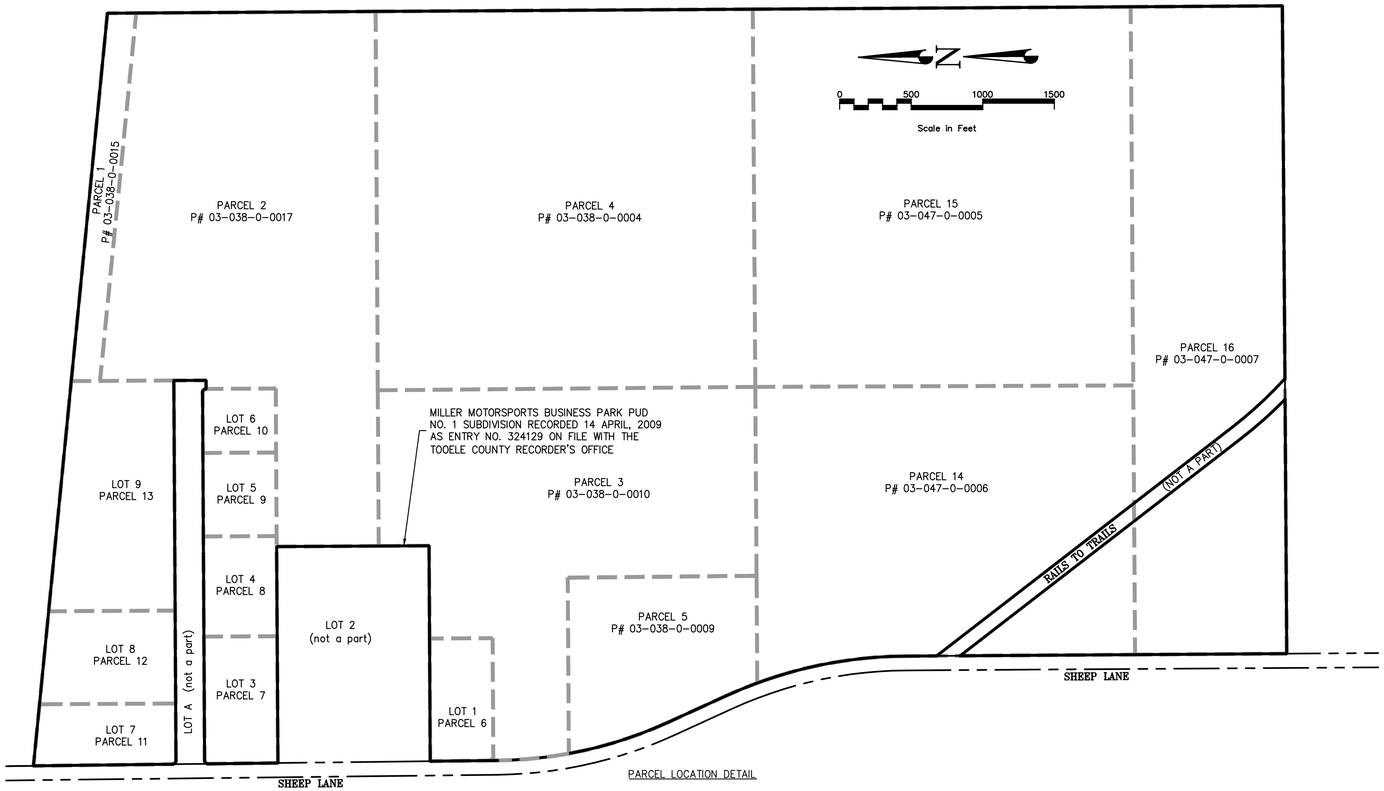
PROJECT NO. 2940-01

SHEET NO. 2 of 13

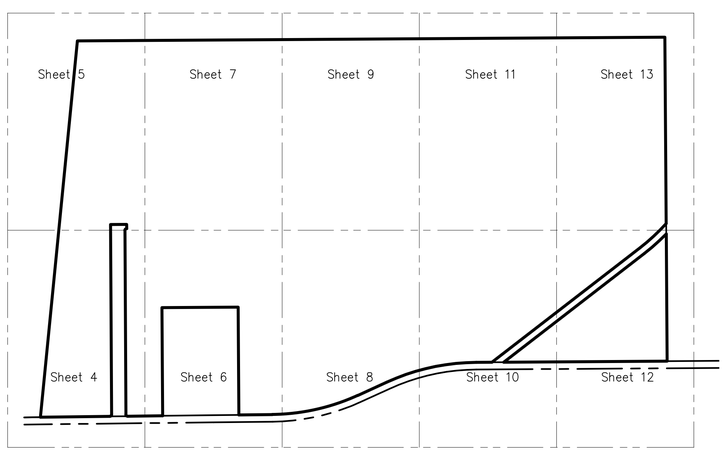
FILE NAME: RG IV ALTA

SCALE: 1"=500'

Path: P:\Romney Group Tooele\SURVEY\DRAWINGS\RG IV ALTA.dwg | plot date: October 23, 2018 | plotted by: David



PARCEL LOCATION DETAIL



SHEET LAYOUT DETAIL
NTS

LEGEND

- SECTION MONUMENT FOUND (REF. SLCO & ARP)
- STREET MONUMENT FOUND (REF. SLCO & ARP)
- PROPERTY BOUNDARY LINES
- PARCEL LINES
- SECTION LINES
- ADJACENT PROPERTY LINES
- EASEMENTS (REF. TITLE REPORT)
- FOUND MONUMENTS AS NOTED
- SET 5/8" R&C "DOMINION ENGINEERING" (UNLESS NOTED OTHERWISE)
- 37 TITLE EXCEPTION NUMBERS
- MAJOR CONTOUR LINES
- EXISTING DIRT TRAILS
- EXISTING DIRT ROADS
- EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
- W.M. W NW — EXISTING WATER METER, MAN HOLE, VALVE, FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION, YARD HYDRANT
- SIGNS
- D DR — EXISTING STORM DRAIN MAN HOLE
- G.M. — EXISTING GAS METER
- E E.M. — EXISTING ELECTRIC BOX, METER, UTILITY POLE, LIGHT POLE, GUY WIRE
- T — EXISTING TELEPHONE, FIBER OPTIC BOX, MAN HOLE
- CHAIN LINK FENCE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINES
- SD — EXISTING STORM DRAIN LINES
- OHE — EXISTING OVERHEAD POWER
- MW — EXISTING MONITORING WELL
- 4380 — ELEVATION CONTOUR LINES

EXCEPTIONS
(Schedule B – Part II, File No. 100858–WHP 2nd Amended)

1–24 Standard exceptions not addressed or shown.

25 Application for Assessment and Taxation of Agricultural Land, recorded September 4, 2008 as Entry No. 313358. The areas described include all but Parcel 6.

26 Application for Assessment and Taxation of Agricultural Land, recorded December 15, 2009 as Entry No. 336128. The areas described include all but Parcels 14, 15 and 16.

