

DESCRIPTION PER TITLE REPORT

PARCEL 1:
ALL OF LOT 2, HARRISVILLE RETAIL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED ON APRIL 6, 2000, AS ENTRY NO. 1698965, IN BOOK 51 OF PLATS, AT PAGE 89 OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF WEBER COUNTY, UTAH.

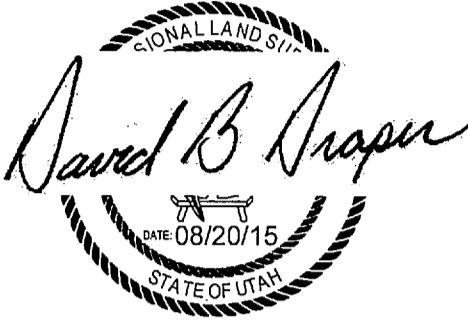
PARCEL 2:
THE NONEXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 DESCRIBED HEREIN, FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS, PARKING OF MOTOR VEHICLES, LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, AS DEFINED IN AND CREATED BY THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECRY) RECORDED SEPTEMBER 22, 1999 AS ENTRY NO. 1663781, IN BOOK 2035, AT PAGE 280 OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

TO WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY, A NEBRASKA CORPORATION, HARRISVILLE ROGERS II, L.C., STEWART TITLE GUARANTY COMPANY, LANDMARK TITLE 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 2, 3, 4, 6(B), 7(C), 8, 9, 11(B), 13, 14, 16, 17, 18, 19 AND 20(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 17, 2015.

DATE OF PLAT OR MAP: JULY 27, 2015



DAVID B. DRAPER
LICENSE NO. 8861599

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. 55865 PREPARED BY LANDMARK TITLE COMPANY. EFFECTIVE DATE: JUNE 30, 2015, AT 8:00 AM.

