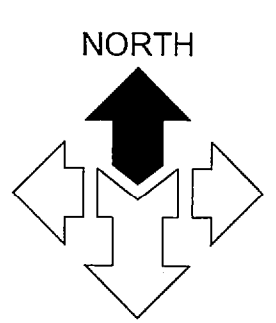


NORTH QUARTER CORNER OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
10" HAND HOLE

BASIS OF BEARINGS S 89°25'05" E 2637.27' (2637.26')

NORTHEAST CORNER OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 40'



DESCRIPTION PER TITLE REPORT

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 74.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE SOUTH 89°55'30" EAST 91.0 FEET; THENCE NORTH 130.00 FEET; THENCE NORTH 89°18' WEST 1531.02 FEET; THENCE NORTH 0°44'30" EAST 8.54 FEET; THENCE WEST 14.79 FEET; THENCE NORTH 115.00 FEET; THENCE NORTH 89°33' WEST 277.64 FEET TO THE EAST LINE OF MIDLAND DRIVE; THENCE NORTH 38°10' EAST 241.10 FEET ALONG SAID EAST LINE TO AN EXISTING FENCE; THENCE SOUTH 89°55'30" EAST 1383.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 16.5 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS: A 16.5 FOOT RIGHT OF WAY ACROSS A PART OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; SAID RIGHT OF WAY BEING 8.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS SOUTH 1072.37 FEET AND NORTH 89°18' WEST 1162.98 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 5°15' WEST 91.23 FEET; THENCE WESTERLY ALONG THE ARC OF A 51.91 FOOT RADIUS CURVE TO THE LEFT 78.59 FEET; THENCE SOUTH 89°55'30" WEST 319.0 FEET TO THE EAST LINE OF MIDLAND DRIVE.

LESS AND EXCEPTING THE PORTION OF LAND ON THE WEST FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11 AS DISCLOSED IN PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 22, 2014 AS ENTRY NO. 2883470 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT WHICH IS 738.41 FEET (RECORD 743.50 FEET) SOUTH AND 1380.54 FEET (RECORD 1383.73 FEET) NORTH 89°55'30" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 89°55'30" EAST 7.48 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEERS STATION 527+62.80; THENCE SOUTH 38°12'39" WEST 164.64 FEET TO THE POINT OF TANGENCY OF A 10,555.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 177.89 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS SOUTH 38°25'59" WEST 77.99 FEET) TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°33'00" WEST 6.02 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE); THENCE NORTH 38°10'00" EAST 241.10 FEET ALONG SAID EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°00'38" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

ALSO, LESS AND EXCEPTING THE PORTION OF LAND CONVEYED IN QUIT CLAIM DEED AS ENTRY NO. 689417 IN BOOK 1163 AT PAGE 793 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 694.7 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10, RUNNING THENCE EAST 91.0 FEET; THENCE SOUTH 48.8 FEET; THENCE NORTH 89°55'30" WEST 1474.73 FEET ALONG AN EXISTING FENCE TO THE EAST LINE OF MIDLAND DRIVE; THENCE NORTH 38°10' EAST 59.49 FEET ALONG SAID EAST LINE; THENCE EAST 1347.69 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE PORTION OF LAND CONVEYED IN QUIT CLAIM DEED AS ENTRY NO. 692422 IN BOOK 1168 AT PAGE 214 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 743.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 89°55'30" EAST 91.0 FEET; THENCE SOUTH 330.00 FEET; THENCE NORTH 89°18' WEST 974.10 FEET; THENCE NORTH 319.37 FEET TO AN EXISTING FENCE; THENCE SOUTH 89°55'30" EAST 883.03 FEET TO POINT OF BEGINNING.

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. 338-9074043 PREPARED BY FIRST AMERICAN TITLE EFFECTIVE DATE: FEBRUARY 28, 2016, AT 7:30 AM.