27 Property lies within the boundaries of the Tooele Mosquito District, Tooele County Hospital Special Service District, North Tooele County Fire Protection Service District and Tooele County Landfill and is subject to any and all charges and assessments levied thereunder. Is blanket in nature, but isn't a matter of survey and is not shown or addressed.

28 Certificate of Creation of the Deseret Peak Special Service District, recorded October 25, 2006 as Entry No. 270431 and Certificate of Creation of the Deseret Peak Special Service District, recorded October 7, 2009 as Entry No. 333122, is blanket in nature and includes all but the East 1/2 of the East 1/2 of Sections 1 and 12 and is shown.

29 Claim, right, title or interest to water or water rights whether or not shown by the public records. None provided or shown.

30 Notice of Adoption of Community Development Project Area Plan Entitled "Deseret Peak Commercial Community Development Project Area Plan", recorded October 27, 2008 as Entry No. 315680 and Notice of Adoption of Community Development Project Area Plan Entitled "Deseret Peak Commercial Community Development Project Area Plan" amended by Resolution recorded October 27, 2008 as Entry No. 315681 and Ordinance No. 2008–20 Adopting the Deseret Peak Commercial Community Development Project Area Plan, recorded November 10, 2008 as Entry No. 316331. Is blanket in nature and includes all of Sections 1, 12 and part of 11.

31 Patent, recorded March 18, 1929 in Book Q Deed Records at Page 468. Document reserves Rights–of–Ways for ditches and canals constructed by the authority of the United States within the affected area. Describes the SE 1/4 of Sec 1; N 1/2 NE, SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Sec 12 and is shown.

32 Pole Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded March 16, 1961, as Entry No. 257588, in Book 24, at Page 356. Locations for 2 guy anchors are provided, one is west of the subject property and the second is shown on Page 10.

33 Easements in favor of Tooele County for a perpetual sewer and water easement by instrument dated June 11, 1998 and recorded June 12, 1998, as Entry No. 113264, in Book 511, at Page 533. Two easements plot on the subject property and are shown on Pages 12 & 13.

34 Easements in favor of Tooele City for a perpetual sewer and water easement by instrument dated August 26, 1998 and recorded September 11, 1998, as Entry No. 117941, in Book 526, at Page 867 and Water Service Agreement recorded November 21, 2012 as Entry No. 377526 and Termination and Mutual Release Agreement recorded June 18, 2013 as Entry No. 385695. Two of the Easements plot on the subject property and are shown on Page 13.

35 Right of Way Easement in favor of PacifiCorp recorded May 24, 2006, as Entry No. 260310. The described location doesn't appear to follow the alignment of the existing power lines. Both (described & existing) locations are shown on Pages 8, 10 & 12.

36 Reservations in favor of Union Pacific Railroad company by Quitclaim Deed recorded June 28, 2006 as Entry No. 262519. Document describes a 200 foot wide strip of land reserving mineral rights of all kinds across all of Parcel 1 and extending Northwesterly across Parcels 11, 12 and 13 as shown on Pages 4 & 5.

37 Easements, notes and restrictions as shown on the recorded plat for Miller Motorsports Business Park PUD No. 1, recorded April 14, 2009 as Entry No. 324129. Public utility easements shown on the plat are shown.

38 Miller Motorsports Business Park PUD No. 1 Development Agreement recorded April 14, 2009 as Entry No. 324130. Contains development requirements for lots within the subdivision effective upon development.

39 Special Warranty Deed, dated March 31, 2009 and recorded April 8, 2009 as Entry No. 323769. Contains road easement which is shown on Page 5.

40 Corrective Special Warranty Deed, dated April 13, 2009 and recorded April 13, 2009 as Entry No. 324067. Corrects description errors contained in the above Exception No. 36 of this survey.

41 Intentionally deleted by Title Company

42 Memorandum of Option to Purchase Real Estate recorded May 7, 2009 as Entry No. 325561. Not a matter of survey and is not addressed or shown.

43 Right of Way and Easement Grant, in favor of UNEV Pipeline, LLC recorded May 20, 2009, as Entry No. 326234. A 50 foot wide easement plots along the westerly and southerly side of the subject property and is shown. The described easement doesn't appear to follow the marker signs found, however, the underground pipe has not been blue–staked.

44 Conditional Use Permit recorded March 12, 2012 as Entry No. 366903. Provides for the conditional use of an off road driving course and plots on Parcels 2, 3, 4, 5, 14, 15 and 16.

45 Water Service Agreement recorded November 21, 2012 as Entry No. 377526 and Termination and Mutual Release Agreement recorded June 18, 2013 as Entry No. 385695. Contains the same descriptions as the above Exception No. 34 of this survey.

46 Facts that would be shown by a survey are shown.

47 Rights of tenants in possession, as tenants only, under unrecorded leases. None were provided and is not shown or addressed.

Path: P:\Romney Group Tooele\SURVEY\DRAWINGS\RG IV ALTA.dwg | plot date: October 23, 2018 | plotted by: David