SCHEDULE "B" EXCEPTIONS

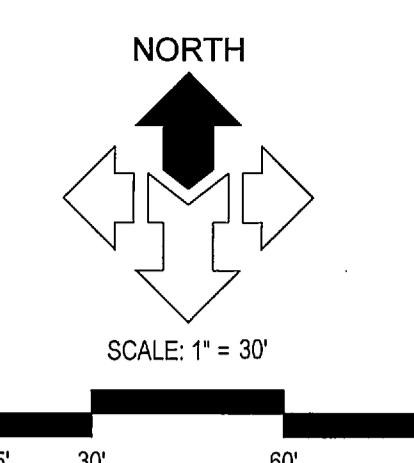
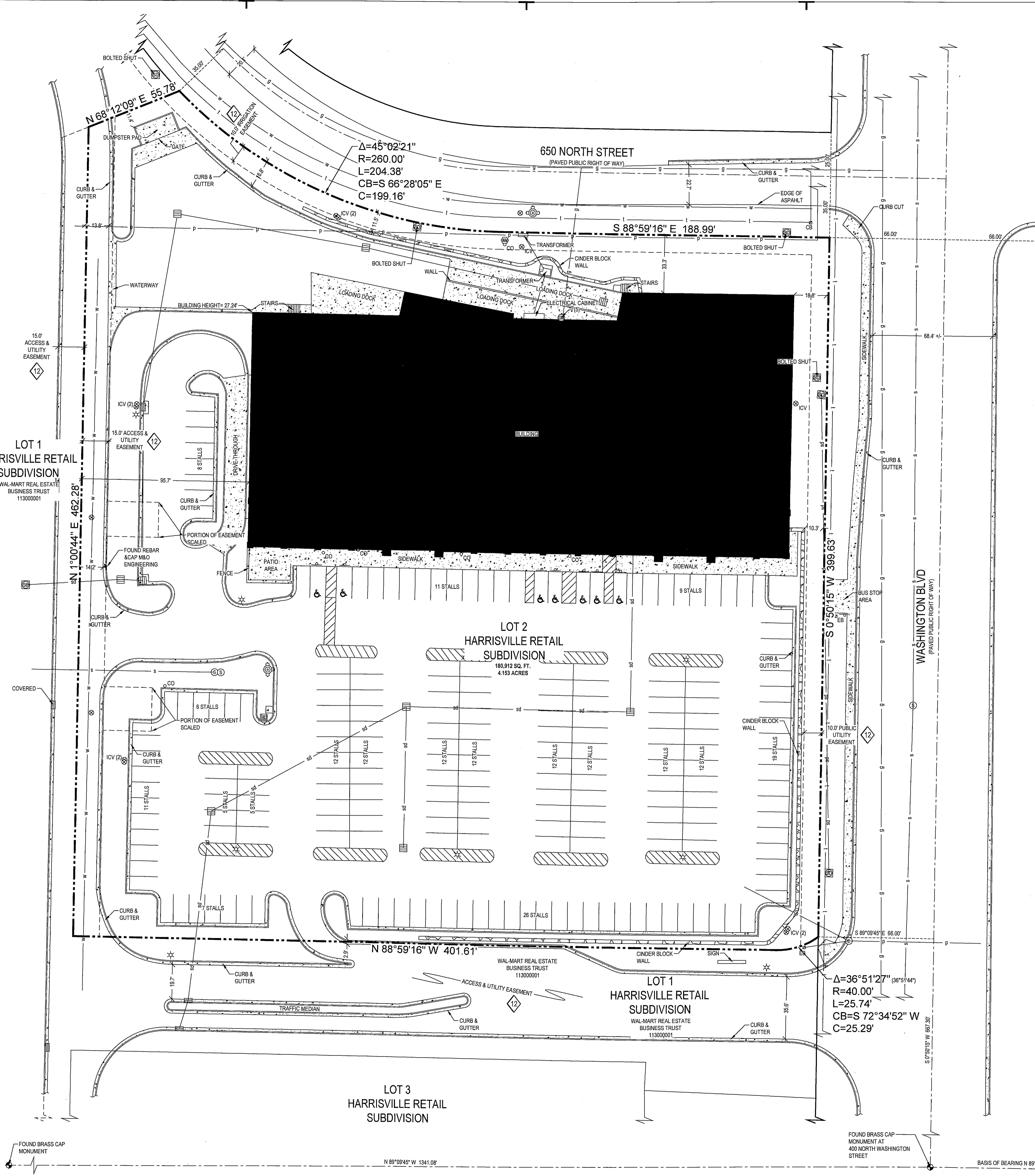
- THE TERMS OF THAT CERTAIN INSTRUMENT ENTITLED "EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECRY)", RECORDED SEPTEMBER 22, 1999 AS ENTRY NO. 1663781, IN BOOK 2035, AT PAGE 280 OF THE OFFICIAL RECORDS, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN, BUT DELETING THOSE MATTERS BASED UPON RACE, COLOR, CREED, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID MATTERS, OR ANY PORTION THEREOF, ARE EXEMPT UNDER RELEVANT PROVISIONS OF THE UNITED STATES CODE OR RELATE TO HANDICAP, BUT DO NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (AFFECTS SURVEYED PARCEL NOTHING TO PLOT)
 - THE EASEMENTS, NOTES AND FLOOD PLAIN RECITALS AND MATTERS SHOWN ON THE OFFICIAL PLAT OF "HARRISVILLE RETAIL SUBDIVISION", RECORDED APRIL 6, 2000 AS ENTRY NO. 1698965, IN BOOK 51 OF PLATS, AT PAGE 89 IN THE OFFICE OF THE WEBER COUNTY RECORDER, AND ON THE OFFICIAL PLAT OF "HARRISVILLE RETAIL SUBDIVISION AMENDED LOT 6" (WHICH MAY ALSO BE KNOWN AS "AMENDED PLAT OF LOT 6 HARRISVILLE RETAIL SUBDIVISION"), RECORDED SEPTEMBER 3, 2004 AS ENTRY NO. 2054548, IN BOOK 80 OF PLATS, AT PAGE 32 IN THE OFFICE OF THE WEBER COUNTY RECORDER, AFFECTS SURVEYED PARCEL AS SHOWN HEREON.
- ALL OTHER SCHEDULE B2 EXCEPTIONS ARE NOT A SURVEY MATTER AND NOT ADDRESSED BY THIS MAP.

