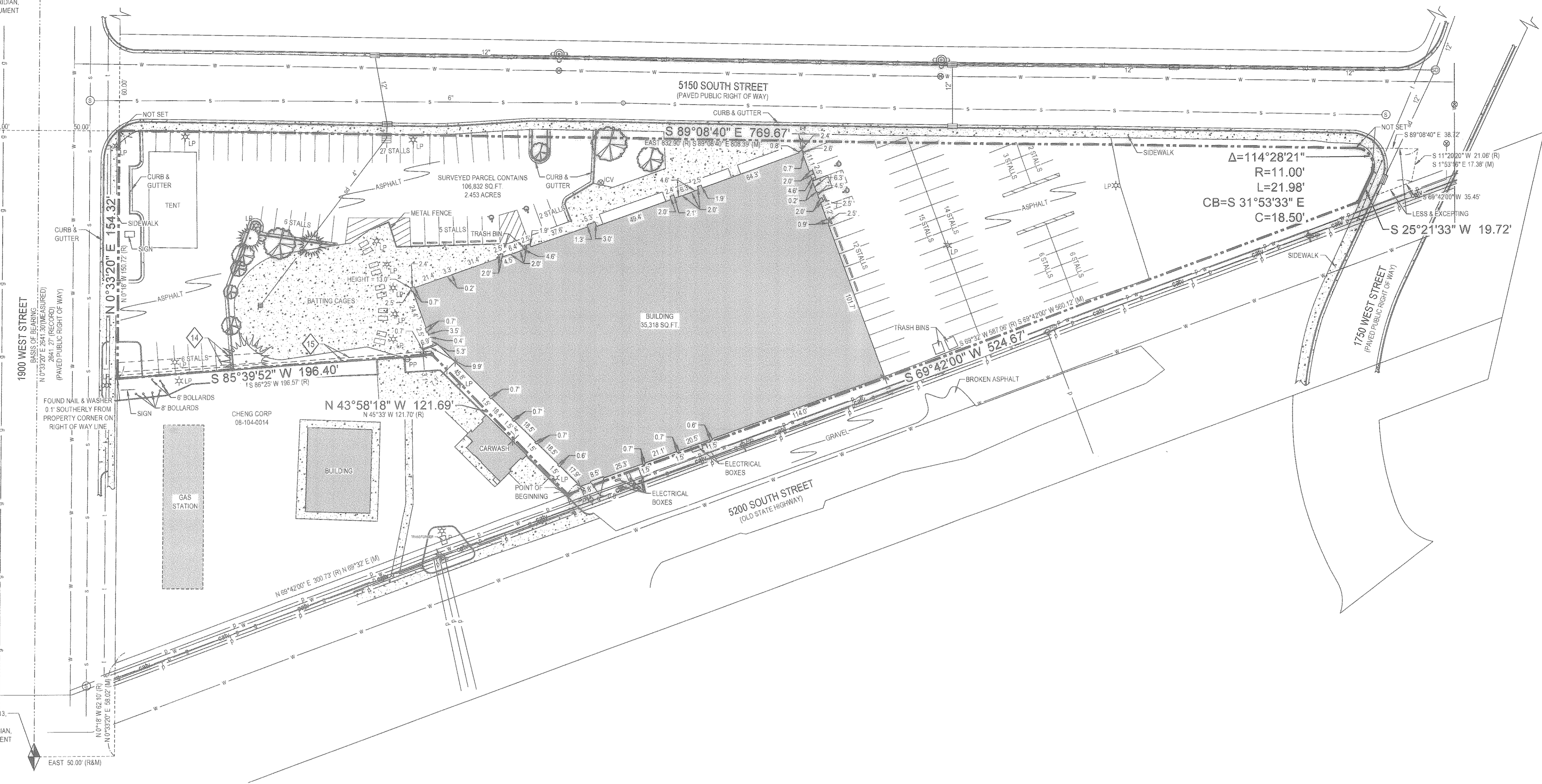
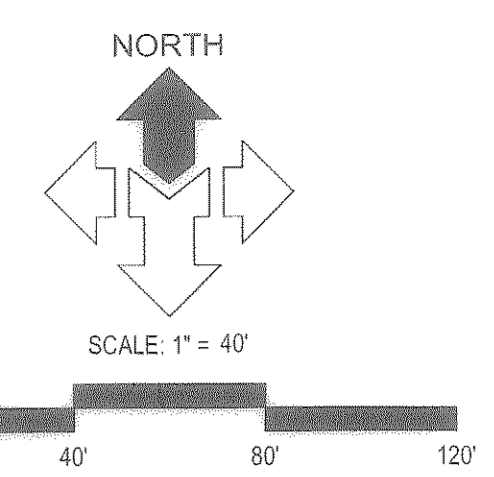


