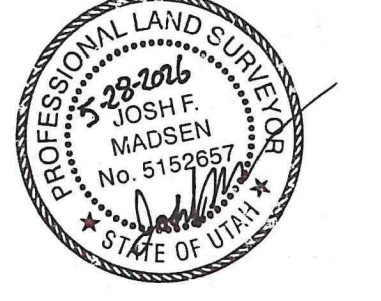


BOUNDARY RETRACEMENT RECORD OF SURVEY

MANNING PROPERTY

4100 NORTH 250 EAST
SUMMIT COUNTY PARCEL: SS-61-B-1
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE:
I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
LICENSE NO. 5152657

NARRATIVE:
PROJECT SCOPE:
THIS SURVEY WAS REQUESTED BY KURT PETERSON/EXPERIENCE PARK CITY ON BEHALF OF THE LANDOWNER FOR THE PURPOSE OF RETRACING THE BOUNDARIES OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°31'23" WEST FROM THE WEST 1/4 CORNER AND NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN AS SHOWN HEREON.

PROJECT CONTROL:
PROJECT CONTROL WAS ESTABLISHED WITH RTK GNSS OBSERVATIONS. HORIZONTAL CONTROL HAS BEEN SCALED TO GROUND AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

RETRACEMENT:
THE MAJORITY OF SECTION 33 WAS RECOVERED AND RETRACED AS PART OF SUMMIT COUNTY SURVEYOR FILE #80012197. FIELD DATA FOR THIS PROJECT WAS GATHERED ON MAY 6, 2026 UTILIZING RTK GNSS DATA COLLECTION.

RETRACEMENT:
THE NORTH 1/2 CORNER OF SECTION 33 HAS BEEN CALCULATED PER REF. #1 AS THE REBAR FOUND APPEARS DISTURBED. ALIQUOT BREAKDOWN OF SECTION 33 RESULTS IN THE ACCEPTANCE OF ONE OF THE CENTER 1/2 CORNER OPTIONS. THIS SOLUTION FOLLOWS THE MAJORITY OF RECOVERED PROPERTY CORNERS IN THE PROJECT VICINITY.

RETRACEMENT:
THE ABUTTER DESCRIPTION OF ZEIDNER RANCH, LLC APPEARS IN THE RECORD FOR THE FIRST TIME IN ENTRY #01177633 (RECORDED 11/15/2021) AND MATCHES THE "AS SURVEYED DESCRIPTION" OF SUMMIT COUNTY SURVEYOR FILE #80010724. PREDECESSOR DOCUMENTS (INCLUDING ENTRY #263046 RECORDED 12/30/1986) DESCRIBE A 1320' X 369' PARCEL WITH NO LOCATIVE OR ALIQUOT CALLS. THE RECENTLY CREATED DESCRIPTION PLOTS APPROXIMATELY 2' EASTERLY OF THE RETRACED 1/2 SECTION LINE.

