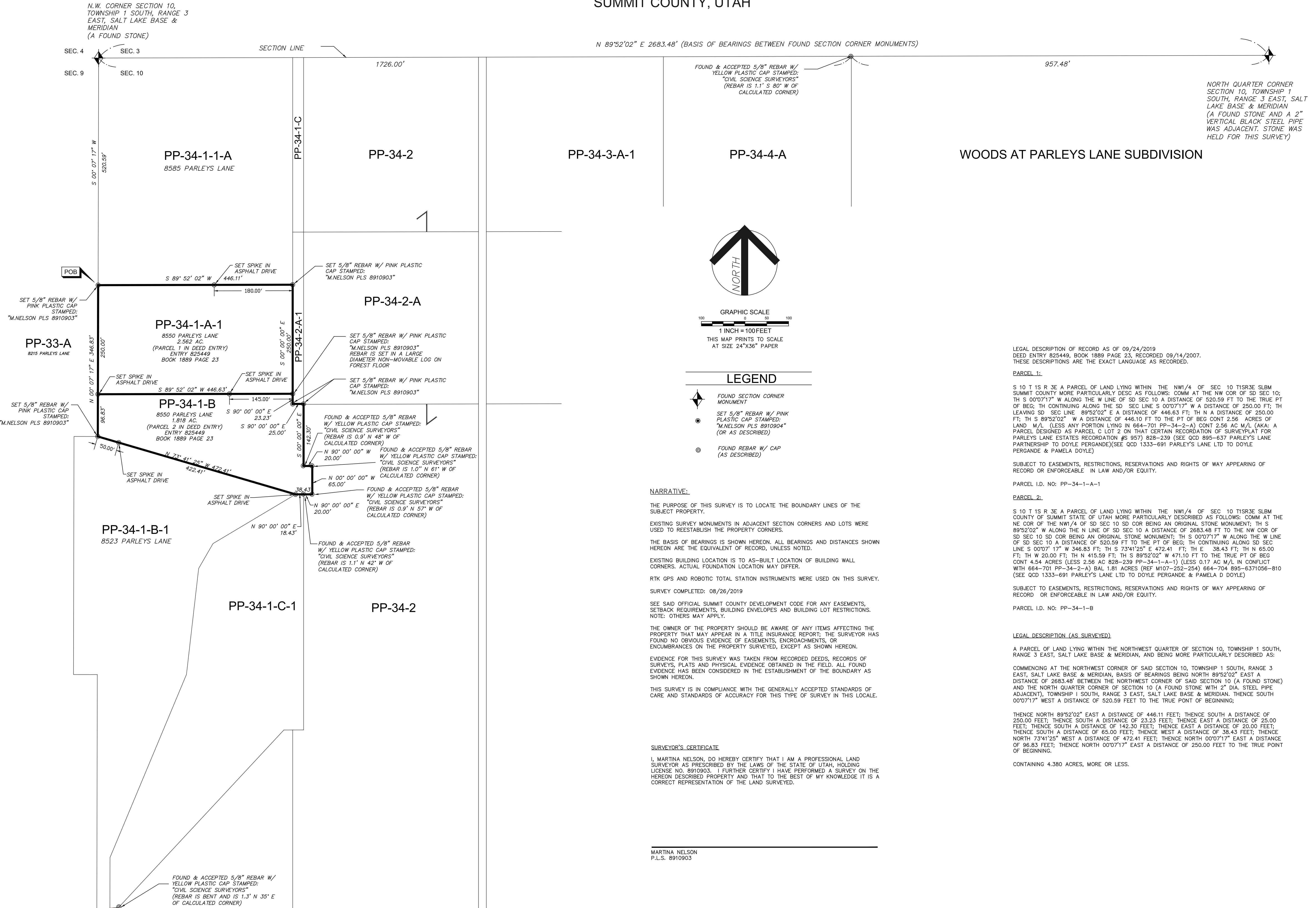


RECORD OF SURVEY

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH



Park City Surveying
 PO Box 682983
 Park City, UT 84088
 435-649-2918
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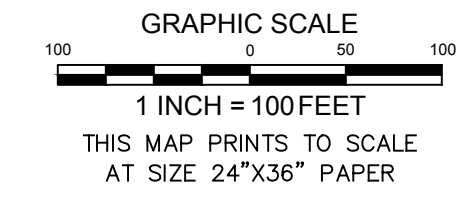
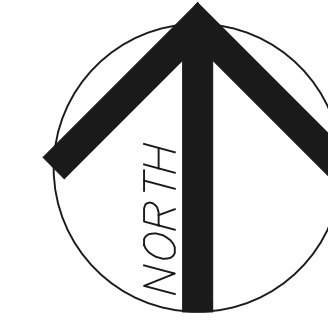
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 CHECKED BY: KR