DRAWN JDP 6/21/18 DATE CHECKED _ DATE
DESIGNED _ DATE PROJECT ENGINEER
APPROVED CAB DATE PROJECT MANAGER

RG IV, LLC

TOOELE COUNTY, UTAH

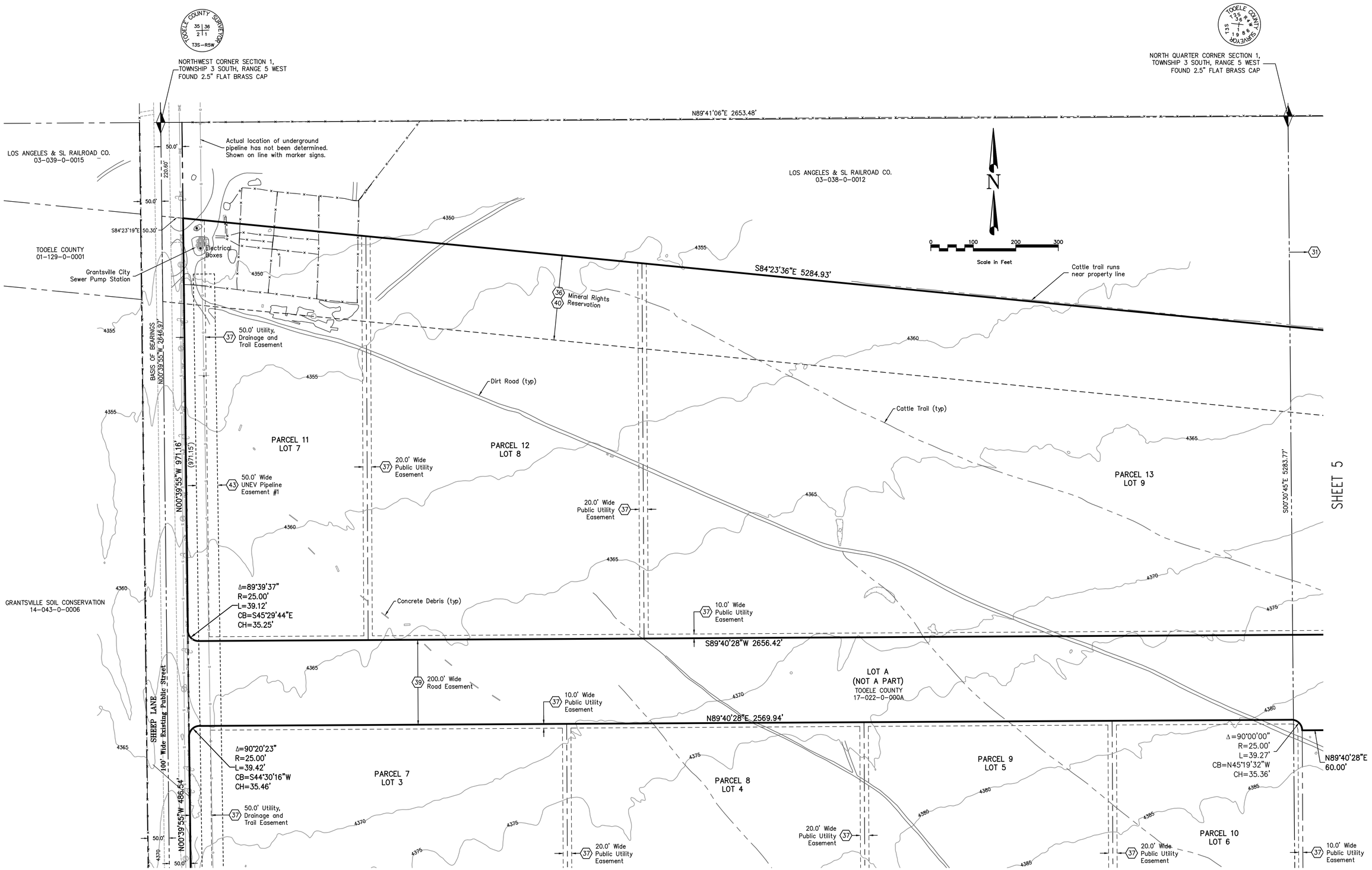
DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801–713–3000

PARCELS DETAIL, SHEET LAYOUT & TITLE EXCEPTIONS

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

NO.	REVISIONS	BY	DATE
3	NEW TITLE COMMITMENT	DMH	10.23.18
2	CORRECT DATE OF ROAD DED.	JDP	10.23.18
1	MINOR REVISIONS	DMH	10.22.18
0	RELEASED FOR REVIEW	JDP	10.18.18

PROJECT NO. 2940–01
SHEET NO. 3 of 13
FILE NAME: RG IV ALTA
SCALE: 1"=500'



DRAWN JDP 6/21/18 DATE	CHECKED _ DATE	RG IV, LLC	TOOELE COUNTY, UTAH
DESIGNED _ DATE	PROJECT ENGINEER		
APPROVED CAB DATE	PROJECT MANAGER		

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

NO.	REVISIONS	BY	DATE
3	NEW TITLE COMMITMENT	DMH	10.23.18
2	CORRECT DATE OF ROAD DED.	JDP	10.23.18
1	MINOR REVISIONS	DMH	10.22.18
0	RELEASED FOR REVIEW	JDP	10.18.18

PROJECT NO. 2940–01
SHEET NO. 4 of 13
FILE NAME: RG IV ALTA
SCALE: 1"=100'

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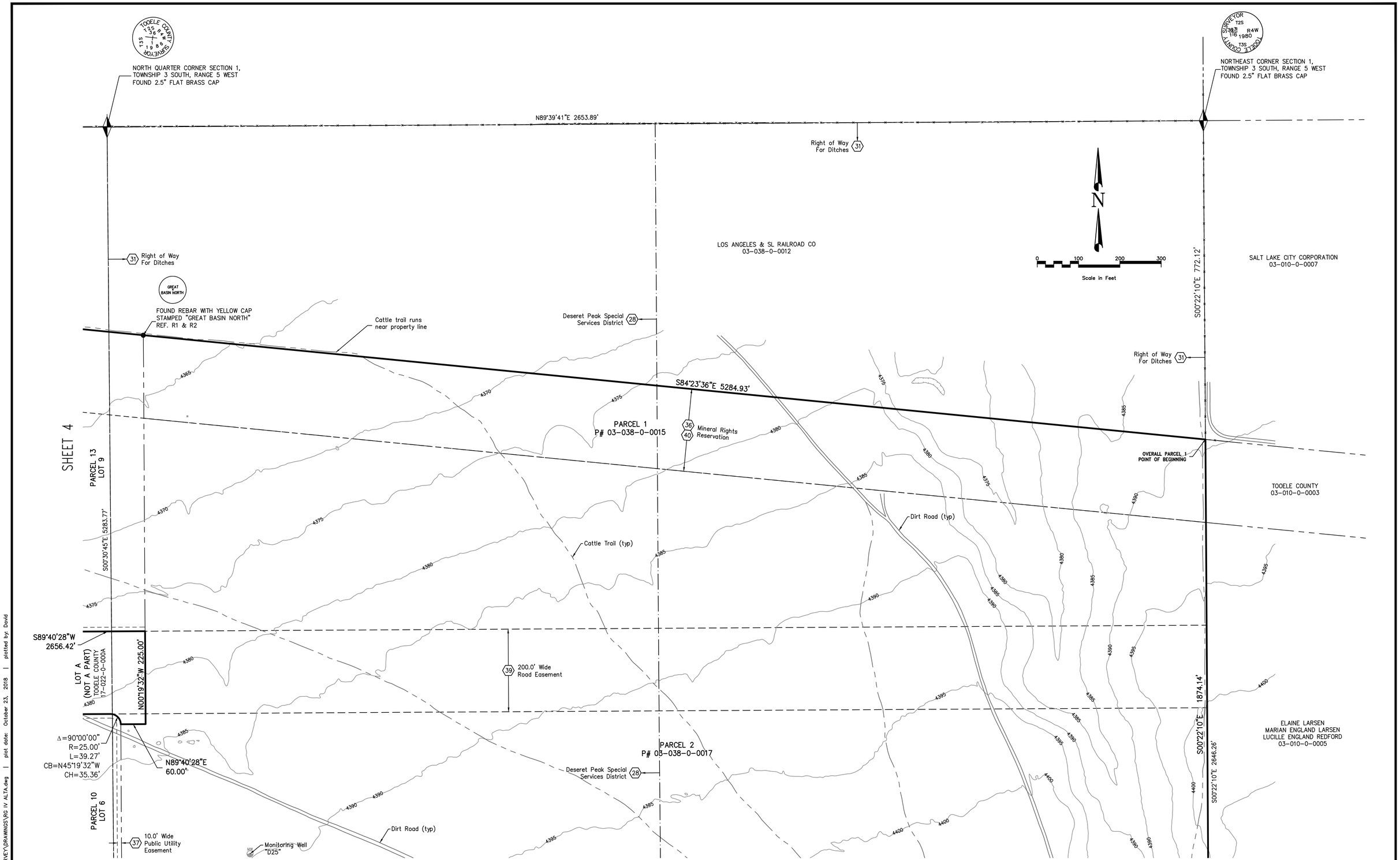