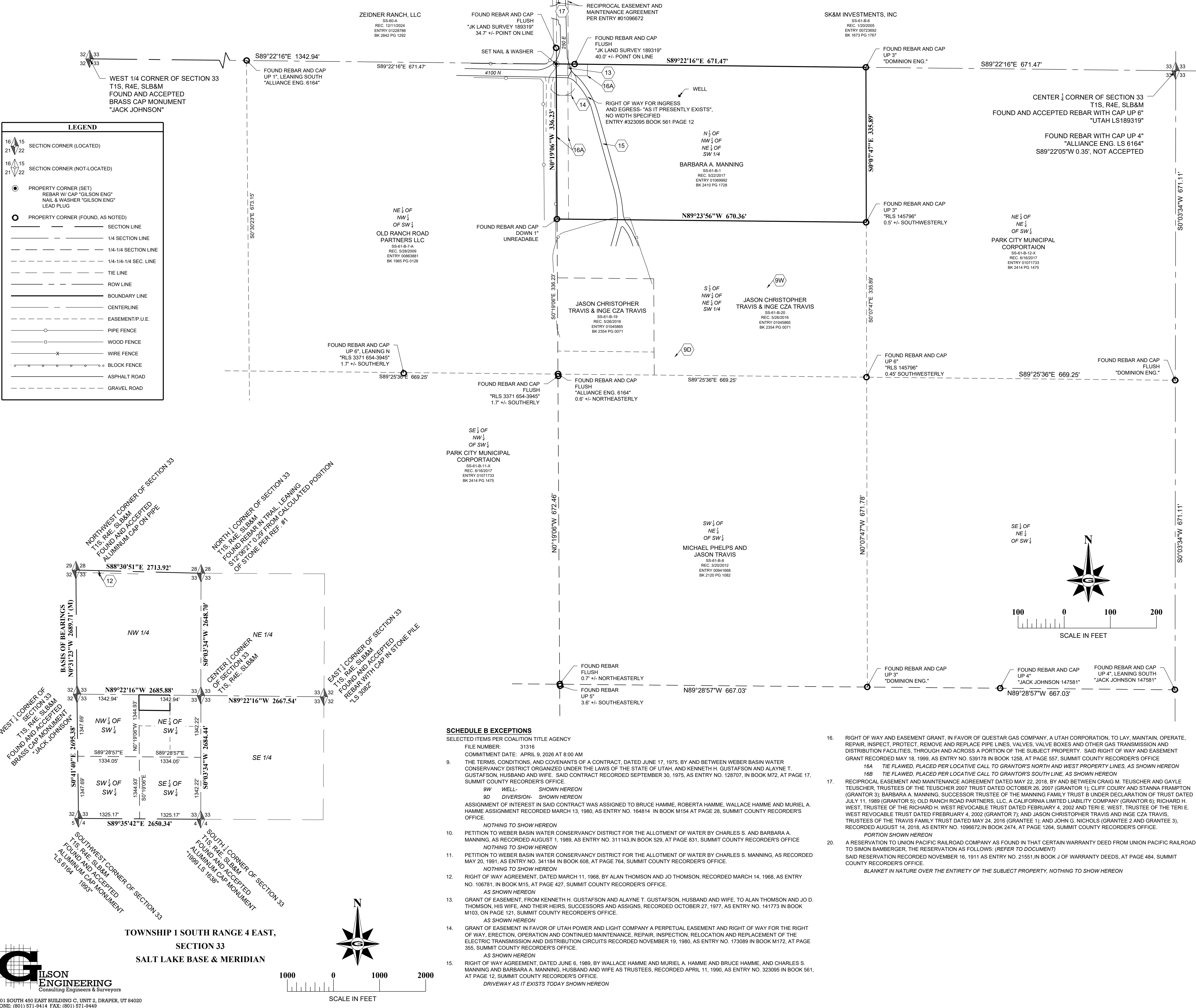
RETRACEMENT:
THE DEPICTION OF FOUND CORNERS BEYOND THE SUBJECT PROPERTY IS FOR INFORMATIONAL PURPOSES ONLY. THE DEPICTION OF THESE CORNERS SHOULD NOT BE CONSTRUED AS A BOUNDARY DETERMINATION. THE SURVEYOR'S CERTIFICATE APPLIES ONLY TO THE RETRACEMENT OF THE SUBJECT PROPERTY.

RETRACEMENT:
A RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT (RECORDED AUGUST 14, 2018 AS ENTRY NO. 01096672 IN BOOK 2474 AT PAGE 1264 AT THE OFFICE OF THE RECORDER OF SUMMIT COUNTY) IS DEPICTED HEREON. REFER TO SUMMIT COUNTY SURVEYOR FILE #0012197 FOR FURTHER NARRATIVE ON THE EAST-WEST SHIFT OF REF. #2. OTHER EASEMENTS OR ENCUMBRANCES THAT COULD AFFECT THE SUBJECT PROPERTY ARE PER COALITION TITLE AGENCY COMMITMENT NUMBER 31316 DATED APRIL 9, 2026 AT 8:00 AM. NO ADDITIONAL EASEMENT RESEARCH PERFORMED BY THE SURVEYOR.

RETRACEMENT:
UTILITIES DEPICTED ARE FOR GRAPHICAL INFORMATION ONLY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL ABOVE GROUND OR BURIED UTILITIES OR STRUCTURES MAY EXIST THAT ARE NOT SHOWN HEREON. NOTIFY BLUE STAKES PRIOR TO ANY EXCAVATION.