 DATE: DECEMBER 10, 2019

RECORD OF SURVEY
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 DWG: PP-34-1-A-1 ROS - stb.dwg
 FOR: BRAD COSBY

RECORD OF SURVEY

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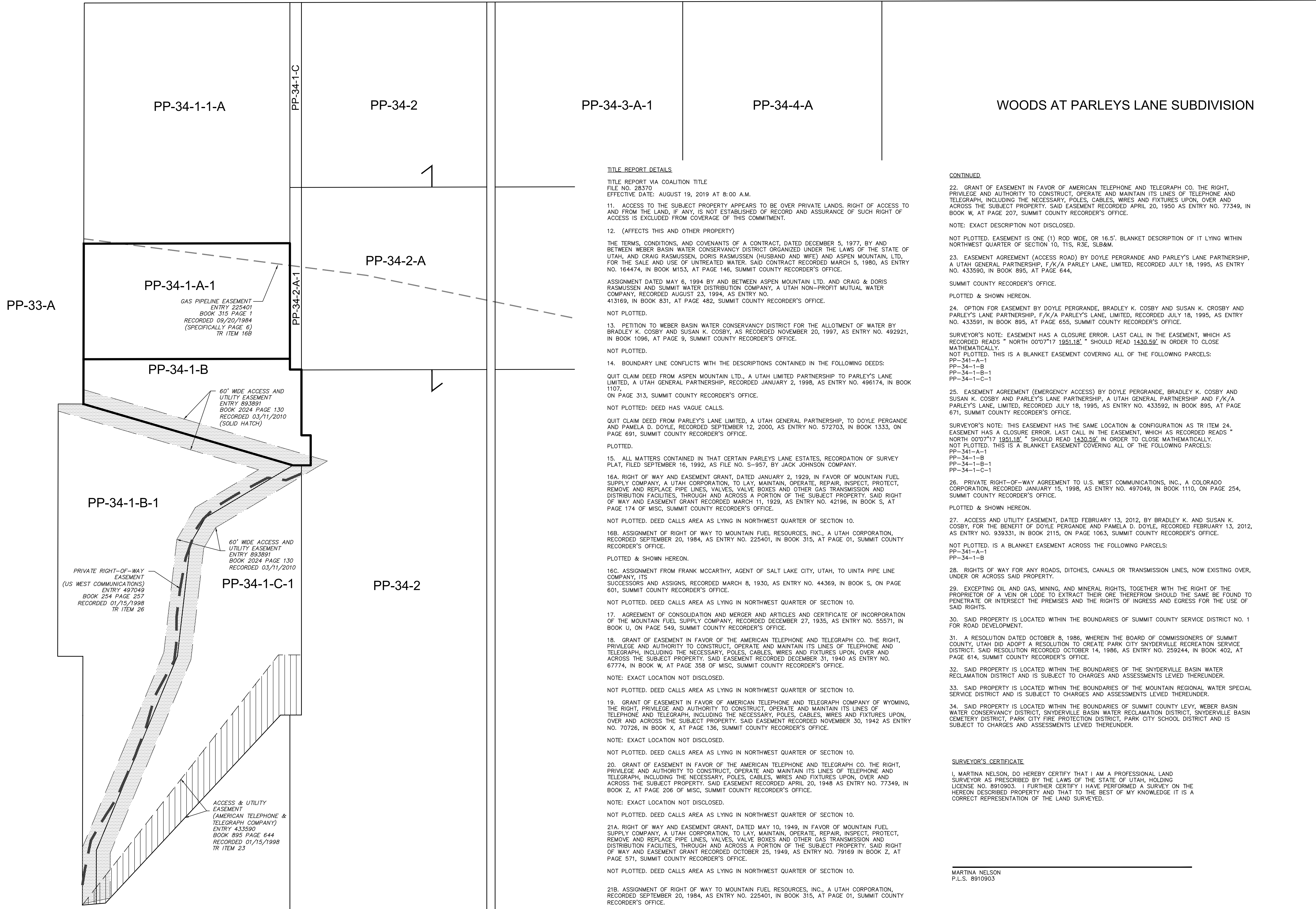
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 DWG: PP-34-1-A-1 ROS - stb.dwg
 FOR: BRAD COSBY