GENERAL NOTES

- MANEIL 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 BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. 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 BE 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 CITY 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.
- SUBJECT PROPERTY HAS INDIRECT ACCESS TO WASHINGTON BLVD, A PUBLIC ROAD, PURSUANT TO THE TERMS OF THAT CERTAIN INSTRUMENT ENTITLED "EASEMENTS WITH COVENANTS AND RESTRICTIONS" RECORDED SEPTEMBER 22, 1999 AS DOCUMENT NO. 1663781 IN BOOK 2035, AT PAGE 280 OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF WEBER COUNTY, UTAH.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SURVEYED PARCEL LIES WITH FLOOD ZONE X PER MAP NO. 490570213E EFFECTIVE DATE DECEMBER 16, 2005.

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 89°09'45" WEST ALONG THE MONUMENT LINE OF 400 NORTH STREET, BETWEEN THE BRASS CAP MONUMENTS, LOCATED AT THE INTERSECTIONS OF WASHINGTON BOULEVARD AND 800 EAST STREET AS SHOWN ON THIS SURVEY.



LEGEND

ADJOINING PROPERTY LINE	FIRE HYDRANT
LOT LINE	WATER METER
PROPERTY LINE	WATER VALVE
ROAD CENTERLINE MONUMENT LINE	ELECTRIC BOX
EASEMENT LINE	ELECTRIC MANHOLE
EXISTING FENCE	LIGHT POLE
POWER LINE	SANITARY SEWER CLEAN OUT
TELEPHONE LINE	SANITARY SEWER MANHOLE
WATER LINE	GAS METER
SANITARY SEWER LINE	STORM DRAIN CATCH BASIN
STORM DRAIN LINE	STORM DRAIN MANHOLE
GAS LINE	IRRIGATION CONTROL VALVE
CONCRETE	SIGN
BUILDING	MAILBOX