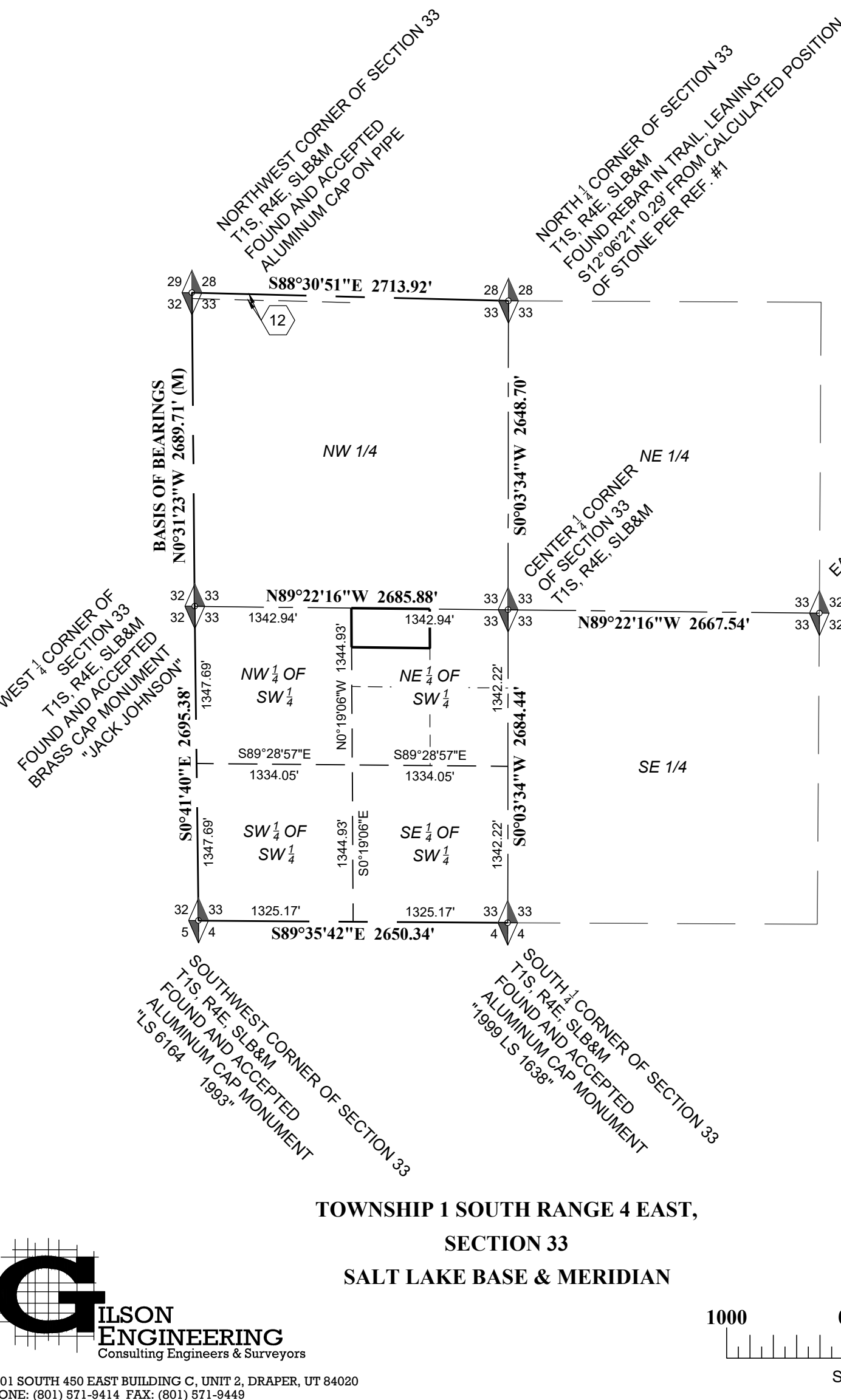
LEGAL DESCRIPTION:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP ONE SOUTH, RANGE FOUR EAST OF THE SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

- REFERENCES**
- SUMMIT COUNTY SURVEYOR FILE S-3312
 - RANCH CREEK PLANNED RESIDENTIAL DEVELOPMENT, RECORDED JULY 30, 1987 AS NO. 274743 AT THE OFFICE OF THE RECORDER OF SUMMIT COUNTY
 - SUMMIT COUNTY SURVEYOR FILE S0012197
 - SUMMIT COUNTY SURVEYOR FILE S0000557
 - SUMMIT COUNTY SURVEYOR FILE S0003272
 - SUMMIT COUNTY SURVEYOR FILE S0005805
 - SUMMIT COUNTY SURVEYOR FILE S0006174
 - SUMMIT COUNTY SURVEYOR FILE S0006537
 - SUMMIT COUNTY SURVEYOR FILE S0008128
 - SUMMIT COUNTY SURVEYOR FILE S0010724
 - SUMMIT COUNTY SURVEYOR FILE S0011428