WOODS AT PARLEYS LANE SUBDIVISION



TITLE REPORT DETAILS

TITLE REPORT VIA COALITION TITLE
 FILE NO. 28370
 EFFECTIVE DATE: AUGUST 19, 2019 AT 8:00 A.M.

11. ACCESS TO THE SUBJECT PROPERTY APPEARS TO BE OVER PRIVATE LANDS. RIGHT OF ACCESS TO AND FROM THE LAND, IF ANY, IS NOT ESTABLISHED OF RECORD AND ASSURANCE OF SUCH RIGHT OF ACCESS IS EXCLUDED FROM COVERAGE OF THIS COMMITMENT.

12. (AFFECTS THIS AND OTHER PROPERTY)

THE TERMS, CONDITIONS, AND COVENANTS OF A CONTRACT, DATED DECEMBER 5, 1977, BY AND BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH, AND CRAIG RASMUSSEN, DORIS RASMUSSEN (HUSBAND AND WIFE) AND ASPEN MOUNTAIN, LTD. FOR THE SALE AND USE OF UNTREATED WATER. SAID CONTRACT RECORDED MARCH 5, 1980, AS ENTRY NO. 164474, IN BOOK M153, AT PAGE 146, SUMMIT COUNTY RECORDER'S OFFICE.

ASSIGNMENT DATED MAY 6, 1994 BY AND BETWEEN ASPEN MOUNTAIN LTD. AND CRAIG & DORIS RASMUSSEN AND SUMMIT WATER DISTRIBUTION COMPANY, A UTAH NON-PROFIT MUTUAL WATER COMPANY, RECORDED AUGUST 23, 1994, AS ENTRY NO. 413169, IN BOOK 831, AT PAGE 482, SUMMIT COUNTY RECORDER'S OFFICE.

NOT PLOTTED.

13. PETITION TO WEBER BASIN WATER CONSERVANCY DISTRICT FOR THE ALLOTMENT OF WATER BY BRADLEY K. COSBY AND SUSAN K. COSBY, AS RECORDED NOVEMBER 20, 1997, AS ENTRY NO. 492921, IN BOOK 1096, AT PAGE 9, SUMMIT COUNTY RECORDER'S OFFICE.

NOT PLOTTED.

14. BOUNDARY LINE CONFLICTS WITH THE DESCRIPTIONS CONTAINED IN THE FOLLOWING DEEDS:

QUIT CLAIM DEED FROM ASPEN MOUNTAIN LTD., A UTAH LIMITED PARTNERSHIP TO PARLEY'S LANE LIMITED, A UTAH GENERAL PARTNERSHIP, RECORDED JANUARY 2, 1998, AS ENTRY NO. 496174, IN BOOK 1107, ON PAGE 313, SUMMIT COUNTY RECORDER'S OFFICE.

NOT PLOTTED: DEED HAS VAGUE CALLS.

QUIT CLAIM DEED FROM PARLEY'S LANE LIMITED, A UTAH GENERAL PARTNERSHIP, TO DOYLE PERGANDE AND PAMELA D. DOYLE, RECORDED SEPTEMBER 12, 2000, AS ENTRY NO. 572703, IN BOOK 1333, ON PAGE 691, SUMMIT COUNTY RECORDER'S OFFICE.

