

**RECORD DESCRIPTION**

PARCEL 1:  
 LOT 1, OF THAT CERTAIN PLAT ENTITLED "ENGLISH MANOR SUBDIVISION", WHICH PLAT WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF WEBER, STATE OF UTAH ON AUGUST 23, 1987 AS ENTRY NO. 492931 IN BOOK 15 OF PLATS AT PAGE 68.  
 LESS AND EXCEPTING THAT PORTION DEEDED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED SEPTEMBER 6, 1996 AS ENTRY NO. 1427799 IN BOOK 1824 AT PAGE 1159 OF OFFICIAL RECORDS.  
 PARCEL 2:  
 LOTS 2 THROUGH 12, OF THAT CERTAIN PLAT ENTITLED "ENGLISH MANOR SUBDIVISION", WHICH PLAT WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF WEBER, STATE OF UTAH ON AUGUST 23, 1987 AS ENTRY NO. 492931 IN BOOK 15 OF PLATS AT PAGE 68.  
 PARCEL 3:  
 PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.  
 BEGINNING AT A POINT WEST 270.50 FEET AND NORTH 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST 11 FEET ALONG THE NORTH LINE OF 5800 SOUTH STREET, THENCE NORTH 07°09' EAST 125.00 FEET, THENCE EAST 11 FEET, THENCE SOUTH 07°09' WEST 125.00 FEET TO THE POINT OF BEGINNING.  
 LESS AND EXCEPTING THAT PORTION DEEDED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED SEPTEMBER 6, 1996 AS ENTRY NO. 1427798 IN BOOK 1824 AT PAGE 1157 OF OFFICIAL RECORDS.  
 PARCEL 4:  
 PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.  
 BEGINNING 144.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE WEST 201.75 FEET, THENCE NORTH 158 FEET, THENCE EAST 66 FEET, THENCE SOUTH 00°09' WEST 125 FEET, THENCE EAST 136.75 FEET, THENCE SOUTH 33 FEET TO THE PLACE OF BEGINNING.  
 LESS AND EXCEPTING 5500 SOUTH STREET.  
 ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED SEPTEMBER 6, 1996 AS ENTRY NO. 1427798 IN BOOK 1824 AT PAGE 1157 OF OFFICIAL RECORDS.

**TITLE INFORMATION**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 71916-DY PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: JUNE 4, 2014, AT 7:30 AM.

**SCHEDULE "B" EXCEPTIONS**

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT:  
 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT. (SHOWN HEREON)

**GENERAL NOTES**

- MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED AS NOTED HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER NO. 4905/00419E.

**TABLE "A" ITEMS**

- SHOWN
- APPROXIMATE SHOWN IN TITLE BLOCK
- SEE GENERAL NOTE 7
- SURVEYED PARCEL CONTAINS 139,712 SQUARE FEET OR 3.207 ACRES
- SHOWN
- SHOWN
- SHOWN
- SHOWN
- NONE OBSERVED
- NONE OBSERVED
- SHOWN
- SHOWN
- NONE OBSERVED
- NONE OBSERVED EVIDENCE OF WETLAND AREAS. NOR HAS MCNEIL ENGINEERING BEEN GIVEN ANY DOCUMENTS THAT PERTAIN TO ANY WETLAND LOCATIONS ON THE SURVEYED PARCEL BY THE PROPER AUTHORITIES. MCNEIL ENGINEERING IS NOT AN EXPERT IN DETERMINING WETLAND AREAS.

CURVE	MEASURED				RECORD			
	RADIUS	LENGTH	DELTA	CHORD	RADIUS	LENGTH	DELTA	CHORD
C1	25.00	35.52	74°32'02"	30.28	N52°43'59"W	-	-	-
C2	50.00	145.45	166°40'51"	99.33	S81°11'37"W	-	-	-
C3	38.48	47.71	71°02'18"	44.71	N06°54'47"E	-	-	-
C4	34.19	17.70	29°39'24"	17.50	N14°43'01"W	-	-	-
C5	15.00	23.52	89°51'00"	21.19	N45°04'30"E	-	-	-
C6	34.19	24.20	40°31'50"	23.98	S07°24'59"W	23.70	S07°35'15"W	
C7	38.48	65.40	97°22'40"	57.81	S81°00'30"E	55.93	57.76	S07°59'46"E