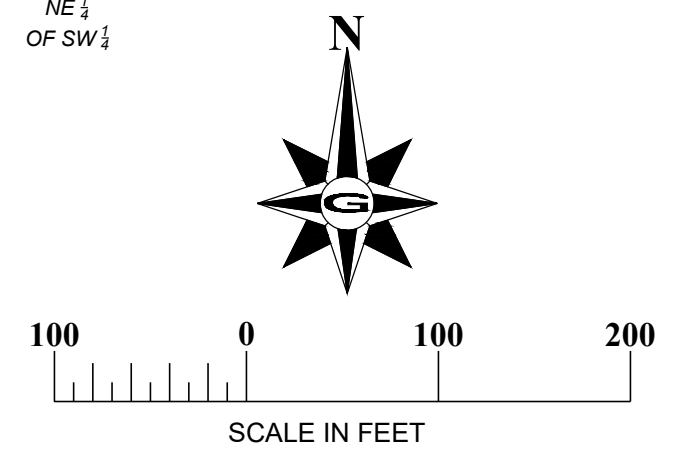
LEGEND

	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT-LOCATED)
	PROPERTY CORNER (SET) REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG
	PROPERTY CORNER (FOUND, AS NOTED)
	SECTION LINE
	1/4 SECTION LINE
	1/4-1/4 SECTION LINE
	TIE LINE
	ROW LINE
	BOUNDARY LINE
	CENTERLINE
	EASEMENT/RIGHT OF WAY
	PIPE FENCE
	WOOD FENCE
	WIRE FENCE
	BLOCK FENCE
	ASPHALT ROAD
	GRAVEL ROAD