DRAWN JDP 6/21/18 DATE	CHECKED _ DATE	RG IV, LLC	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DATE	PROJECT ENGINEER	TOOELE COUNTY, UTAH	
APPROVED CAB DATE	PROJECT MANAGER		

ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

NO.	REVISIONS	BY	DATE
3	NEW TITLE COMMITMENT	DMH	10.23.18
2	CORRECT DATE OF ROAD DED.	JDP	10.23.18
1	MINOR REVISIONS	DMH	10.22.18
0	RELEASED FOR REVIEW	JDP	10.18.18

PROJECT NO. 2940-01
SHEET NO. 5 of 13
FILE NAME: RG IV ALTA
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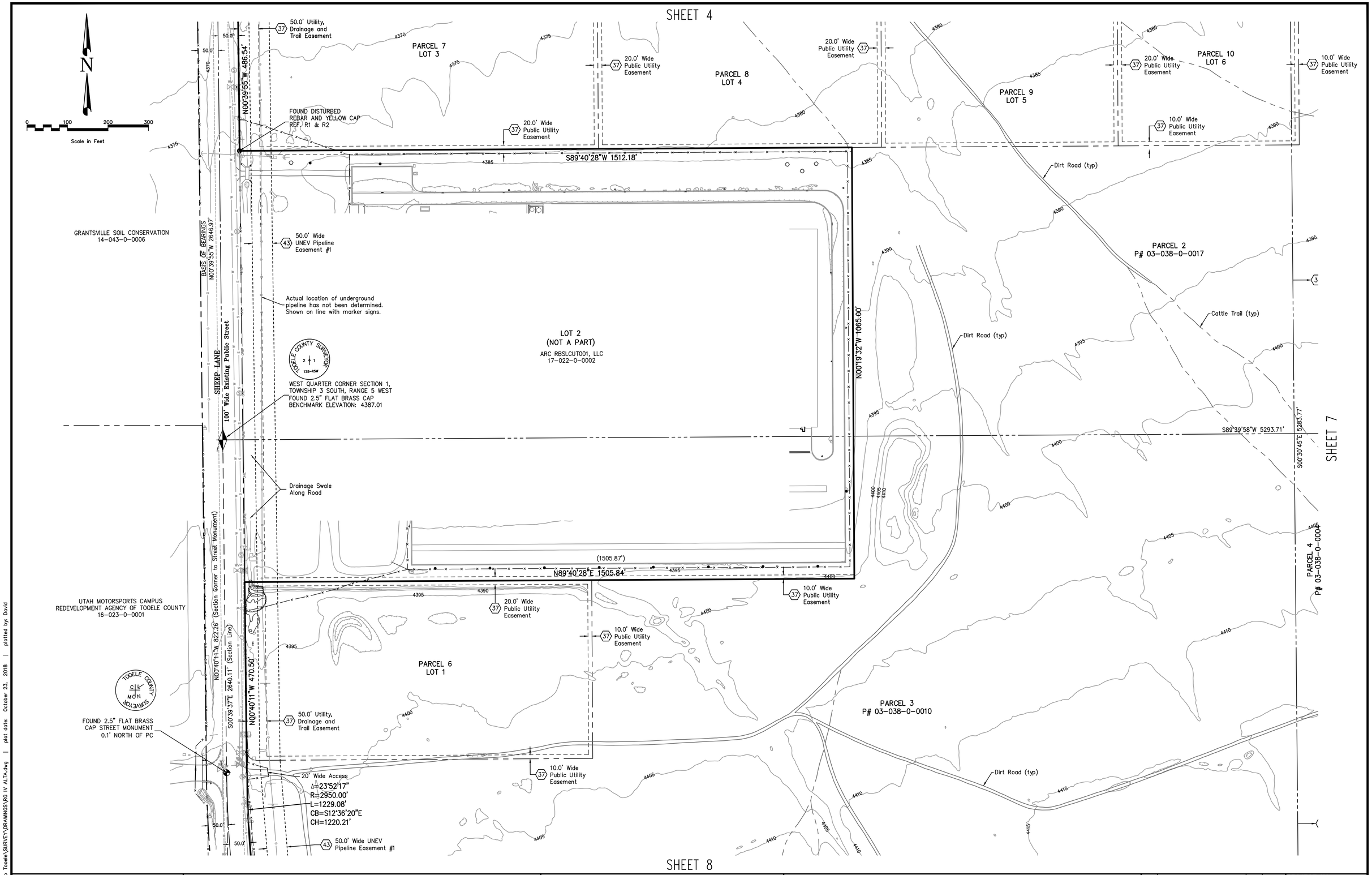

DRAWN JDP 6/21/18 DATE	CHECKED _ DATE	RG IV, LLC	
DESIGNED _ DATE	PROJECT ENGINEER	TOOELE COUNTY, UTAH	
APPROVED _ DATE	CAB PROJECT MANAGER		

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

NO.	REVISIONS	BY	DATE
3	NEW TITLE COMMITMENT	DMH	10.23.18
2	CORRECT DATE OF ROAD DED.	JDP	10.23.18
1	MINOR REVISIONS	DMH	10.22.18
0	RELEASED FOR REVIEW	JDP	10.18.18