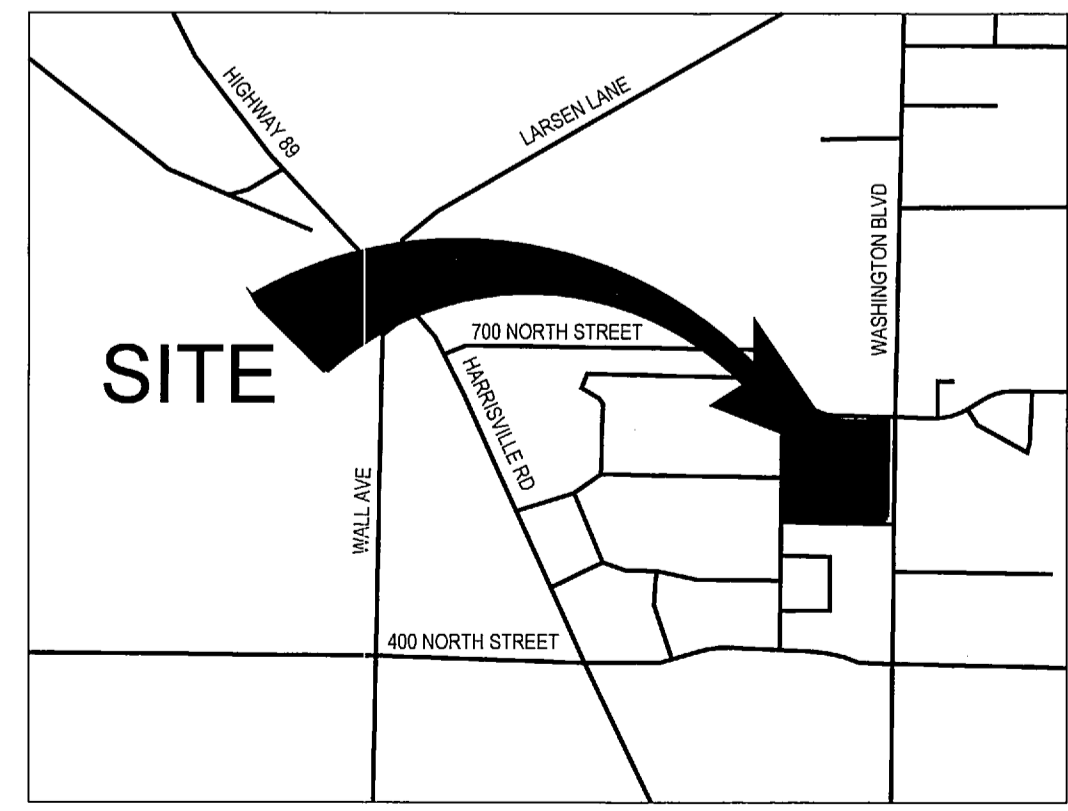
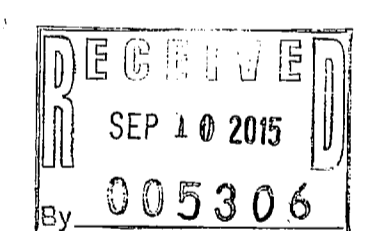
TABLE "A" ITEMS

2. SHOWN PER RECORDED SUBDIVISION PLAT
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER MAP NO. 490570213E EFFECTIVE DATE DECEMBER 16, 2005.
4. SURVEYED PARCEL CONTAINS 180,912 SQ. FT. OR 4.153 ACRES
- 6(B). INFORMATION NOT PROVIDED
- 7(C). SHOWN
8. SHOWN
9. 203 REGULAR PARKING STALLS AND 7 ADA PARKING STALLS WITH A TOTAL OF 210 PARKING STALLS
- 11(B). SHOWN
13. SHOWN
14. SHOWN
16. NONE OBSERVED
17. NONE OBSERVED
18. NONE OBSERVED
19. NO WETLAND FLAGGING FOUND ON SITE. NO INFORMATION PROVIDED AS TO THE EXISTENCE OF WETLANDS ON THE SURVEYED PARCEL AS DELINEATED BY THE PROPER AUTHORITIES.
- 20(A). ALL EASEMENTS WITH IN THE IMMEDIATE AREA OF THE SURVEYED PARCEL SHOWN HEREON

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	PAUL CABBIBI	801-401-3041	NOT REVIEWED
CENTRAL WEBER SEWER	LANCE WOOD	lancew@centralweber.com	NOT REVIEWED
MCI	DEAN BOYERS	972-729-6322	NOT REVIEWED
QUESTAR GAS	SL MAPPING DEPT.	801-324-3070	SHOWN
CENTURYLINK	ARLENE COMSTOCK	arlene.comstock@quest.com	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacifiCorp.com	SHOWN
HARRISVILLE CITY	JONES & ASSOCIATES	801-476-4767	NOT REVIEWED
ODDEN CITY CORP	CHUCK SHURTLEFF	801-629-8325	NOT REVIEWED



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Structural Engineering • Land Surveying & HDS

LOT 2, HARRISVILLE RETAIL SUBDIVISION
585 NORTH WASHINGTON BOULEVARD
HARRISVILLE, WEBER COUNTY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION	COMMENTS
1	7-30-15		

PROJECT NO: 15400
CAD FILE: 15400 ALTA
DRAWN BY: EAD
CALC BY: DBD
FIELD CREW: SB/SS
CHECKED BY: DBD
DATE: 7-28-15

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

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