PLOTTED.

15. ALL MATTERS CONTAINED IN THAT CERTAIN PARLEYS LANE ESTATES, RECORDATION OF SURVEY PLAT, FILED SEPTEMBER 16, 1992, AS FILE NO. S-957, BY JACK JOHNSON COMPANY.

16A. RIGHT OF WAY AND EASEMENT GRANT, DATED JANUARY 2, 1929, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A UTAH CORPORATION, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED MARCH 11, 1929, AS ENTRY NO. 42196, IN BOOK S, AT PAGE 174 OF MISC, SUMMIT COUNTY RECORDER'S OFFICE.

NOT PLOTTED. DEED CALLS AREA AS LYING IN NORTHWEST QUARTER OF SECTION 10.

16B. ASSIGNMENT OF RIGHT OF WAY TO MOUNTAIN FUEL RESOURCES, INC., A UTAH CORPORATION, RECORDED SEPTEMBER 20, 1984, AS ENTRY NO. 225401, IN BOOK 315, AT PAGE 01, SUMMIT COUNTY RECORDER'S OFFICE.

PLOTTED & SHOWN HEREON.

16C. ASSIGNMENT FROM FRANK MCCARTHY, AGENT OF SALT LAKE CITY, UTAH, TO UINTA PIPE LINE COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED MARCH 8, 1930, AS ENTRY NO. 44369, IN BOOK S, ON PAGE 601, SUMMIT COUNTY RECORDER'S OFFICE.

NOT PLOTTED. DEED CALLS AREA AS LYING IN NORTHWEST QUARTER OF SECTION 10.

17. AGREEMENT OF CONSOLIDATION AND MERGER AND ARTICLES AND CERTIFICATE OF INCORPORATION OF THE MOUNTAIN FUEL SUPPLY COMPANY, RECORDED DECEMBER 27, 1935, AS ENTRY NO. 55571, IN BOOK U, ON PAGE 549, SUMMIT COUNTY RECORDER'S OFFICE.

18. GRANT OF EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH CO. THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING THE NECESSARY, POLES, CABLES, WIRES AND FIXTURES UPON, OVER AND ACROSS THE SUBJECT PROPERTY. SAID EASEMENT RECORDED DECEMBER 31, 1940 AS ENTRY NO. 67774, IN BOOK W, AT PAGE 358 OF MISC, SUMMIT COUNTY RECORDER'S OFFICE.

NOTE: EXACT LOCATION NOT DISCLOSED.

NOT PLOTTED. DEED CALLS AREA AS LYING IN NORTHWEST QUARTER OF SECTION 10.

19. GRANT OF EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING THE NECESSARY, POLES, CABLES, WIRES AND FIXTURES UPON, OVER AND ACROSS THE SUBJECT PROPERTY. SAID EASEMENT RECORDED NOVEMBER 30, 1942 AS ENTRY NO. 70728, IN BOOK X, AT PAGE 136, SUMMIT COUNTY RECORDER'S OFFICE.

NOTE: EXACT LOCATION NOT DISCLOSED.

NOT PLOTTED. DEED CALLS AREA AS LYING IN NORTHWEST QUARTER OF SECTION 10.

20. GRANT OF EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH CO. THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING THE NECESSARY, POLES, CABLES, WIRES AND FIXTURES UPON, OVER AND ACROSS THE SUBJECT PROPERTY. SAID EASEMENT RECORDED APRIL 20, 1948 AS ENTRY NO. 77349, IN BOOK Z, AT PAGE 206 OF MISC, SUMMIT COUNTY RECORDER'S OFFICE.

NOTE: EXACT LOCATION NOT DISCLOSED.

NOT PLOTTED. DEED CALLS AREA AS LYING IN NORTHWEST QUARTER OF SECTION 10.

21A. RIGHT OF WAY AND EASEMENT GRANT, DATED MAY 10, 1949, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A UTAH CORPORATION, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED OCTOBER 25, 1949, AS ENTRY NO. 79169 IN BOOK Z, AT PAGE 571, SUMMIT COUNTY RECORDER'S OFFICE.