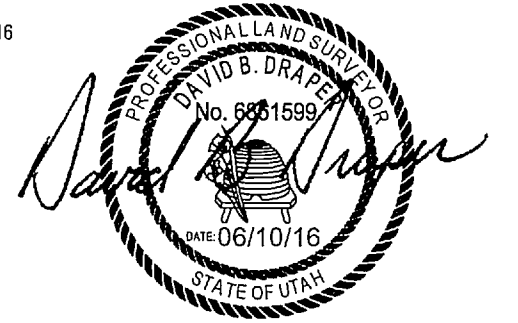
SCHEDULE B-2 EXCEPTIONS

- 1. A 16.5 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS: ACROSS A PART OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; SAID RIGHT OF WAY BEING 8.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS SOUTH 1072.37 FEET AND NORTH 89°18' WEST 1162.98 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 5°15' WEST 91.23 FEET; THENCE WESTERLY ALONG THE ARC OF A 51.91 FOOT RADIUS CURVE TO THE LEFT 78.59 FEET; THENCE SOUTH 89°55'30" WEST 319.0 FEET TO THE EAST LINE OF MIDLAND DRIVE. (AFFECTS SURVEYED PARCEL AS SHOWN HEREON)
- 2. EASEMENT FOR UTILITIES OVER THE SOUTH 10 FEET OF LOT AS GRANTED TO THE CITY OF ROY RECORDED AUGUST 24, 1984 AS ENTRY NO. 1388476 IN BOOK 1728 AT PAGE 174 OF OFFICIAL RECORDS. (AFFECTS SURVEYED PARCEL AS SHOWN HEREON)
- 3. PERSONAL REPRESENTATIVE'S EASEMENT RECORDED APRIL 22, 2014 AS ENTRY NO. 2883471 OF OFFICIAL RECORDS. (AFFECTS SURVEYED PARCEL AS SHOWN HEREON)
- 4. PERSONAL REPRESENTATIVE'S EASEMENT RECORDED APRIL 22, 2014 AS ENTRY NO. 2883472 OF OFFICIAL RECORDS. (AFFECTS SURVEYED PARCEL AS SHOWN HEREON)

SURVEYOR'S CERTIFICATE

TO JOHN HAMMOND, FIRST AMERICAN TITLE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JUDICIALLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 24, 2016.

