Foxborough III, Wellington LTD - A.L.T.A. / N.S.P.S. Land Title Survey Parcel 3

Located in Section 5, Township 15 South, Range 11 East, S.L.B.&M.
Carbon County, Utah,
2024

ALTA / NSPS LAND TITLE SURVEY TABLE A CERTIFICATIONS

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER: 5/8" REBAR WITH PLASTIC CAPS STAMPED "JONES AND DEMILLE ENGINEERING" TO BE SET UNLESS OTHERWISE NOTED: AS SHOWN ON SHEET 1.
2. ADDRESSES OF THE SURVEYED PROPERTY: 100 NORTH 800 EAST, WELLINGTON, UT 84542
3. FLOOD ZONE CLASSIFICATION: THIS PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO.49007C0690E MAP, EFFECTIVE DATE MAY 2, 2012.
4. GROSS LAND AREA: 2.00 ACRES, MORE OR LESS.
5. NOT REQUESTED.
6(a). ZONING / ZONING REQUIREMENTS: THE CURRENT ZONING IS R-M AS SHOWN ON WELLINGTON CITY ZONING MAP. ALL OF THE REQUIREMENTS DESIGNATED FOR THIS ZONING CLASSIFICATION CAN BE FOUND IN THE "LAND USE CODE, TITLE 12 SECTION 9-5 R-M- ZONE" LOCATED ON WELLINGTON CITY PLANNING AND ZONING WEBSITE. SEE THE NOTES ON THIS SHEET FOR SETBACKS AND OTHER RESTRICTIONS.
6(b). GRAPHICALLY DEPICTED BUILDING SETBACKS: SHOWN ON SHEET 1.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: SHOWN ON SHEET 1.
7(b)(1). NOT REQUESTED.
7(b)(2). NOT REQUESTED.
7(c). NOT REQUESTED.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: SHOWN ON SHEET 1.
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: 59 REGULAR PARKING STALLS / 3 ADA PARKING STALL. SHOWN ON SHEET 1.
10(a). AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES: CLIENT DID NOT REQUEST THIS ITEM.
10(b). AS DESIGNATED BY THE CLIENT, A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB: CLIENT DID NOT REQUEST THIS ITEM.
11. LOCATION OF EXISTING UTILITIES ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
FIELD OBSERVATION, EVIDENCE FROM PLANS, AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE: SHOWN ON SHEET 1 AND DISCUSSED IN THE NOTES OF THIS SHEET. 811 CALL WAS MADE BUT WAS TOLD THEY WILL NOT MARK UTILITY LOCATIONS FOR SURVEY PURPOSES.
12. HUD SURVEYS REQUIREMENTS:

1. SITE GRADING INVOLVED: COMPLY WITH TABLE A, ITEM 5. CONTOURS MAY NOT EXCEED 1-FOOT VERTICAL INTERVALS, EXCEPT THAT 2-FOOT AND 5-FOOT VERTICAL INTERVALS MAY BE USED WHERE THE MEAN SITE GRADIENT EXCEEDS 5 PERCENT AND 10 PERCENT RESPECTIVELY. WHERE CURBS AND/ OR GUTTERS EXIST, SHOW TOP OF CURB AND FLOW LINE ELEVATIONS. SHOWN ON SHEET 1; AN OPUS SOLUTION ON A GPS CONTROL POINT WAS USED FOR BOTH HORIZONTAL & VERTICAL CONTROL

2. PLOT PLAN DESIGN / REDESIGN INVOLVED: COMPLY WITH TABLE A, ITEM 6. SEE ITEM 6 ABOVE.

3. CONDOMINIUM / AIR-RIGHTS INVOLVED: THE SURVEYOR MUST PROVIDE A SURVEY MADE IN ACCORDANCE WITH ANY PROPERTY JURISDICTION REQUIREMENTS OR, IN THE ABSENCE OF SUCH REQUIREMENTS, PROFESSIONALLY RECOGNIZED STANDARDS. NO CONDOMINIUM / AIR-RIGHTS REQUIRED BY WELLINGTON CITY. SEE NOTES ON THIS SHEET FOR BUILDING HEIGHT RESTRICTIONS.