PROJECT NO. 2940-01
SHEET NO. 6 of 13
FILE NAME: RG IV ALTA
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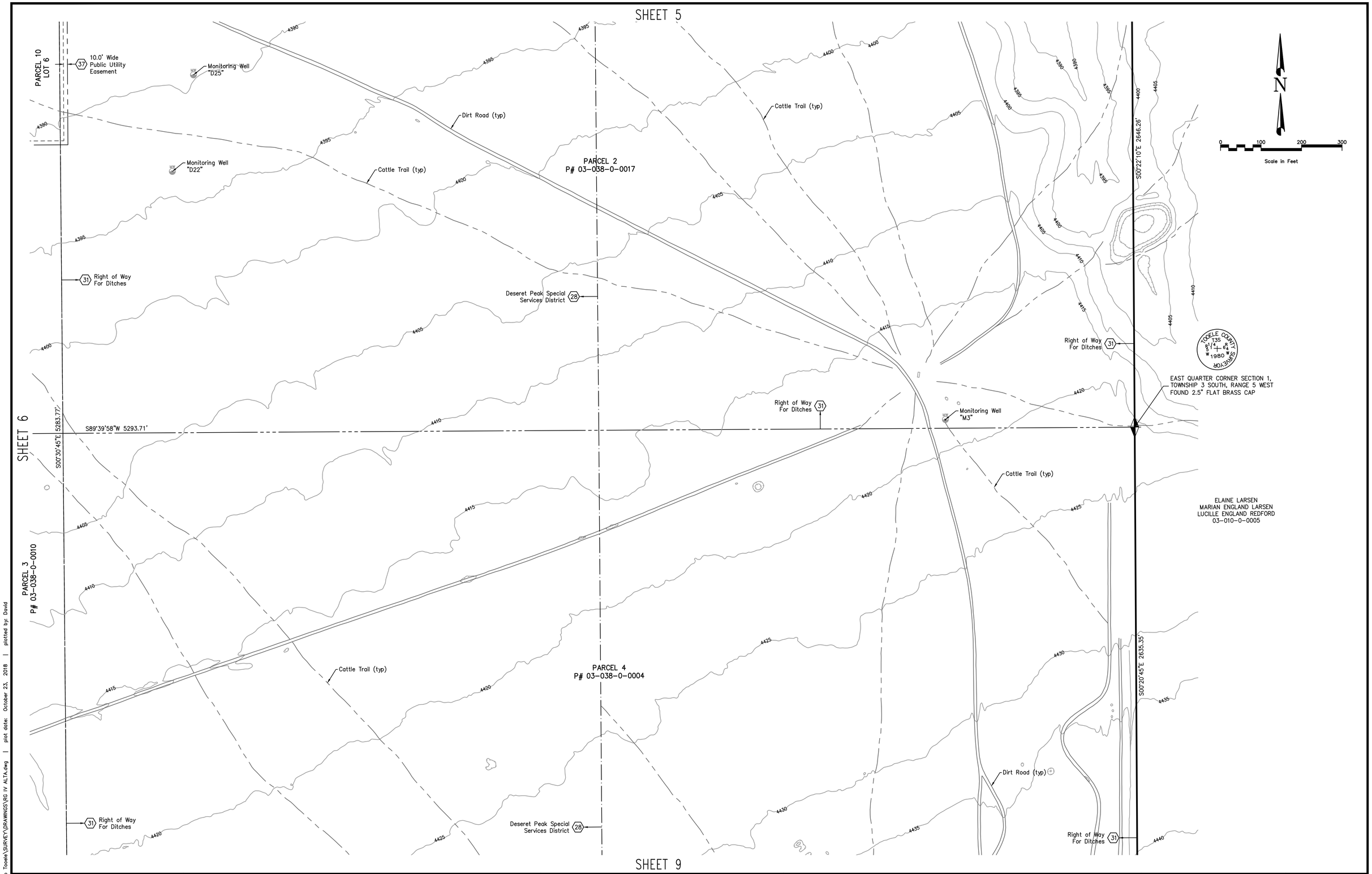

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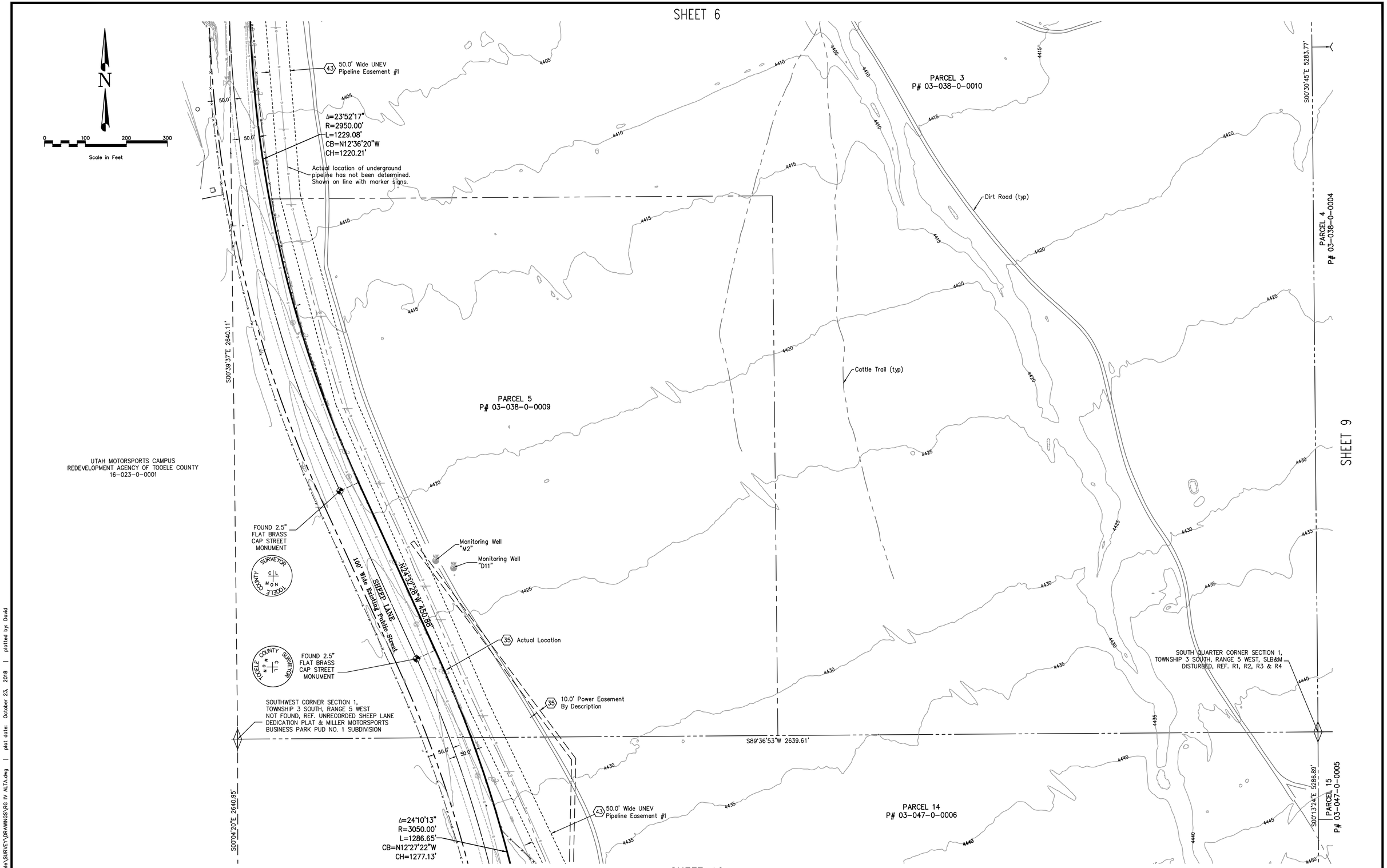
DESIGNED DATE	PROJECT ENGINEER	**TOOELE COUNTY, UTAH**	
APPROVED CAB DATE	PROJECT MANAGER		

ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE
IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

NO.	REVISIONS	BY	DATE
3	NEW TITLE COMMITMENT	DMH	10.23.18
2	CORRECT DATE OF ROAD DED.	JDP	10.23.18
1	MINOR REVISIONS	DMH	10.22.18
0	RELEASED FOR REVIEW	JDP	10.18.18

PROJECT NO. 2940-01
SHEET NO. 7 of 13
FILE NAME: RG IV ALTA
SCALE: 1"=100'