NOT PLOTTED. DEED CALLS AREA AS LYING IN NORTHWEST QUARTER OF SECTION 10.

21B. ASSIGNMENT OF RIGHT OF WAY TO MOUNTAIN FUEL RESOURCES, INC., A UTAH CORPORATION, RECORDED SEPTEMBER 20, 1984, AS ENTRY NO. 225401, IN BOOK 315, AT PAGE 01, SUMMIT COUNTY RECORDER'S OFFICE.

CONTINUED

22. GRANT OF EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH CO. THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING THE NECESSARY, POLES, CABLES, WIRES AND FIXTURES UPON, OVER AND ACROSS THE SUBJECT PROPERTY. SAID EASEMENT RECORDED APRIL 20, 1950 AS ENTRY NO. 77349, IN BOOK W, AT PAGE 207, SUMMIT COUNTY RECORDER'S OFFICE.

NOTE: EXACT DESCRIPTION NOT DISCLOSED.

NOT PLOTTED. EASEMENT IS ONE (1) ROD WIDE, OR 16.5'. BLANKET DESCRIPTION OF IT LYING WITHIN NORTHWEST QUARTER OF SECTION 10, T1S, R3E, SLB&M.

23. EASEMENT AGREEMENT (ACCESS ROAD) BY DOYLE PERGRANDE AND PARLEY'S LANE PARTNERSHIP, A UTAH GENERAL PARTNERSHIP, F/K/A PARLEY LANE, LIMITED, RECORDED JULY 18, 1995, AS ENTRY NO. 433590, IN BOOK 895, AT PAGE 644, SUMMIT COUNTY RECORDER'S OFFICE.

PLOTTED & SHOWN HEREON.

24. OPTION FOR EASEMENT BY DOYLE PERGRANDE, BRADLEY K. COSBY AND SUSAN K. COSBY AND PARLEY'S LANE PARTNERSHIP, F/K/A PARLEY'S LANE, LIMITED, RECORDED JULY 18, 1995, AS ENTRY NO. 433591, IN BOOK 895, AT PAGE 655, SUMMIT COUNTY RECORDER'S OFFICE.

SURVEYOR'S NOTE: EASEMENT HAS A CLOSURE ERROR. LAST CALL IN THE EASEMENT, WHICH AS RECORDED READS " NORTH 00°07'17" 1951.18' " SHOULD READ 1430.59' IN ORDER TO CLOSE MATHEMATICALLY.

NOT PLOTTED. THIS IS A BLANKET EASEMENT COVERING ALL OF THE FOLLOWING PARCELS:
 PP-341-A-1
 PP-341-B
 PP-341-B-1
 PP-341-C-1

25. EASEMENT AGREEMENT (EMERGENCY ACCESS) BY DOYLE PERGRANDE, BRADLEY K. COSBY AND SUSAN K. COSBY AND PARLEY'S LANE PARTNERSHIP, A UTAH GENERAL PARTNERSHIP AND F/K/A PARLEY'S LANE, LIMITED, RECORDED JULY 18, 1995, AS ENTRY NO. 433592, IN BOOK 895, AT PAGE 671, SUMMIT COUNTY RECORDER'S OFFICE.

SURVEYOR'S NOTE: THIS EASEMENT HAS THE SAME LOCATION & CONFIGURATION AS TR ITEM 24. EASEMENT HAS A CLOSURE ERROR. LAST CALL IN THE EASEMENT, WHICH AS RECORDED READS " NORTH 00°07'17" 1951.18' " SHOULD READ 1430.59' IN ORDER TO CLOSE MATHEMATICALLY.

NOT PLOTTED. THIS IS A BLANKET EASEMENT COVERING ALL OF THE FOLLOWING PARCELS:
 PP-341-A-1
 PP-341-B
 PP-341-B-1
 PP-341-C-1

26. PRIVATE RIGHT-OF-WAY AGREEMENT TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, RECORDED JANUARY 15, 1998, AS ENTRY NO. 497049, IN BOOK 1110, ON PAGE 254, SUMMIT COUNTY RECORDER'S OFFICE.