4. FLOOD HAZARD INVOLVED: WHERE ANY PORTION OF THE SITE IS SUBJECT TO FLOOD HAZARD, SHOW THE 100-YEAR RETURN FREQUENCY FLOOD HAZARD ELEVATION AND FLOOD ZONE FOR ALL PROJECTS PLUS THE 500 YEAR RETURN FREQUENCY FLOOD HAZARD ELEVATION AND FLOOD ZONE FOR SECTION 811 HOUSING PROGRAM. FOR EXISTING PROJECTS SHOW THE SITE ELEVATION AT THE BUILDING ENTRANCES, LOWEST HABITABLE FINISHED FLOOR, AND BASEMENT FOR EACH PRIMARY BUILDING, AND THE VEHICULAR PARKING AREA THAT SERVES EACH PRIMARY BUILDING. TAKE RETURN FREQUENCY FLOOD HAZARD ELEVATIONS FROM THE APPLICABLE FEDERAL FLOOD INSURANCE RATE MAP. WHERE SUCH IS NOT AVAILABLE, TAKE THE ELEVATIONS FROM AVAILABLE STATE OR LOCAL EQUIVALENT DATA, OR WHEN NOT AVAILABLE, WORK IN CONJUNCTION WITH OWNER'S ENGINEER. THIS SITE IS NOT IN A FLOOD ZONE, SEE ITEM 3 ABOVE.

5. BLANKET EASEMENT INVOLVED: SHOW ON THE MAP / PLAT THE LOCATION OF ANY FACILITY THAT IS LOCATED WITHIN OR TRAVERSES THE PROPERTY UNDER PROVISIONS OF A BLANKET EASEMENT. NO BLANKET EASEMENTS DISCOVERED.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER IS IDENTIFIED THE FIRST OWNER'S NAME WAS LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL": SHOWN ON SHEET 1.
14. NOT REQUESTED.
15. NOT REQUESTED.
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NONE OBSERVED.
17. PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINE. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NO INFORMATION ABOUT STREET RIGHT-OF-WAY CHANGES FOUND. NO CONSTRUCTION OR REPAIRS OBSERVED.
18. IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE. NO MARKERS WERE OBSERVED.
19. INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS). EASEMENTS SHOWN ON SHEET 1.
20. NOT REQUESTED.
21. NOT REQUESTED.

SCHEDULE B PART II - EXCEPTIONS

NOT PLOTTABLE — 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.

NOT PLOTTABLE — 2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

NOT PLOTTABLE — 3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

NONE FOUND — 4. EASEMENTS, LIENS, OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

SHOWN ON SHEET 1 SEE NOTES — 5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

NOT PLOTTABLE — 6. (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER; DITCH RIGHTS; (d) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL AND OTHER HYDROCARBONS IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATED THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b), (c) OR (d) ARE SHOWN BY THE PUBLIC RECORDS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

NOT PLOTTABLE — 7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

NOT PLOTTABLE — 8. TAXES FOR THE YEAR 2023 NOW DUE AND PAYABLE IN THE AMOUNT OF $9,096.660 BUT WILL NOT BECOME DELINQUENT UNTIL NOVEMBER 30TH UNDER TAX ID NO. 1B-0131-0004. (2022 TAXES WERE PAID) (PARCEL 3)

NOT PLOTTABLE — 9. THE LAND IS LOCATED WITHIN THE BOUNDARIES OF WELLINGTON CITY, CARBON COUNTY, TAX DISTRICT NO. 3, AND IS SUBJECT TO ANY CHARGES AND ASSESSMENTS LEVIED THEREBY. (AFFECTS PARCEL 3)

NOT PLOTTABLE — 10. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, OR UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.