DATE OF PLAT OR MAP: MAY 31, 2016

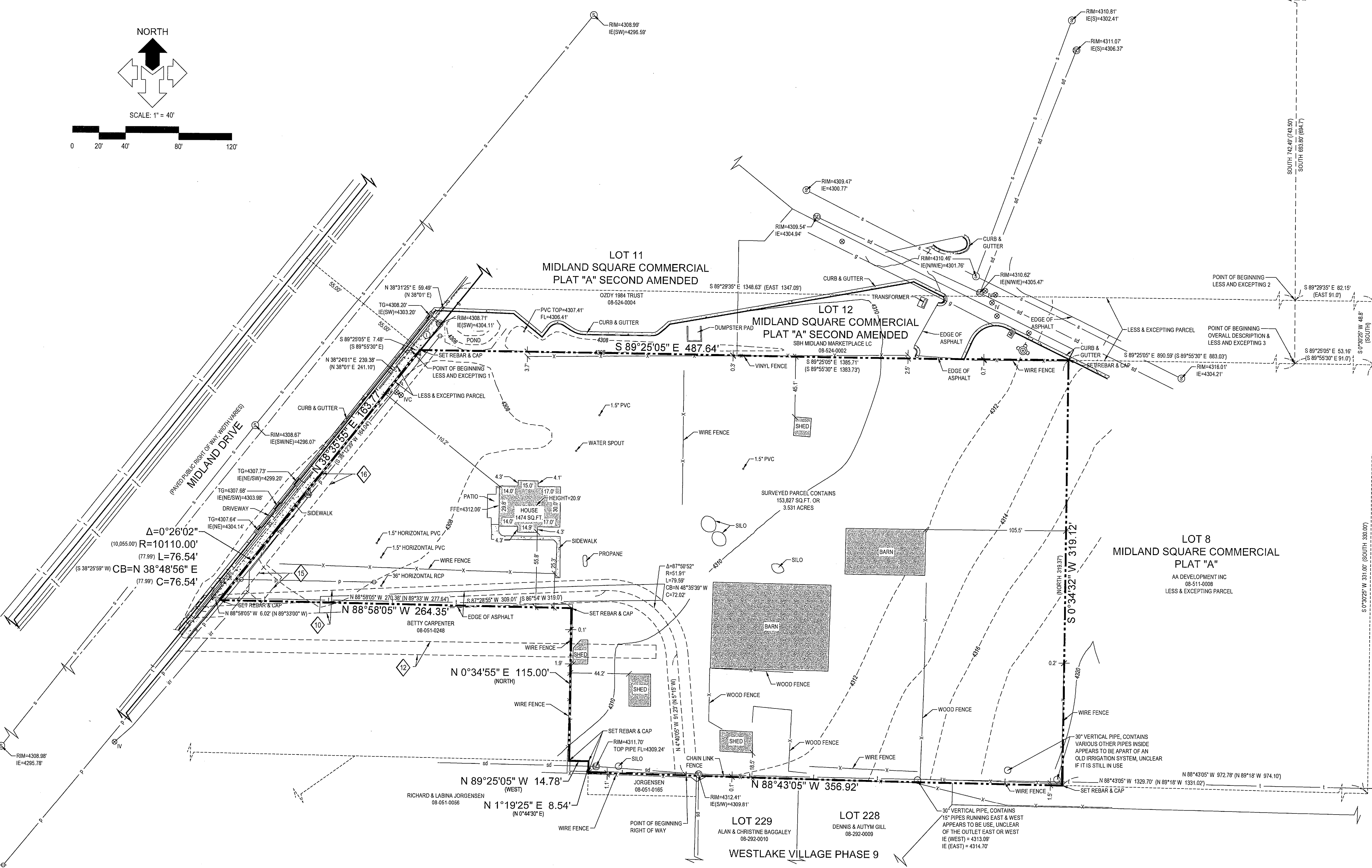


SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN 'ALTANSPS LAND TITLE SURVEY' ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°25'05" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY. RECORD DEEDS DID NOT MATCH EXISTING LINES OF OCCUPATION, THEREFORE, THE NORTHERLY, EASTERLY AND THE MOST SOUTHERLY PORTIONS OF THE SOUTHERLY PROPERTY LINES WERE ESTABLISHED ACCORDING TO MIDLAND COMMERCIAL PLAT "A" SUBDIVISION PLAT AND WESTLAKE VILLAGE PHASE 9 SUBDIVISION PLAT. THE REST OF THE SOUTHERLY PROPERTY LINES WERE ESTABLISHED BY DEED BY ADJUSTING THE DEED TO MATCH THE AFORE SAID MOST SOUTHERLY PORTION OF SAID SOUTHERLY PROPERTY LINES. THE WESTERLY PROPERTY LINE WAS ESTABLISHED AT THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE WHICH WAS ESTABLISHED PER UDOT PROJECT NO. S-0108(30)11 SHEET NO. RW-04.