PLOTTED & SHOWN HEREON.

27. ACCESS AND UTILITY EASEMENT, DATED FEBRUARY 13, 2012, BY BRADLEY K. AND SUSAN K. COSBY, FOR THE BENEFIT OF DOYLE PERGANDE AND PAMELA D. DOYLE, RECORDED FEBRUARY 13, 2012, AS ENTRY NO. 939331, IN BOOK 2115, ON PAGE 1063, SUMMIT COUNTY RECORDER'S OFFICE.

NOT PLOTTED. IS A BLANKET EASEMENT ACROSS THE FOLLOWING PARCELS:
 PP-341-A-1
 PP-341-B

28. RIGHTS OF WAY FOR ANY ROADS, DITCHES, CANALS OR TRANSMISSION LINES, NOW EXISTING OVER, UNDER OR ACROSS SAID PROPERTY.

29. EXCEPTING OIL AND GAS, MINING, AND MINERAL RIGHTS, TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT THEIR ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AND THE RIGHTS OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.

30. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF SUMMIT COUNTY SERVICE DISTRICT NO. 1 FOR ROAD DEVELOPMENT.

31. A RESOLUTION DATED OCTOBER 8, 1986, WHEREIN THE BOARD OF COMMISSIONERS OF SUMMIT COUNTY, UTAH DID ADOPT A RESOLUTION TO CREATE PARK CITY SNYDERVILLE RECREATION SERVICE DISTRICT. SAID RESOLUTION RECORDED OCTOBER 14, 1986, AS ENTRY NO. 259244, IN BOOK 402, AT PAGE 614, SUMMIT COUNTY RECORDER'S OFFICE.

32. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT AND IS SUBJECT TO CHARGES AND ASSESSMENTS LEVIED THEREUNDER.

33. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT AND IS SUBJECT TO CHARGES AND ASSESSMENTS LEVIED THEREUNDER.

34. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF SUMMIT COUNTY LEVY, WEBER BASIN WATER CONSERVANCY DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, SNYDERVILLE BASIN GEMETERY DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, PARK CITY SCHOOL DISTRICT AND IS SUBJECT TO CHARGES AND ASSESSMENTS LEVIED THEREUNDER.