NONE FOUND — 11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

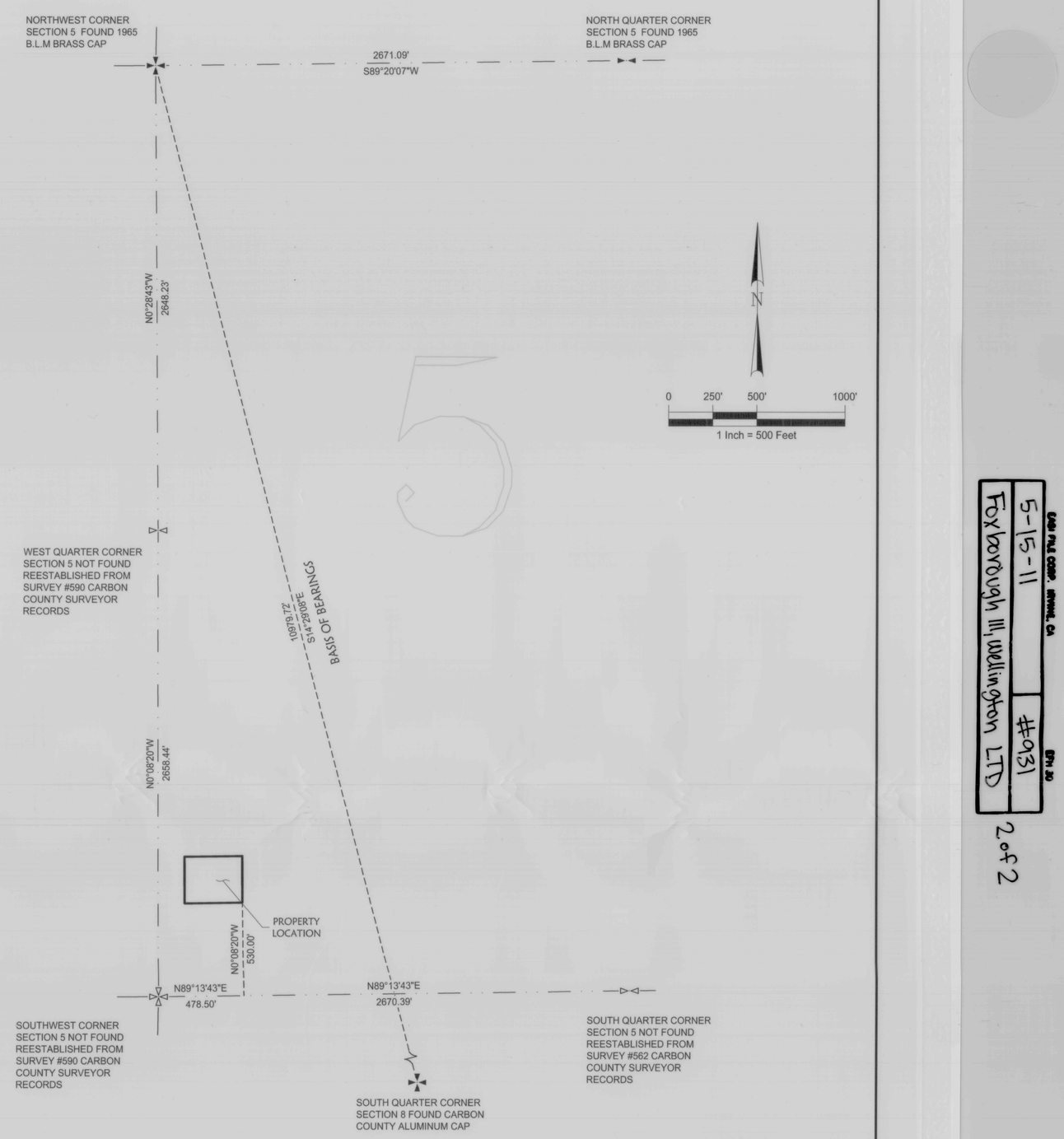
12. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.

AFFECTS ENTIRE PARCEL — 13. A DEED OF TRUST EXECUTED BY H & R DEVELOPMENT ENTERPRISES CO. AS TRUSTOR AND THE UNITED STATES OF AMERICA ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE AS TRUSTEE, IN THE STATED AMOUNT OF $855,000.00, IN FAVOR OF THE UNITED STATES OF AMERICA ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE AS BENEFICIARY, DATED JULY 8, 1983 AND RECORDED JULY 11, 1983 AS ENTRY NO. 169208, IN BOOK 229, PAGE 619, OF PUBLIC RECORDS. (AFFECTS PARCEL 3)

1 SHOWN ON SHEET 1 — 14. EASEMENT AND RIGHT OF WAY, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED JANUARY 10, 1984 AS ENTRY NO. 2314, IN BOOK 235, PAGE 175, OF PUBLIC RECORDS. (AFFECTS PARCEL 3)