**ZONING INFORMATION**

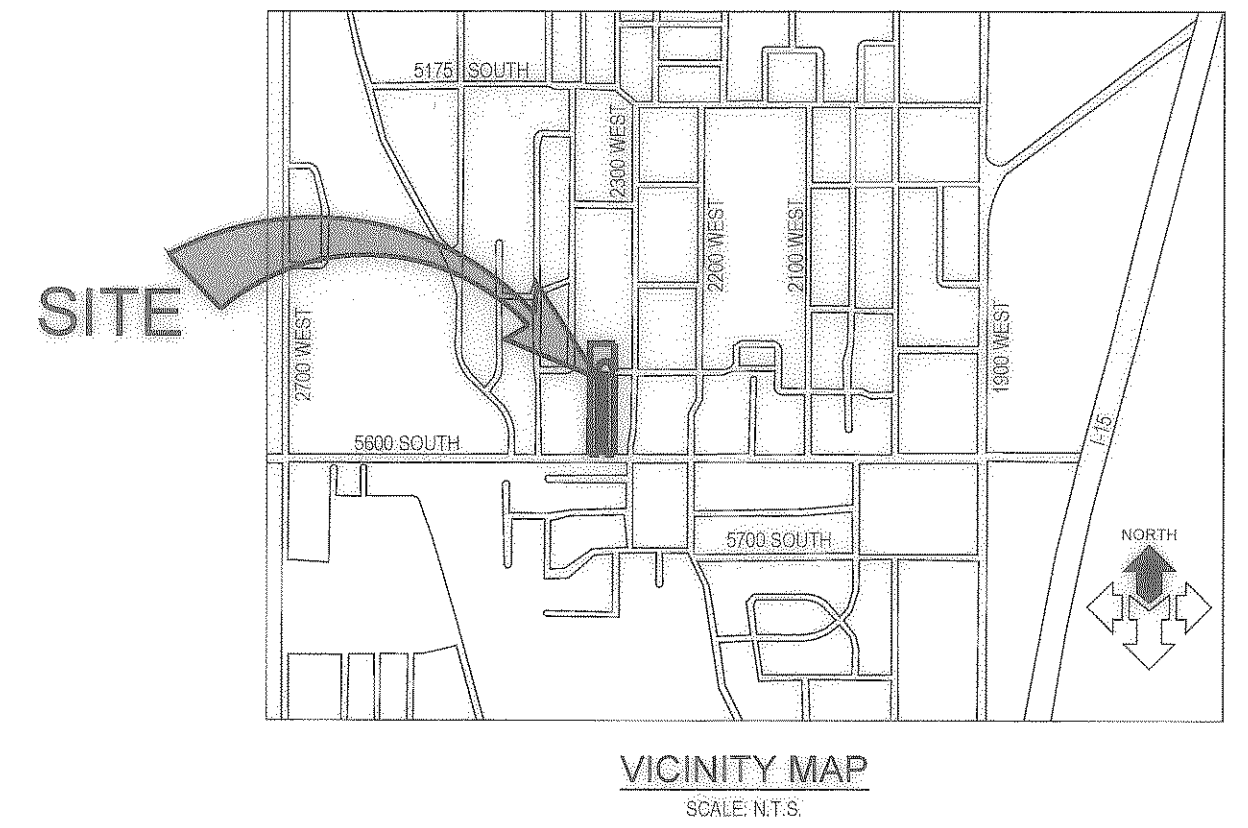
ZONE = R-3 ZONE, "MULTIFAMILY RESIDENTIAL"  
 SETBACKS:  
 FRONT = 25.00'  
 SIDE = 8.00'  
 REAR = 20.00'  
 DISTANCE BETWEEN DWELLING = 20.00'  
 MINIMUM STREET SIDE YARD FOR CORNER LOTS = 20.00'  
 MINIMUM REAR YARD FOR CORNER LOTS = 15.00'  
 HEIGHT RESTRICTIONS = NOT SUPPLIED  
 FLOOR SPACE AREA RESTRICTIONS = NOT SUPPLIED  
 -ALL ZONING INFORMATION SUPPLIED BY OTHERS.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS EAST ALONG THE SECTION LINE BETWEEN THE FOUND WEBER COUNTY MONUMENTS MARKING THE SOUTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

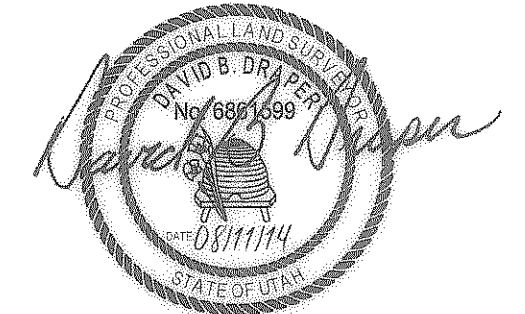
**LEGEND**

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- CONCRETE
- BUILDING
- PROPERTY CORNER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- GUY WIRE
- POWER POLE
- SANITARY SEWER MANHOLE
- GAS METER
- STORM DRAIN CATCH BASIN
- IRRIGATION CONTROL VALVE
- COMMUNICATION BOX
- TELEPHONE RISER
- AIR CONDITIONING UNIT



**SURVEYOR'S CERTIFICATE**

TO: PEBBLES, LLC AND PORCUPINE REAL ESTATE HOLDINGS, LLC, ARBOR COMMERCIAL FUNDING, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AND/OR FANNIE MAE, THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, COTTONWOOD TITLE INSURANCE AGENCY INC., STEWART TITLE GUARANTY COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 10, 11(B), 13, 15 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 9, 2014.  
 DATE OF PLAT OR MAP: JULY 15, 2014



DAVID B. DRAPER  
 LICENSE NO. 6861599

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
NORTH DAVIS SEWER DISTRICT	KEVIN COWAN	801-825-0712	SHOWN
COMCAST	PAUL CABBI	801-401-3041	SHOWN
ROY CITY CORPORATION	JODI FUSSELLMAN	801-774-1090	SHOWN
ROY WATER	PHIL DURBANO	801-825-0744	SHOWN
GUESTAR GAS	SL MAPPING DEPT.	801-324-3970	SHOWN
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	SHOWN
TESORO LOGISTICS PIPELINES	GORDON WHITTIER	293-896-7206	NOT PROVIDED
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacificorp.com	SHOWN