SURVEYOR'S CERTIFICATE

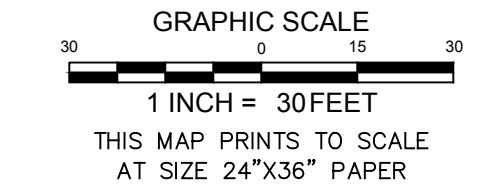
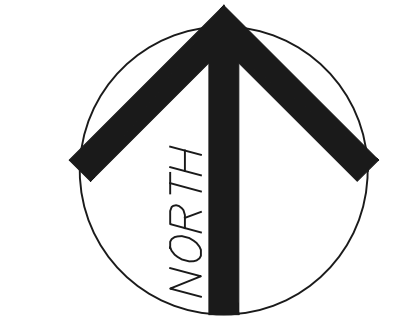
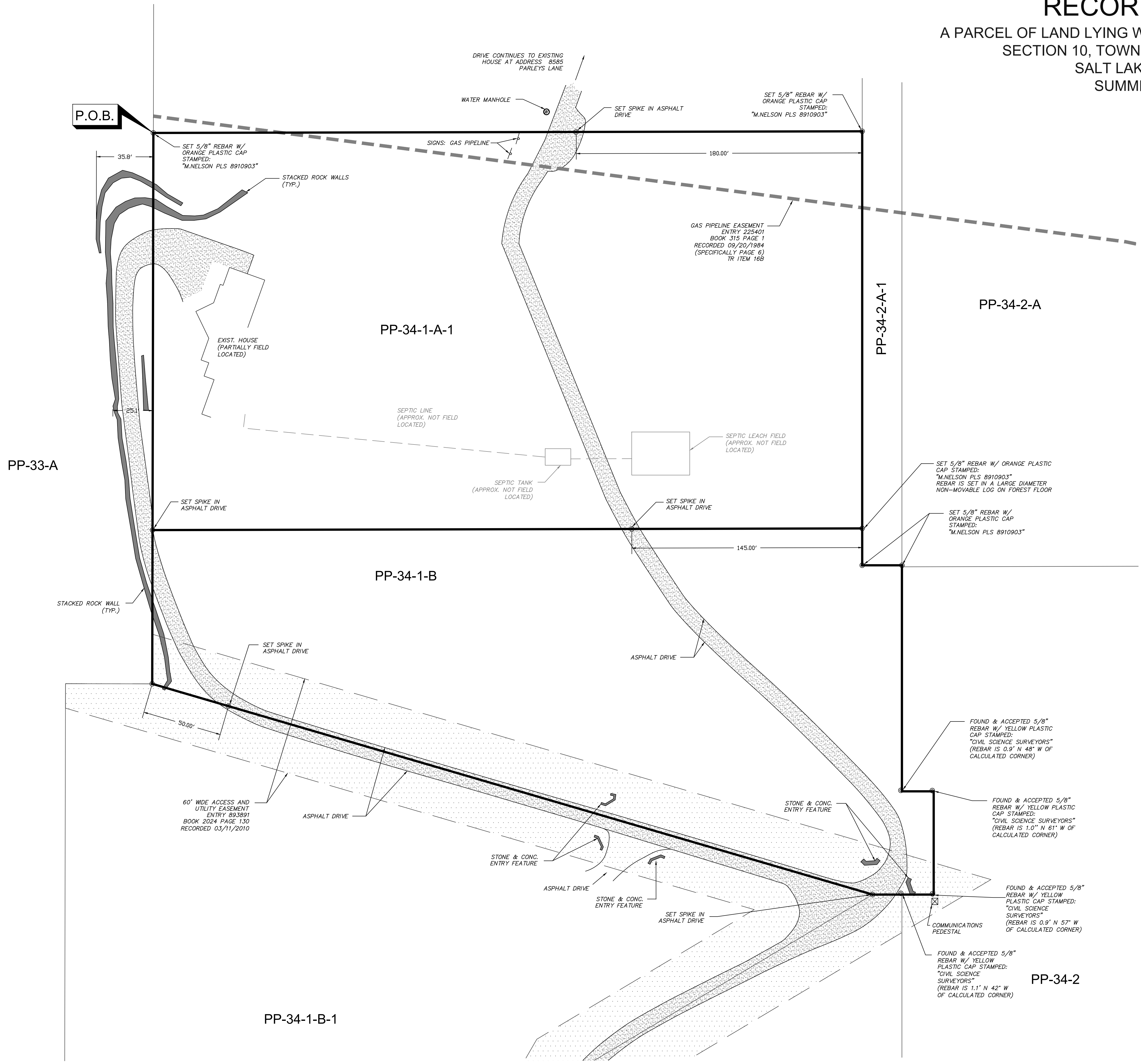
I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTINA NELSON
 P.L.S. 8910903

E:\Databases (Park City Surveying)\Park City Surveying Team Folder\ZD\Map\SP\Parley Lane Estates - unimproved\subdivision\pp-34-1-A-1 ROS - stb.dwg 12/10/2019 11:26:59 AM AutoCAD PLOT (General Documentation)

RECORD OF SURVEY

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH



LEGEND

- ◆ FOUND SECTION CORNER MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910904" (OR AS DESCRIBED)
- ⊙ FOUND REBAR W/ CAP (AS DESCRIBED)
- ⊕ WATER MANHOLE
- ⊠ COMMUNICATIONS BOX

TOPOGRAPHIC DETAILS:

RELEVANT EXISTING CONDITIONS RELATING TO THE BOUNDARY LINES WERE FIELD LOCATED.
THIS IS NOT A COMPREHENSIVE AS-BUILT OR TOPO SURVEY. THE SCOPE OF THIS SURVEY IS TO LOCATE IMPROVEMENTS ON OR ADJACENT TO THE BOUNDARY OF THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HERON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

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FOR: BRAD COSBY
DWG: PP-34-1-A-1 ROS - stb.dwg