NORTHWEST CORNER OF SECTION 13,  
TOWNSHIP 5 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
FOUND WEBER COUNTY MONUMENT



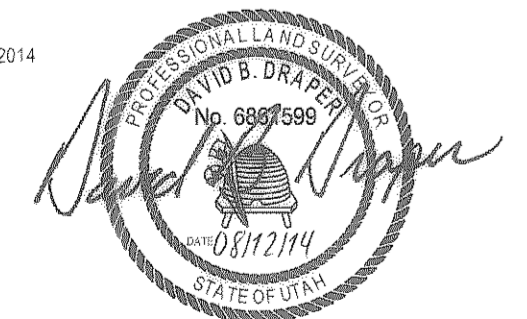
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RECEIVED  
OCT 07 2014  
005088

**RECORD DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT EAST 50 FEET AND NORTH 0°18' WEST 62.10 FEET AND NORTH 69°32' EAST ALONG THE NORTH SIDE OF THE OLD STATE ROAD 300.73 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, AND RUNNING THENCE NORTH 45°33' WEST 121.70 FEET; THENCE SOUTH 86°29' WEST 196.57 FEET (SOUTH 86°17' WEST 196.24 FEET NEEDED TO CLOSE) TO THE EAST LINE OF THE STATE ROAD (1900 WEST STREET); THENCE NORTH 0°18' WEST ALONG SAID EAST LINE 150.72 FEET TO THE SOUTH LINE OF THE ROY CITY PROPERTY; THENCE EAST ALONG SAID SOUTH LINE 832.90 FEET TO THE CENTER OF THE COUNTY ROAD, AS PRESENTLY LOCATED, SAID COUNTY ROAD HAVING NO DEDICATED OR SPECIFIED WIDTH OF RIGHT-OF-WAY (SEE BOOK 101, PAGE 504); THENCE SOUTH 1°53'16\"/>

**SURVEYOR'S CERTIFICATE**

TO OHIO NATIONAL LIFE INSURANCE COMPANY, STEWART TITLE GUARANTY COMPANY, BONNEVILLE SUPERIOR TITLE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17 AND 18 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2014.  
DATE OF PLAN OR MAP: AUGUST 12, 2014



**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. 01459-7323 1ST AMENDMENT PREPARED BY BONNEVILLE SUPERIOR TITLE COMPANY. EFFECTIVE DATE: MAY 22, 2014, AT 8:00 AM.

**SCHEDULE "B" EXCEPTIONS**

- 1. RIGHT-OF-WAY EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND/OR WEST COMMUNICATIONS RECORDED MAY 3, 1982 AS ENTRY NO. 856686, IN BOOK 1402, PAGE 341, OF OFFICIAL RECORDS. (AFFECTS SURVEYED PARCEL AS SHOWN HEREON)
- 2. EASEMENT UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF WSP INVESTMENT COMPANY, RECORDED FEBRUARY 22, 1996 AS ENTRY NO. 1388350, IN BOOK 1792, PAGE 2322, OF OFFICIAL RECORDS. (AFFECTS SURVEYED PARCEL AS SHOWN HEREON)
- 3. RIGHTS OF WAY FOR CANALS, LATERALS, DITCHES, ROADS AND UTILITIES, IF ANY, OVER, UNDER OR ACROSS SAID LAND INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: 1900 WEST, 5150 SOUTH, 1750 WEST (AIRPORT ROAD) AND 5200 SOUTH (OLD STATE ROAD). (ALL ROADS SHOWN HEREON)

**GENERAL NOTES**

- 1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.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.
- 2. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED AS NOTED HEREON.
- 3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- 4. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- 5. 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.
- 6. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- 7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER MAP NO. 490570417E.

**TABLE "A" ITEMS**

- 1. SHOWN
- 2. SHOWN
- 3. SEE GENERAL NOTES 7
- 4. SHOWN
- 5. NONE SUPPLIED
- 6. SHOWN
- 7(A). SHOWN
- 7(B)(1). SHOWN
- 7(C). SHOWN
- 8. SHOWN
- 9. 105 REGULAR PARKING STALLS, 4 ADA STALLS WITH A TOTAL OF 109 PARKING STALLS
- 11(B). SHOWN
- 13. SHOWN
- 14. SHOWN
- 16. NONE OBSERVED
- 17. NONE OBSERVED
- 18. NONE OBSERVED