SHEET 6



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RG IV, LLC

TOOELE COUNTY, UTAH

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

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1	MINOR REVISIONS	DMH	10.22.18
0	RELEASED FOR REVIEW	JDP	10.18.18

PROJECT NO. 2940-01

SHEET NO. 8 of 13

FILE NAME: RG IV ALTA

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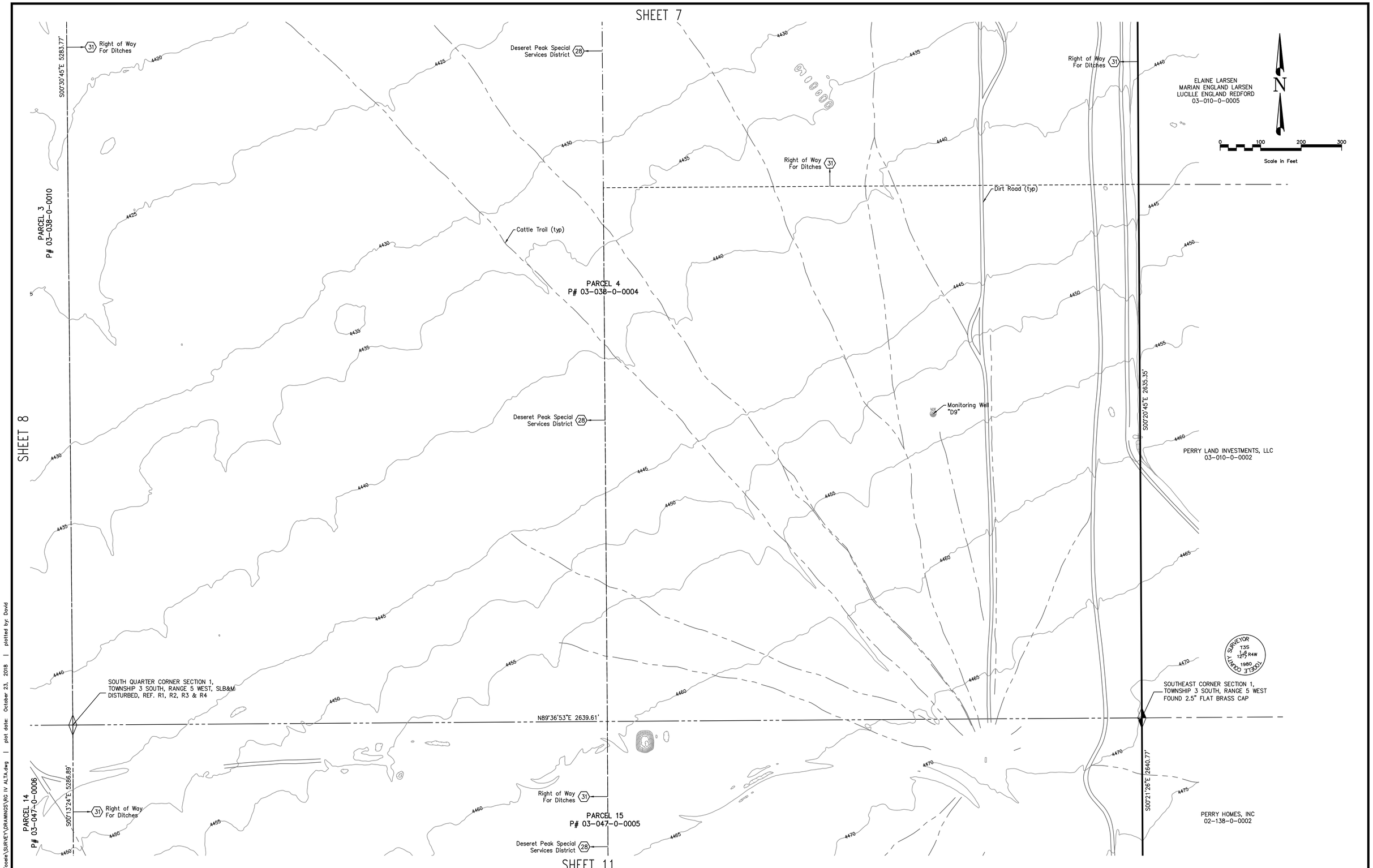

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DESIGNED DATE	PROJECT ENGINEER		
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ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE
IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

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PROJECT NO. 2940-01
SHEET NO. 9 of 13
FILE NAME: RG IV ALTA
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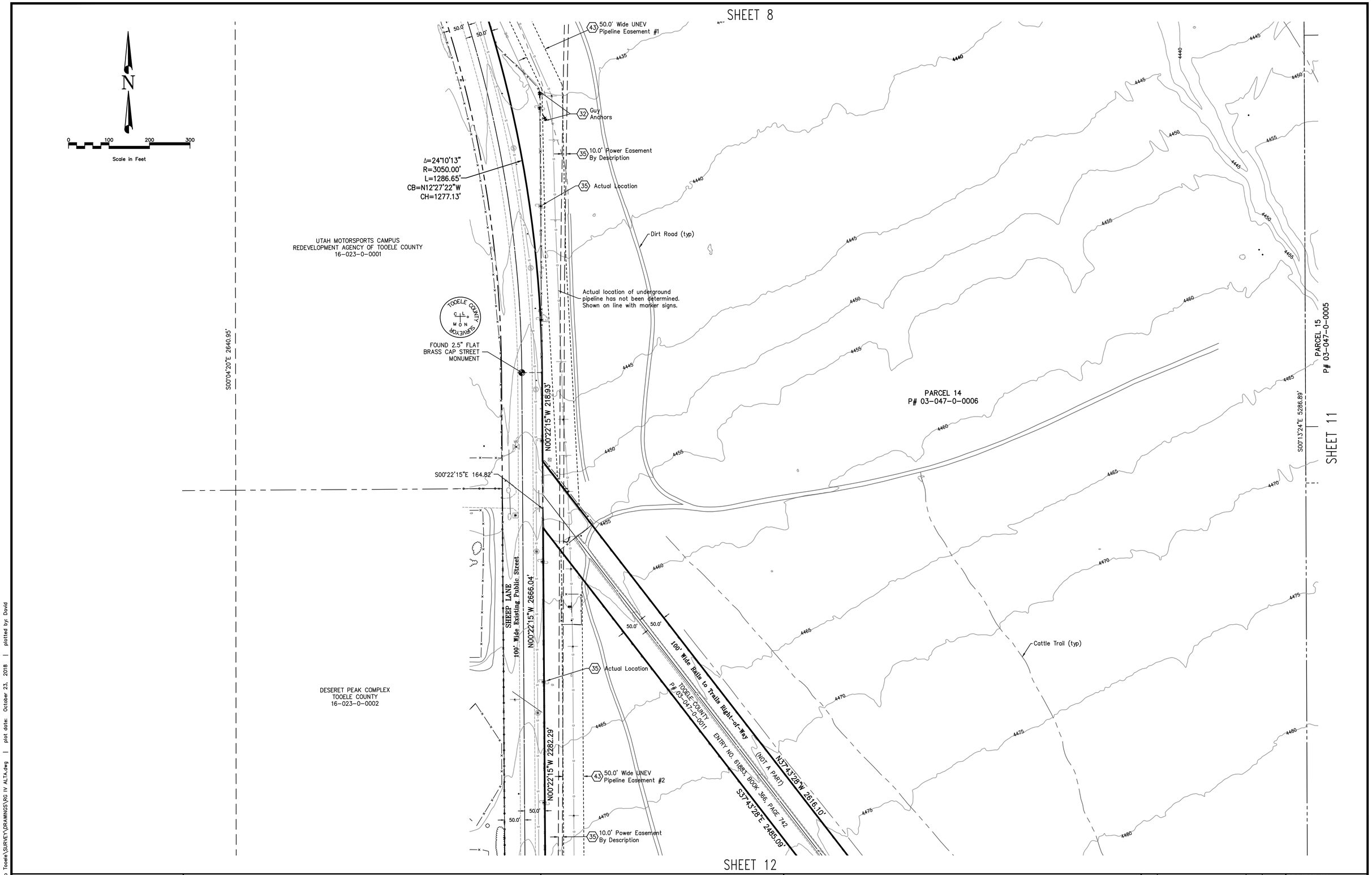