- SCHEDULE B EXCEPTIONS**
SELECTED ITEMS PER COALITION TITLE AGENCY
- FILE NUMBER: 31316
COMMITMENT DATE: APRIL 9, 2026 AT 8:00 AM
- THE TERMS, CONDITIONS, AND COVENANTS OF A CONTRACT, DATED JUNE 17, 1975, BY AND BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH, AND KENNETH H. GUSTAFSON AND ALAYNE T. GUSTAFSON, HUSBAND AND WIFE. SAID CONTRACT RECORDED SEPTEMBER 30, 1975, AS ENTRY NO. 128707, IN BOOK M72, AT PAGE 17, SUMMIT COUNTY RECORDER'S OFFICE.
 - WELL: SHOWN HEREON
SD DIVERSION: SHOWN HEREON
ASSIGNMENT OF INTEREST IN SAID CONTRACT WAS ASSIGNED TO BRUCE HAMME, ROBERTA HAMME, WALLACE HAMME AND MURIEL A. HAMME ASSIGNMENT RECORDED MARCH 13, 1980, AS ENTRY NO. 164814 IN BOOK M154 AT PAGE 28, SUMMIT COUNTY RECORDER'S OFFICE.
NOTHING TO SHOW HEREON
 - PETITION TO WEBER BASIN WATER CONSERVANCY DISTRICT FOR THE ALLOTMENT OF WATER BY CHARLES S. AND BARBARA A. MANNING, AS RECORDED AUGUST 1, 1989, AS ENTRY NO. 311143, IN BOOK 529, AT PAGE 831, SUMMIT COUNTY RECORDER'S OFFICE
NOTHING TO SHOW HEREON
 - PETITION TO WEBER BASIN WATER CONSERVANCY DISTRICT FOR THE ALLOTMENT OF WATER BY CHARLES S. MANNING, AS RECORDED MAY 20, 1991, AS ENTRY NO. 341184 IN BOOK 608, AT PAGE 764, SUMMIT COUNTY RECORDER'S OFFICE.
NOTHING TO SHOW HEREON
 - RIGHT OF WAY AGREEMENT, DATED MARCH 11, 1968, BY ALAN THOMSON AND JO THOMSON, RECORDED MARCH 14, 1968, AS ENTRY NO. 106781, IN BOOK M15, AT PAGE 427, SUMMIT COUNTY RECORDER'S OFFICE.
AS SHOWN HEREON
 - GRANT OF EASEMENT, FROM KENNETH H. GUSTAFSON AND ALAYNE T. GUSTAFSON, HUSBAND AND WIFE, TO ALAN THOMSON AND JO D. THOMSON, HIS WIFE, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 27, 1977, AS ENTRY NO. 141773 IN BOOK M103, ON PAGE 121, SUMMIT COUNTY RECORDER'S OFFICE.
AS SHOWN HEREON
 - GRANT OF EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE RIGHT OF WAY, ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS RECORDED NOVEMBER 19, 1980, AS ENTRY NO. 173089 IN BOOK M172, AT PAGE 355, SUMMIT COUNTY RECORDER'S OFFICE.
AS SHOWN HEREON
 - RIGHT OF WAY AGREEMENT, DATED JUNE 8, 1989, BY WALLACE HAMME AND MURIEL A. HAMME AND BRUCE HAMME, AND CHARLES S. MANNING AND BARBARA A. MANNING, HUSBAND AND WIFE AS TRUSTEES, RECORDED APRIL 11, 1990, AS ENTRY NO. 323095 IN BOOK 561, AT PAGE 12, SUMMIT COUNTY RECORDER'S OFFICE.
DRIVEWAY AS IT EXISTS TODAY SHOWN HEREON
 - RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF QUESTAR GAS 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 MAY 18, 1999, AS ENTRY NO. 539178 IN BOOK 1258, AT PAGE 557, SUMMIT COUNTY RECORDER'S OFFICE
16A TIE FLAWED, PLACED PER LOCATIVE CALL TO GRANTOR'S NORTH AND WEST PROPERTY LINES, AS SHOWN HEREON
16B TIE FLAWED, PLACED PER LOCATIVE CALL TO GRANTOR'S SOUTH LINE, AS SHOWN HEREON
 - RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT DATED MAY 22, 2018, BY AND BETWEEN CRAIG M. TEUSCHER AND GAYLE TEUSCHER, TRUSTEES OF THE TEUSCHER 2007 TRUST DATED OCTOBER 29, 2007 (GRANTOR 1); CLIFF COURY AND STANNA FRAMPTON (GRANTOR 2); BARBARA A. MANNING, SUCCESSOR TRUSTEE OF THE MANNING FAMILY TRUST B UNDER DECLARATION OF TRUST DATED JULY 11, 1989 (GRANTOR 3); OLD RANCH ROAD PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (GRANTOR 4); RICHARD H. WEST, TRUSTEE OF THE RICHARD H. WEST REVOCABLE TRUST DATED FEBRUARY 4, 2002 AND TERI E. WEST, TRUSTEE OF THE TERI E. WEST REVOCABLE TRUST DATED FEBRUARY 4, 2002 (GRANTOR 5); AND JASON CHRISTOPHER TRAVIS AND INGE CZA TRAVIS, TRUSTEES OF THE TRAVIS FAMILY TRUST DATED MAY 24, 2016 (GRANTEE 1); AND JOHN G. NICHOLS (GRANTEE 2 AND GRANTEE 3), RECORDED AUGUST 14, 2018, AS ENTRY NO. 1096672, IN BOOK 2474, AT PAGE 1264, SUMMIT COUNTY RECORDER'S OFFICE.
PORTION SHOWN HEREON
 - A RESERVATION TO UNION PACIFIC RAILROAD COMPANY AS FOUND IN THAT CERTAIN WARRANTY DEED FROM UNION PACIFIC RAILROAD TO SIMON BAMBERGER, THE RESERVATION AS FOLLOWS: (REFER TO DOCUMENT)
SAID RESERVATION RECORDED NOVEMBER 16, 1911 AS ENTRY NO. 21551, IN BOOK J OF WARRANTY DEEDS, AT PAGE 484, SUMMIT COUNTY RECORDER'S OFFICE.
BLANKET IN NATURE OVER THE ENTIRETY OF THE SUBJECT PROPERTY, NOTHING TO SHOW HEREON

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449



DATE:	MAY 20, 2026
PROJECT FILE:	150.046.26
FIELD:	DMJ/B
DRAFTED:	KMJB
CHECKED:	JB
APPROVED:	JFM