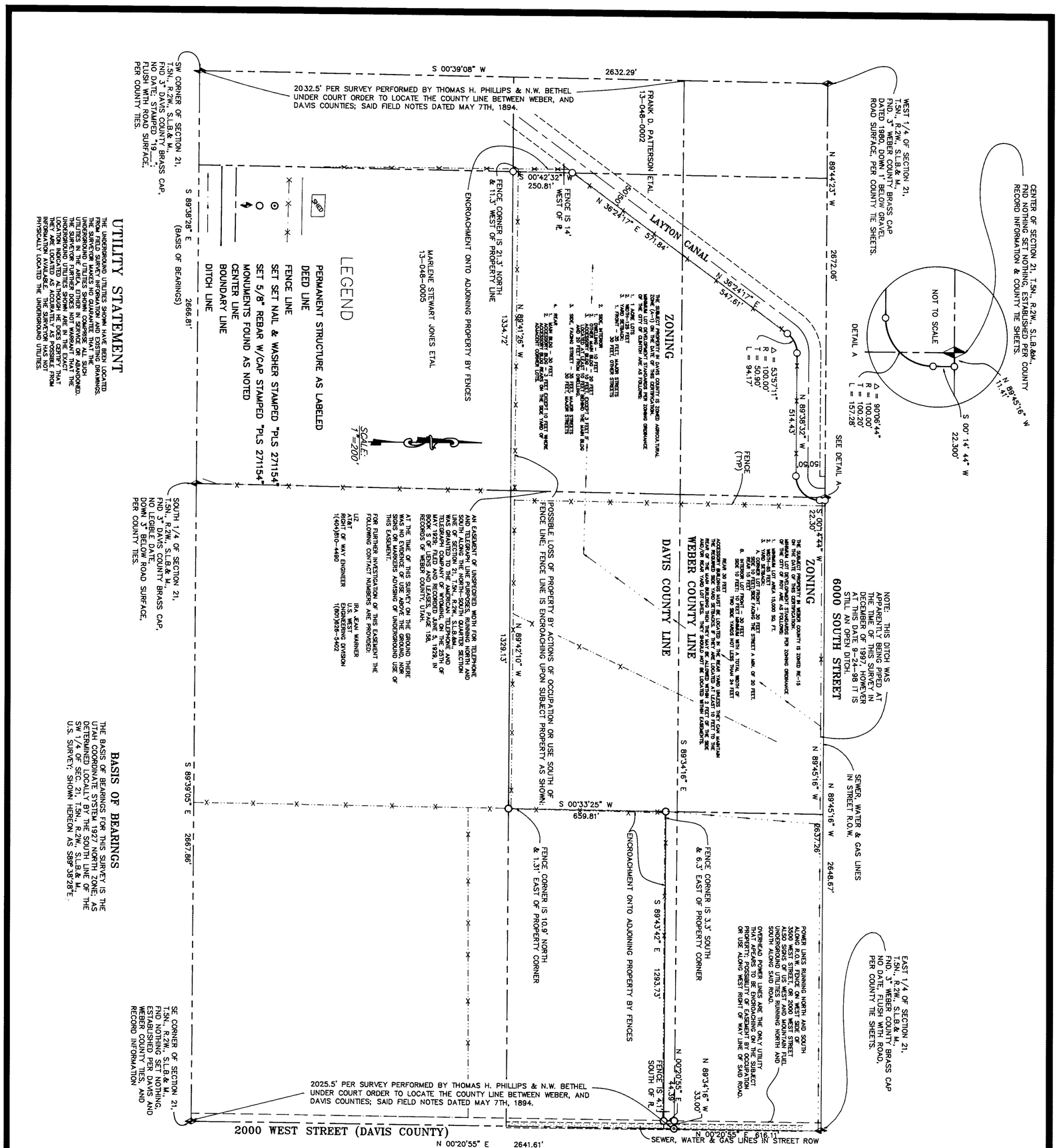
DRAWING NUMBER
002136
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

DRAWING NUMBER
002136
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

DRAWING NUMBER
002136
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

DRAWING NUMBER
002136
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM OF 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE SOUTH LINE OF THE SW 1/4 OF SEC. 21, T.5N., R.2W., S.L.B.& M. U.S. SURVEY; SHOWN HEREON AS S89°38'28"E.

SURVEYOR'S CERTIFICATE

DATE: 9-24-98

THIS SURVEY IS MADE FOR THE BENEFIT OF: SOUTHFORK DEVELOPMENT, LTD, A TEXAS LIMITED PARTNERSHIP; GREEN TREE FINANCIAL SERVICES CORPORATION; AND LAWYERS TITLE INSURANCE CORPORATION.

I, BRAD T. MORTENSEN, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

ALL THAT LAND IN DAVIS COUNTY AND WEBER COUNTY, UTAH; BEING A PART OF THE SOUTH 1/2 OF SECTION 21, T.5N., R.2W., S.L.B.& M., U.S. SURVEY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 21, TOGETHER WITH THE NW 1/4 OF SAID SE 1/4 OF SECTION 21, ALSO TOGETHER WITH THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 21.