GENERAL NOTES

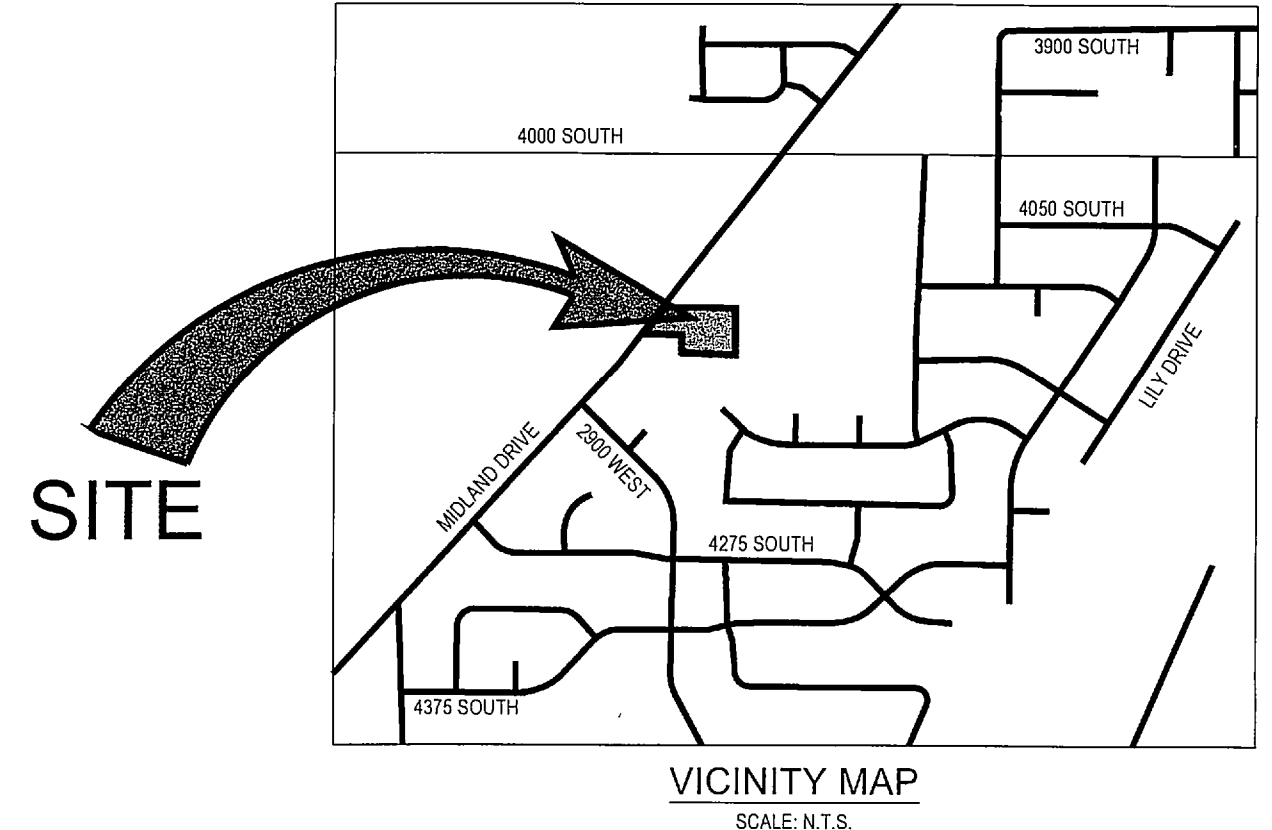
1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS WERE SET AS NOTED HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. 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 GTEC TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DESIGNATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. BENCHMARK IS WEBER COUNTY BENCHMARK 2012-2-5103. ELEVATION = 4472.968' (NGVD 29)



LEGEND

- ADJOINING PROPERTY LINE
- - - LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- - - EASEMENT LINE
- - - EXISTING FENCE
- - - POWER LINE
- - - TELEPHONE LINE
- - - SANITARY SEWER LINE
- - - STORM DRAIN LINE
- - - GAS LINE
- - - MAJOR CONTOUR
- - - MINOR CONTOUR
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ⊙ IRRIGATION VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ TELEPHONE RISER
- ⊙ MAILBOX
- CONCRETE
- BUILDING

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
HOOPER WATER ID	SCOTT CHRISTIANSEN	801-985-1991	WAITING
COMCAST	PAUL CABIBI	801-401-3041	WAITING
ROY CITY	JODI FUSSELLMAN	801-774-1050	WAITING
ROY WATER	PHIL DURBANO	801-825-9744	WAITING
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	ARLENE COMSTOCK	arlene.comstock@west.com	SHOWN
NORTH DAVIS SEWER	KEVIN COWAN	801-825-0712	WAITING
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joe.simmons@pacifiCorp.com	SHOWN
SYRINGA NETWORKS	TOM JUDD	208-403-0099	N/A
WEBER BASIN WATER	MIKE ALVERSON	801-771-1677	N/A
UDOT REGION I	WES EGGLESTON	801-528-2540	SHOWN
WEST HAVEN CITY	SCOTT VESTRA	801-731-4519	WAITING



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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

JACKSON PARCEL
4148 SOUTH MIDLAND DRIVE
ROY, UTAH 84067
LOCATED IN THE NORTHEAST 1/4, SECTION 10, T. 5N, R. 2W, SALT LAKE BASE & MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 16285
CAD FILE: 16285ALT
DRAWN BY: KSL
CALC BY: DBD
FIELD CREW: SB
CHECKED BY: DBD
DATE: 6-1-16
ALTA/NSPS LAND TITLE SURVEY
1 OF 1

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