



CURVE	RADIUS	ARC	DELTA	BEARING	CHORD	LENGTH
C1	367.09	76.15	13.96	S 40° 55' 00" E	76.01	76.01
C2	286.08	214.37	47.26	S 23° 12' 30" E	237.39	237.39

**BUILDING RESTRICTIONS**  
 FRONT SETBACK: 25 FEET (ALONG 2500 WEST)  
 SIDE SETBACK: 8 FEET  
 REAR SETBACK: 20 FEET

**ZONED R-3 MULTIPLE-FAMILY RESIDENTIAL**

**CURRENT FLOOD ZONE**  
 CURRENT FLOOD ZONE IS ZONE X FROM  
 FIRM MAP NUMBER 49057C0116G  
 AS REVISED DECEMBER 16, 2005

**CURRENT SITE ACCESS**  
 CURRENTLY THE SITE HAS ACCESS FROM  
 2500 WEST STREET A PUBLIC RIGHT-OF-WAY  
 WHICH BORDERS THE NORTHEASTERLY SIDE  
 OF THE PROPERTY.

**PARKING TABLE**

TOTAL PROVIDED	68
HANDICAPPED	2

**NARRATIVE**

THE DOCUMENTS FOR THIS ALTA/ASCM SURVEY OF THIS PROPERTY WERE PROVIDED BY SECURITY TITLE OF DAVIS COUNTY, INC. ORDER NO. 130608-TP/1, 1ST AMENDMENT, DATED AT 14:25 SOUTH LEGEND HILLS DRIVE, #110 CLEARVIEW, UTAH 84015, EFFECTIVE DATE: JANUARY 21, 2011 @ 8:00AM.

THE BASIS OF BEARING IS NORTH 00° 25' 25" WEST 2692.17 FEET AS MEASURED ON THE GROUND BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BEING N 00° 25' 25" EAST TAKEN FROM THE WEBER COUNTY SURVEY'S MONUMENT REFERENCE SHEETS.

THE UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR AND OTHER INFORMATION OF ELECTRICAL UTILITIES WERE OBSERVED. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION ON SUCH INFORMATION ON THIS PLAN. CONTACT UTILITY SERVICES FOR FURTHER INFORMATION OR CONSTRUCTION IS INTENDED. NO REPAIRS FOR UTILITIES WAS REQUIRED EXCEPT FOR THE 3" SPOON AS EXCEPTION 6.

THE POLICY SCHEDULE B-SECTION 2 SPECIFIC EXCEPTIONS (6 & 6(S) ONLY BELOW)

6. SUBJECT TO ALL OTHER REPERMITS, PERMITS, AND INCENTIVES, AS SET FORTH IN THE ORDER OF IMMEDIATE OCCUPANCY RECORDED AUGUST 4, 1997, AS ENTRY NO. 186972, IN BOOK 1874, AT PAGE 1238 AND AMENDED FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 12, 2005, AS ENTRY NO. 215601 OF OFFICIAL RECORDS, (AS SHOWN HEREON).

THEORY EXEMPTIONS CONTAINED IN THE ABOVE CONDEMNATION ARE ASSUMED TO HAVE EXPIRED BY THE DATE OF RECORDATION OF THE WITHIN INSTRUMENT.

**PROPERTY DESCRIPTION ORDER No. 130608-TP/1**

BEGINNING AT A POINT WHICH IS LOCATED ON THE WEST LINE OF 2500 WEST STREET, SAID POINT ALSO BEING LOCATED SOUTH 89° 43' 22" EAST ALONG THE QUARTER SECTION LINE 1329.72 FEET AND SOUTH 2007.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID 2500 WEST STREET THE FOLLOWING (4) CALLS: (1) ALONG THE ARC OF A 361.09 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 12° 05' 01" A DISTANCE OF 76.15 FEET (CHORD BEARS SOUTH 40° 55' 00" EAST 76.01 FEET); (2) SOUTH 46° 55' 34" EAST 257.47 FEET TO A POINT OF CURVATURE; (3) ALONG THE ARC OF A 296.08 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4° 25' 31" A DISTANCE OF 244.31 FEET (CHORD BEARS SOUTH 12° 31' 23" EAST 237.39 FEET); (4) SOUTH 00° 25' 25" WEST 88.00 FEET; THENCE NORTH 84° 53' 45" WEST 225.34 FEET; THENCE NORTH 00° 25' 25" EAST 92.82 FEET; THENCE NORTH 89° 44' 45" WEST 110.00 FEET; THENCE NORTH 00° 25' 25" EAST 426.12 FEET TO THE POINT OF BEGINNING.

**LEGEND**

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- CBG CHUB AND GUTTER
- CBG CONTROL BASIN
- CP CONTROL POINT
- CP POINT OF BEGINNING
- FL FENCE LINE
- GV GATE VALVE
- IRB IRRIGATION
- LDH LAND DRAIN MANHOLE
- LDH LAND DRAIN
- LDH MANHOLE
- MON MONUMENT
- PROPR PROPERTY LINE
- RL ROY CITY
- RD ROAD
- SD STORM DRAIN
- SD STORM DRAIN CATCH BASIN
- SD STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SS SANITARY SEWER MANHOLE
- SSD SANITARY SEWER
- SSD SANITARY SEWER MANHOLE
- UP UTILITY POLE
- UP UTILITY POLE
- W/P WINDY LIGHT POLE
- W/E WIRE
- PH PHONE

**BOUNDARY LINE**

STREET RIGHT-OF-WAY LINE

ADJACENT PROPERTY LINE

EXH EXHIBIT LINE

OP- OVERHEAD POWER LINE

EX- STORM DRAIN

EX- SANITARY SEWER

EX- TELEPHONE LINE

EX- GAS LINE

EX- CULINARY WATERLINE

EX- CULINARY WATERLINE

**SURVEYOR'S CERTIFICATE**

TO: SECURITY TITLE OF DAVIS COUNTY, INC.  
 OAKWOOD APARTMENTS, LLC  
 THIRTEENTH FINANCIAL FOR LUTHERANS, A WISCONSIN CORPORATION, AND ITS  
 SUCCESSORS AND ASSIGNS, AND  
 FIRST AMERICAN TITLE INSURANCE COMPANY;

DATE: 3-16-2011

SIGNER: J. FACKRELL, L.S.  
 LICENSE NO. 191517

SHEET #	1	OF	1
SURVEYED BY	SC	DATE	JAN 2011
DESIGNED BY	TSZ	DATE	JAN 2011
DRAWN BY	TSZ	DATE	FEB 2011
APPROVED BY		DATE	FEB 2011

**OAKWOOD APARTMENTS**  
 ALTA/ASCM LAND TITLE SURVEY  
 FOR: CROCKET & KOEHLER  
 5266 SOUTH 2500 WEST  
 ROY CITY, UTAH  
 PROJECT #08-075

**PINNACLE**  
 Engineering & Land Surveying, Inc.  
 Layton • West Bountiful • Mount Pleasant • St. George  
 2720 North 350 West, Suite #108 Phone: (801) 773-1910  
 Layton, UT 84041 Fax: (801) 773-1925