EXCEPTING THE ROAD R.O.W. IN DAVIS COUNTY, AND ALL THE LAND WHICH LIES SOUTH AND WEST OF THE FOLLOWING DESCRIBED SOUTH AND EAST FENCE LINE OF THE LAYTON CANAL:

BEGINNING AT THE EXTENSION OF THE EAST FENCE OF THE LAYTON CANAL WHERE IT INTERSECTS THE NORTH LINE OF SAID SE 1/4 OF SECTION 21. SAID POINT BEING N89°45'16"W 2637.26 FEET ALONG SAID NORTH LINE FROM THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE ALONG THE EAST, SOUTH, AND SOUTHEAST FENCE LINE OF THE LAYTON CANAL THE FOLLOWING FIVE (5) COURSES: (1) S00°14'44"W 22.30 FEET, (2) THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S45°07'44"W 142.30 FEET) 157.28 FEET, (3) THENCE S89°38'32"E 514.43 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE WITH A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 53°57'11", (4) THENCE ALONG THE ARC OF SAID CURVE WESTERLY AND SOUTHERLY 94.16 FEET TO THE LEFT TO THE POINT OF TANGENCY, (5) THENCE S36°24'17"W 1114.45 FEET TO THE POINT WHERE THE LAYTON CANAL FENCE LINE INTERSECTS THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 21.

CONTAINS 89.67 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND BY BUILDINGS OR IMPROVEMENTS ERECTED BY ADJOINING OWNERS EXCEPT AS SHOWN HEREON; AND THAT MONUMENTS HAVE BEEN PLACED AT THE MAJOR PROPERTY CORNERS AS SHOWN.
2. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY REQUIREMENTS (SURVEY CATEGORY, CONDITION OR PROPERTY CLASSIFICATION) AS DEFINED THEREIN. IN ADDITION TO THE ACCURACY STANDARDS, THE PRECISION OF THIS SURVEY AND MAP OR PLAT AS A WHOLE WITH RESPECT TO ANY ADJOINING PROPERTY AND IMPROVEMENTS THEREON IS WITHIN THE TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED, AND INCLUDING ITEMS 1, 2, 3, 4, 6, 7(a)(b)(c), 8, 9, 10, 11, AND 13 IN TABLE A CONTAINED THEREIN.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. W4949 WITH AN EFFECTIVE DATE OF 08-11-98, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AREAS HAVING THE FOLLOWING DESIGNATION BY THE FEDERAL INSURANCE ADMINISTRATION:
   A. NO ZONE DESIGNATION BY THE FEDERAL INSURANCE ADMINISTRATION ON FLOOD HAZARD BOUNDARY MAP H-01-02, WITH NO DATE OF IDENTIFICATION, IN DAVIS COUNTY, STATE OF UTAH, WITHIN WHICH SAID PREMISES IS SITUATED.
   B. ZONE C DESIGNATION (AREAS OF MINIMAL FLOODING) IN THE CITY OF ROY, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 425 OF 600 COMMUNITY PANEL NUMBER (UNINCORPORATED AREAS) 490187 0425B; EFFECTIVE DATE: JULY 19, 1982
5. THE PROPERTY HAS DIRECT ACCESS TO 2000 WEST STREET, A DEDICATED PUBLIC STREET, IN DAVIS COUNTY; AND TO 3500 WEST STREET AND 6000 SOUTH STREET A DEDICATED PUBLIC STREET IN WEBER COUNTY
6. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS ZERO, INCLUDING ZERO DESIGNATED HANDICAP SPACES.
7. THERE ARE NO UTILITIES SERVING THE SUBJECT PROPERTY AT THE DATE OF THIS CERTIFICATION; PUBLIC UTILITIES ARE IN THE ADJOINING PUBLIC STREETS AND THERE IS A POSSIBILITY OF FUTURE CONNECTIONS TO THESE UTILITIES IN ACCORDANCE WITH LOCAL AND CITY REQUIREMENTS.

NOTE: IF THE SUBJECT PROPERTY IN THE CITY OF ROY, WEBER COUNTY, UTAH IS TO BE DEVELOPED IN THE FUTURE IT WILL BE SUBJECT TO POSSIBLE DEDICATION REQUIREMENTS FROM THE CITY ALONG 6000 SOUTH STREET AND 3500 WEST STREET.

PROFESSIONAL LAND SURVEYOR NO. 271154

RECEIVED
JAN 06 1999
Weber County Surveyor

STATE OF UTAH — BRAD T. MORTENSEN — 271154 — REGISTERED LAND SURVEYOR

NO.	DATE	BY	REVISION

ALTA/ACSM LAND TITLE SURVEY

URBAN CLASS FOR

INTEGRITY HOMES, A TEXAS GENERAL PARTNERSHIP

A PART OF THE SOUTH 1/2 OF SECTION 21, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
CITY OF CLINTON, DAVIS COUNTY, STATE OF UTAH
CITY OF ROY, WEBER COUNTY, STATE OF UTAH

BMI ASSOCIATES SURVEYING & ENGINEERING, LLC.
34 EAST 200 NORTH
KAYSVILLE, UTAH 84037
(801) 546-7462
FAX (801) 546-1216

DRAWN BY: JS DATE: 12-20-98
DESIGNED BY:
CHECKED BY:
APPROVED BY:
SCALE: 1" = 200'
DRAWING FILE: HOLIANREV
JOB NUMBER: HOLIGAN

SHEET 1 OF 1 SHEETS

002136

002136