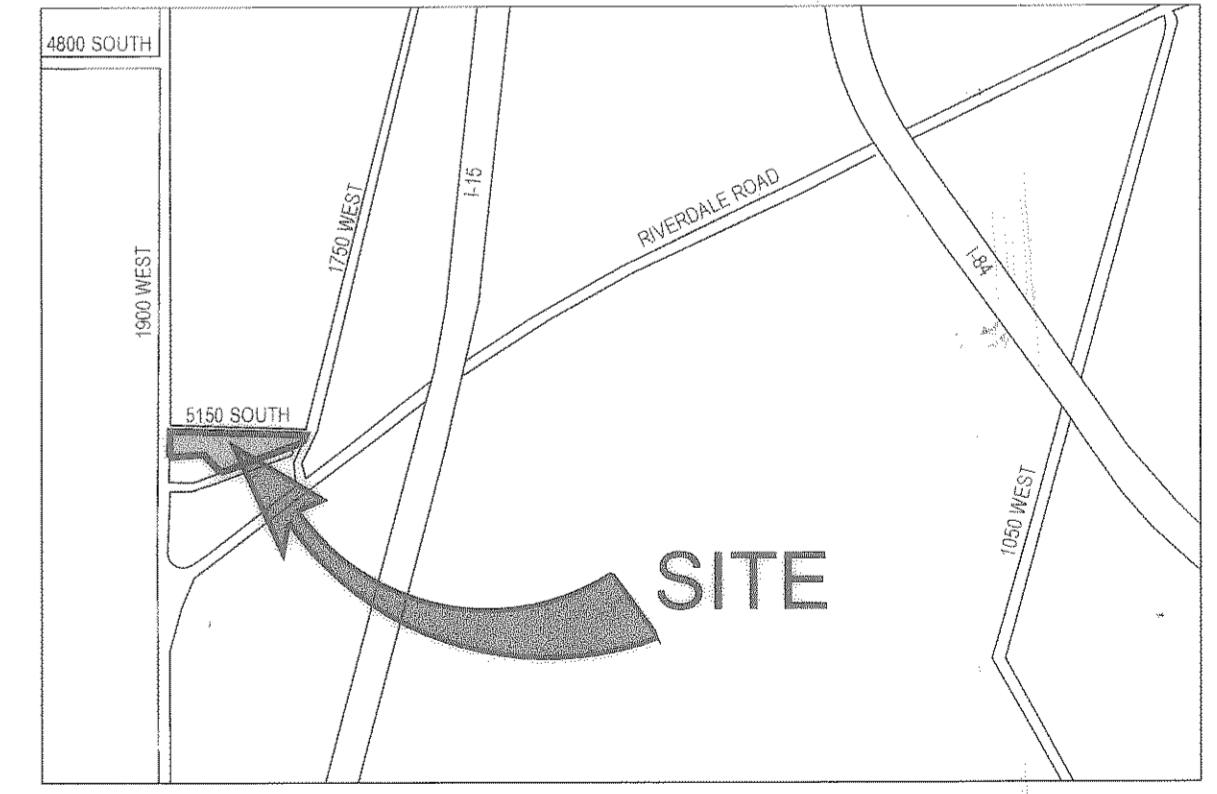
**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°33'20" EAST ALONG THE SECTION LINE BETWEEN THE FOUND WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THIS SURVEY. THE SURVEYED BOUNDARY LINES WERE ESTABLISHED ACCORDING TO A SURVEY PREPARED BY GREAT BASIN ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYOR AS 003674.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST-NORTHERN UTAH	PAUL CABIBI	801-401-3041	SHOWN
CENTURYLINK	ARLENE DENNEY	801-974-8130	SHOWN
INTEGRA TELECOM	SHAUNA JONES	801-708-8130	NOT RECEIVED
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	503-813-6993	SHOWN
ROY CITY CORPORATION	JODI FUSSELMAN	801-774-1090	SHOWN
ROY WATER C.D.	PHIL DURBANO	801-825-9744	SHOWN
WEBER BASIN WATER	MIKE ALVERSON	801-771-1677	SHOWN
XO COMMUNICATIONS	KIRK HANSEN	801-983-1717	SHOWN

**LEGEND**

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- - - EXISTING FENCE
- - - POWER LINE
- - - SANITARY SEWER LINE
- - - STORM DRAIN LINE
- - - GAS LINE
- - - FIBER OPTIC LINE
- - - TELEPHONE LINE
- - - CABLE TELEVISION LINE
- - - WATER LINE
- CONCRETE
- BUILDING
- BUILDING OVERHANG
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CONTROL VALVE
- SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- CONIFEROUS TREE
- DECIDUOUS TREE



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Structural Engineering • Land Surveying & HDS

**SPARETIME BOWLING LANES**  
5160 SOUTH 1900 WEST  
ROY, UTAH  
LOCATED IN THE NORTHWEST 1/4 SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

REV	DATE	DESCRIPTION

PROJECT NO: 14421  
CAD FILE: 14421  
DRAWN BY: EAD  
CALC BY: DBD  
FIELD CREW: DS/HD  
CHECKED BY: DBD  
DATE: 8-12-14

**ALTA/ACSM LAND TITLE SURVEY**

**1 OF 1**