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ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

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PROJECT NO. 2940-01
SHEET NO. 10 of 13
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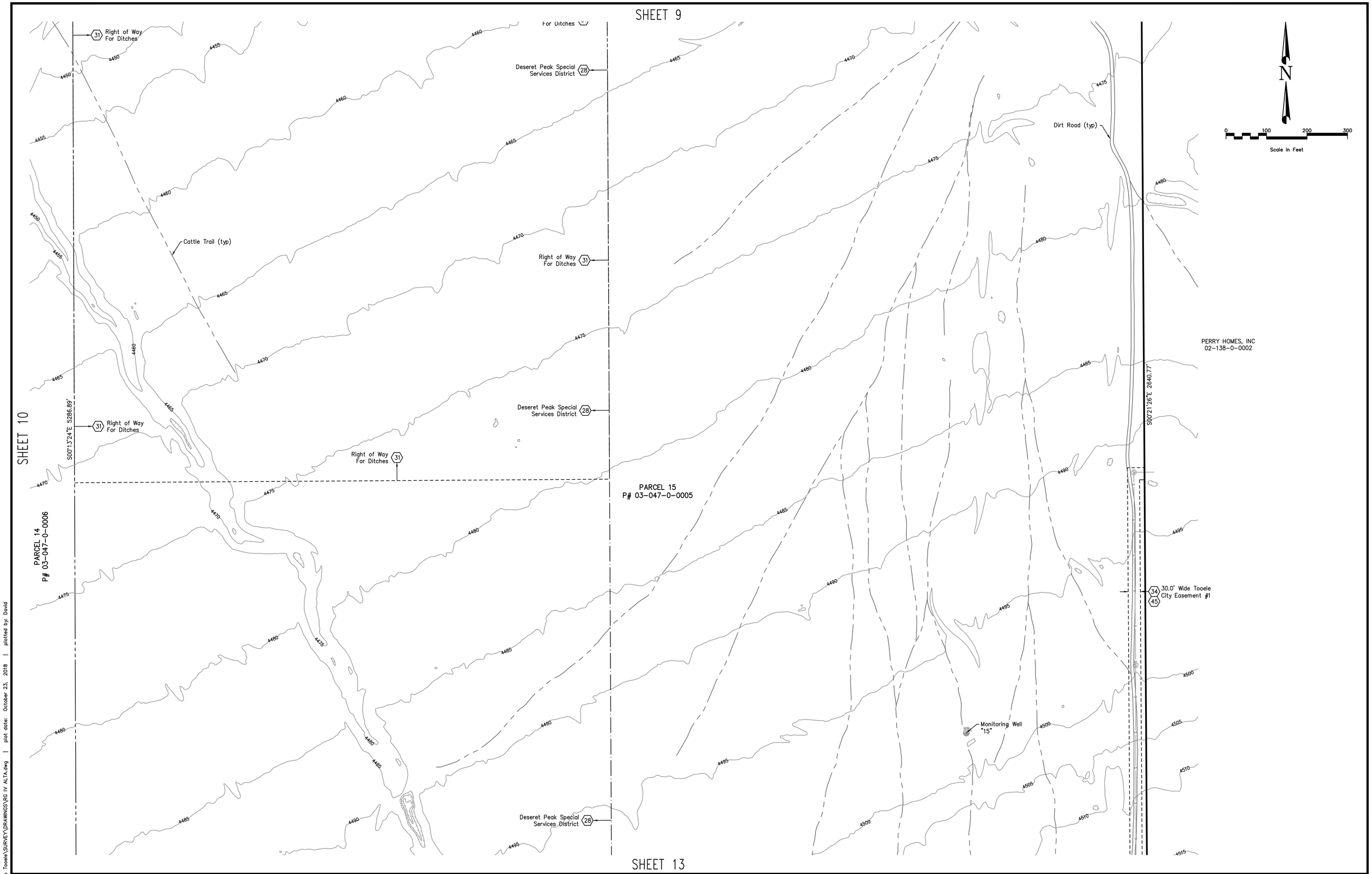

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ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