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY FOR THE PURPOSE OF A HUD CERTIFICATION OF THE PARCELS SHOWN HEREON, FOR THE CLIENTS OWN INTENTS AND PURPOSES.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS S14°29'08"E BETWEEN A 3.25" B.L.M. BRASS CAP AT THE NORTHWEST CORNER OF SECTION 5 AND A 3.25" CARBON COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 11 EAST SALT LAKE BASE AND MERIDIAN.
3. THE TITLE REPORT PREPARED BY STEWART TITLE OF UTAH INC. FILE NO. 2142403-2 DATED: 10/23/2023, WAS USED IN THE PREPARATION OF THIS SURVEY. JONES & DEMILLE ENGINEERING, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THAT TITLE REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF THE TITLE REPORT.
4. THE POINT OF BEGINNING FOR THIS PROPERTY CALLS FROM THE SOUTHWEST CORNER OF SECTION 5, THIS CORNER FALLS WITHIN THE RIGHT-OF-WAY OF HIGHWAY 6 AND NO EVIDENCE OF THE CORNER COULD BE FOUND ON THE GROUND. THIS CORNER AND THE WEST QUARTER CORNER OF SECTION 5 WERE REESTABLISHED USING A 2014 SURVEY PERFORMED BY EMPIRE ENGINEERING FILE NO. 590 OF THE CARBON COUNTY SURVEYORS OFFICE. THE SOUTH QUARTER CORNER WAS REESTABLISHED USING A 2012 SURVEY PREFORMED BY JOHANSEN & TUTTLE FILE NO. 562 OF THE CARBON COUNTY SURVEYORS OFFICE. NOT ALL OF THE DEED LINES MATCH UP WITH EXISTING OCCUPATION LINES AND IT IS THE OPINION OF THIS SURVEYOR THAT A TITLE COMPANY BE CONTACTED TO HELP RESOLVE ANY TITLE ISSUES THAT ARE IDENTIFIED BY THIS SURVEY.
5. THIS DRAWING, IT'S DESIGN, AND INVENTION THEREOF IS THE PROPERTY OF JONES & DEMILLE ENGINEERING, 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 JONES & DEMILLE ENGINEERING, INC. AND IT'S CLIENT DATED 12/05/2023
6. THIS DRAWING AND ANY COPY THEREOF, MAY ALSO NOT BE RELIED UPON FOR ANY PURPOSE UNDER ANY OF THE FOLLOWING CONDITIONS:
   6.1. ORIGINAL AND ANY COPIES NOT INDIVIDUALLY SIGNED AND SEALED BY SURVEYOR.
   6.2. DEPENDENT MONUMENTS AND DATA SET, OR PUBLISHED, BY OTHERS AND USED BY THE SURVEYOR ARE SUBSEQUENTLY FOUND TO BE IN ERROR.
   6.3. IMPROVEMENTS SHOWN HAVE BEEN ALTERED, CHANGED, OR ADDED TO, SUBSEQUENT TO THE SURVEY.
7. 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.
8. THIS PROPERTY FALLS WITHIN R-M MULTIPLE RESIDENTIAL ZONE AND IS SUBJECT TO THE FOLLOWING SETBACK AND HEIGHT RESTRICTIONS PER WELLINGTON CITY CODE:
   FRONT: TWENTY-FIVE (20 FEET MINIMUM.
   SIDE: SIX (6) FEET MINIMUM.
   REAR: TWENTY (20) FEET MINIMUM.
   HEIGHTS: PRIMARY BUILDING NOT TO EXCEED THIRTY-FIVE (35) FEET OR 2.5 STORIES.
9. OFF-STREET PARKING PER WELLINGTON CITY CODE
   EXISTING: REGULAR PARKING STALLS = 59
   ADA PARKING STALLS = 3
   REQUIRED: REGULAR PARKING STALLS = 64
   ADA PARKING STALLS = 2 STANDARD 1 VAN ACCESSIBLE
10. THE LOCATION OF THE EXISTING GAS LINES AS SHOWN HEREON WERE SCALED FROM DRAWINGS PROVIDED BY DOMINION ENERGY.
11. THE LOCATION OF THE EXISTING TELEPHONE LINES AS SHOWN HEREON WERE SCALED FROM DRAWINGS PROVIDED BY EMERY TELECOM.
12. THE SIZE OF THE EXISTING SEWER AND WATER LINES AS SHOWN HEREON WERE TAKEN FROM MAPS PROVIDED BY WELLINGTON CITY PUBLIC WORKS.



SECTION BREAKDOWN

SECTION 5, TOWNSHIP 15 SOUTH,
RANGE 11 EAST, S.L.B. & M.
SCALE: 1" = 500'

SURVEYOR'S CERTIFICATE

TO FOXBOROUGH III, WELLINGTON LTD, A UTAH LIMITED PARTNERSHIP COMPANY, AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"):

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, 6(a), 6(b), 7(a), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/15/2024.

DATE OF PLAT OR MAP: 2/26/2024.

SURVEYOR SEAL — Martin G. Pierce #5561193 — STATE OF UTAH — 02/26/2024

MARTIN G PIERCE, L.S. #5561193 — DATE

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2312-012	FILE NAME:	h:\d\proj\2312-012\dwg\2312-012_alta.dwg
SURVEYED BY: MP	DRAWN BY: SMB	UPDATED: 2/26/2024 PLOTTED: 2/26/2024

Foxborough III, Wellington LTD.
A.L.T.A. / N.S.P.S.
Land Title Survey

CARBON COUNTY_UTAH

SHEET 2 OF 2

5-15-11
Foxborough III, Wellington LTD
#931
2 of 2

Ent 868510 Bk 1070 Pg 315 #931