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PROJECT NO. 2940-01
SHEET NO. 11 of 13
FILE NAME: RG IV ALTA
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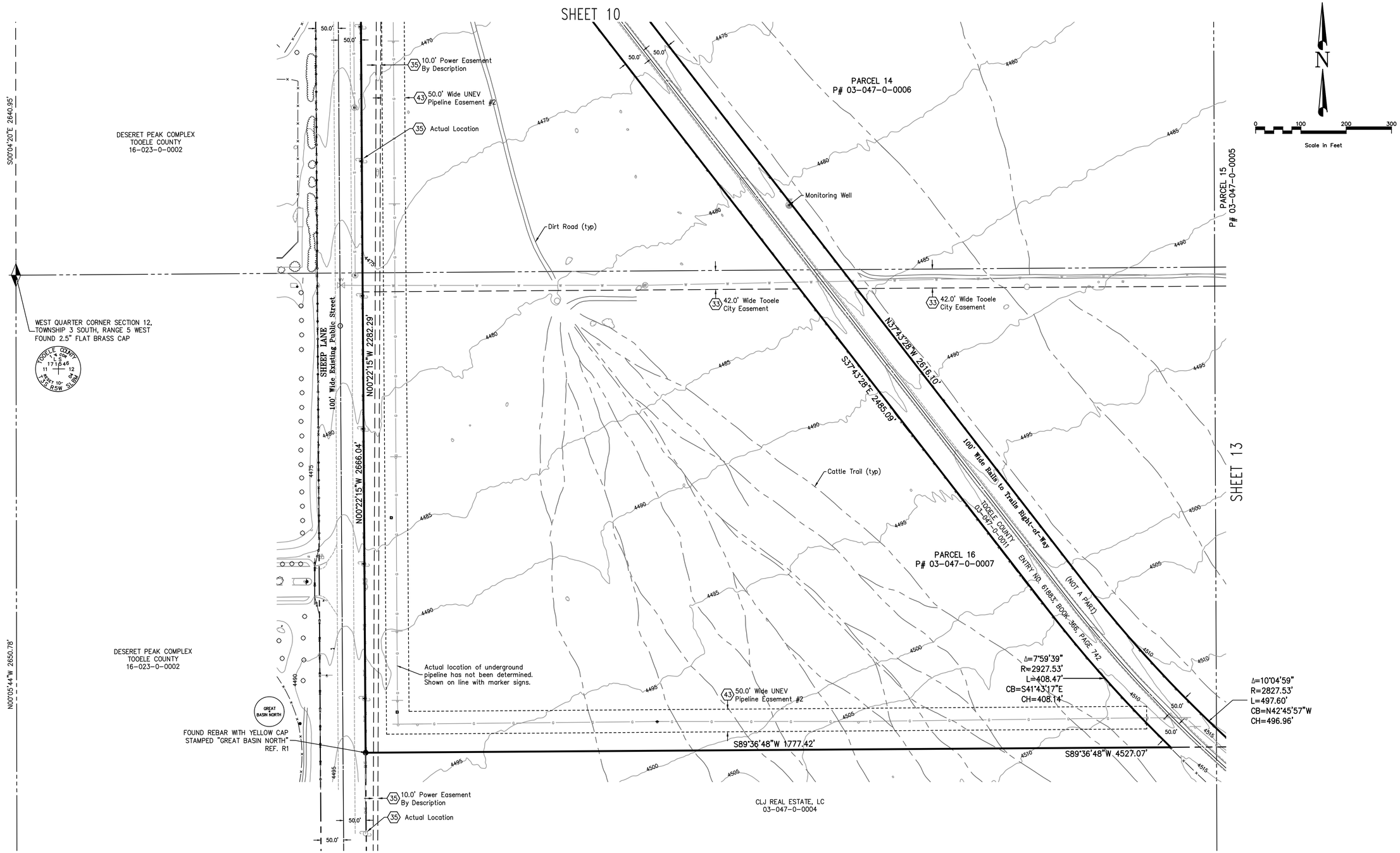

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ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

NO.	REVISIONS	BY	DATE
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0	RELEASED FOR REVIEW	JDP	10.18.18

PROJECT NO. 2940-01
SHEET NO. 12 of 13
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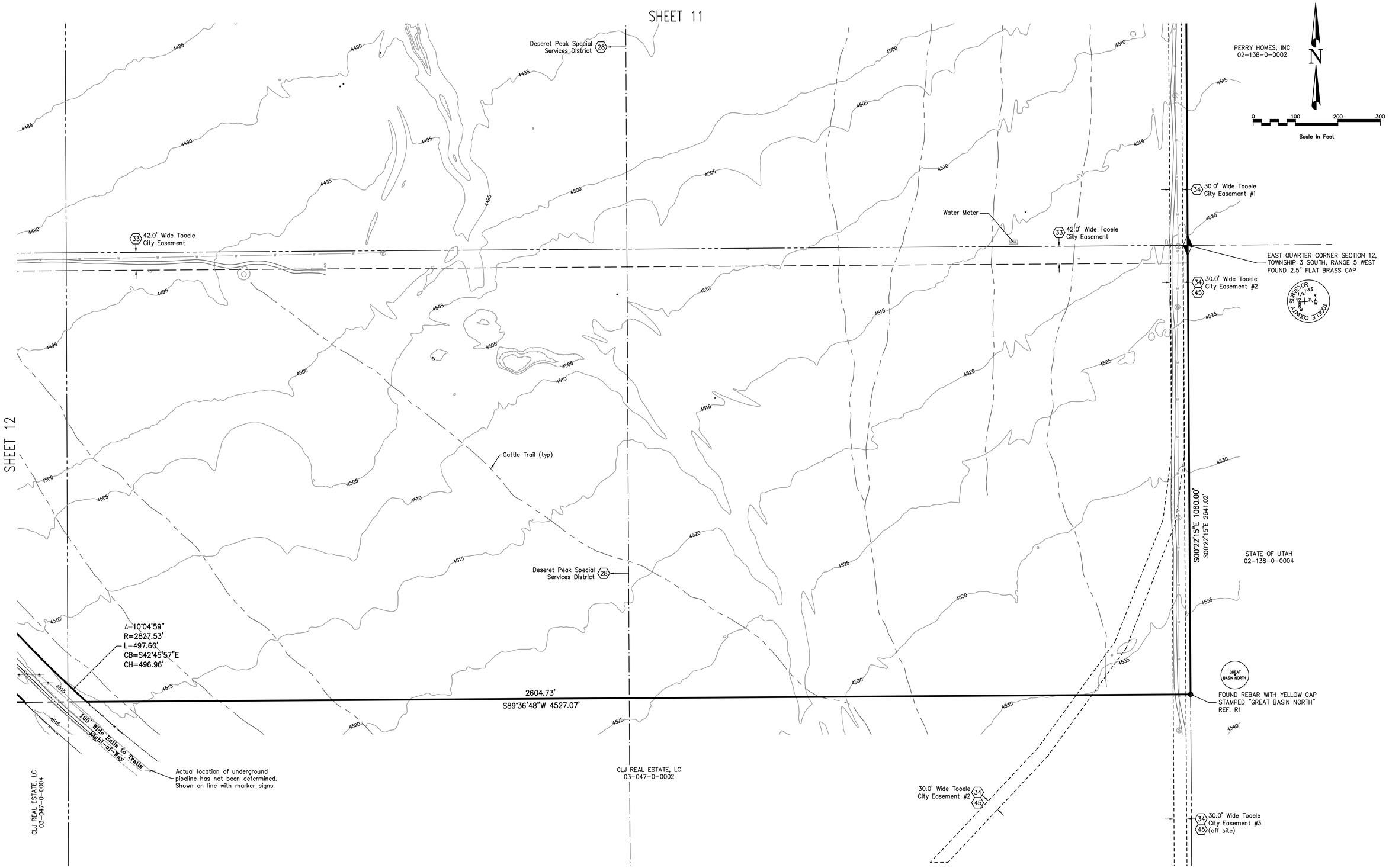

DRAWN JDP 6/21/18 DATE CHECKED _____ DATE

DESIGNED _____ DATE PROJECT ENGINEER

APPROVED CAB DATE PROJECT MANAGER

RG IV, LLC

TOOELE COUNTY, UTAH

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
700 SOUTH SHEEP LANE

IN THE NW, NE, SE, SW OF SEC 1 & NW, NE, SE, SW OF SEC 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN

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PROJECT NO. 2940-01

SHEET NO. 13 of 13

FILE NAME: RG IV ALTA

SCALE: 1"=100'

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