

VICINITY MAP
Not to Scale

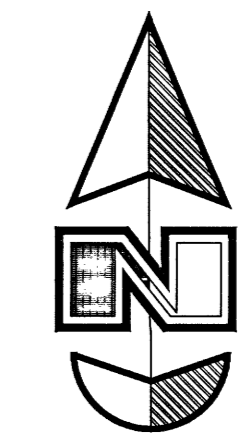
Center of Section 17,
T5N, R2W, SLB&M.
(Found Brass Cap)

S 89°03'04" E Meas. (S 89°03'30" E W.C.S.)

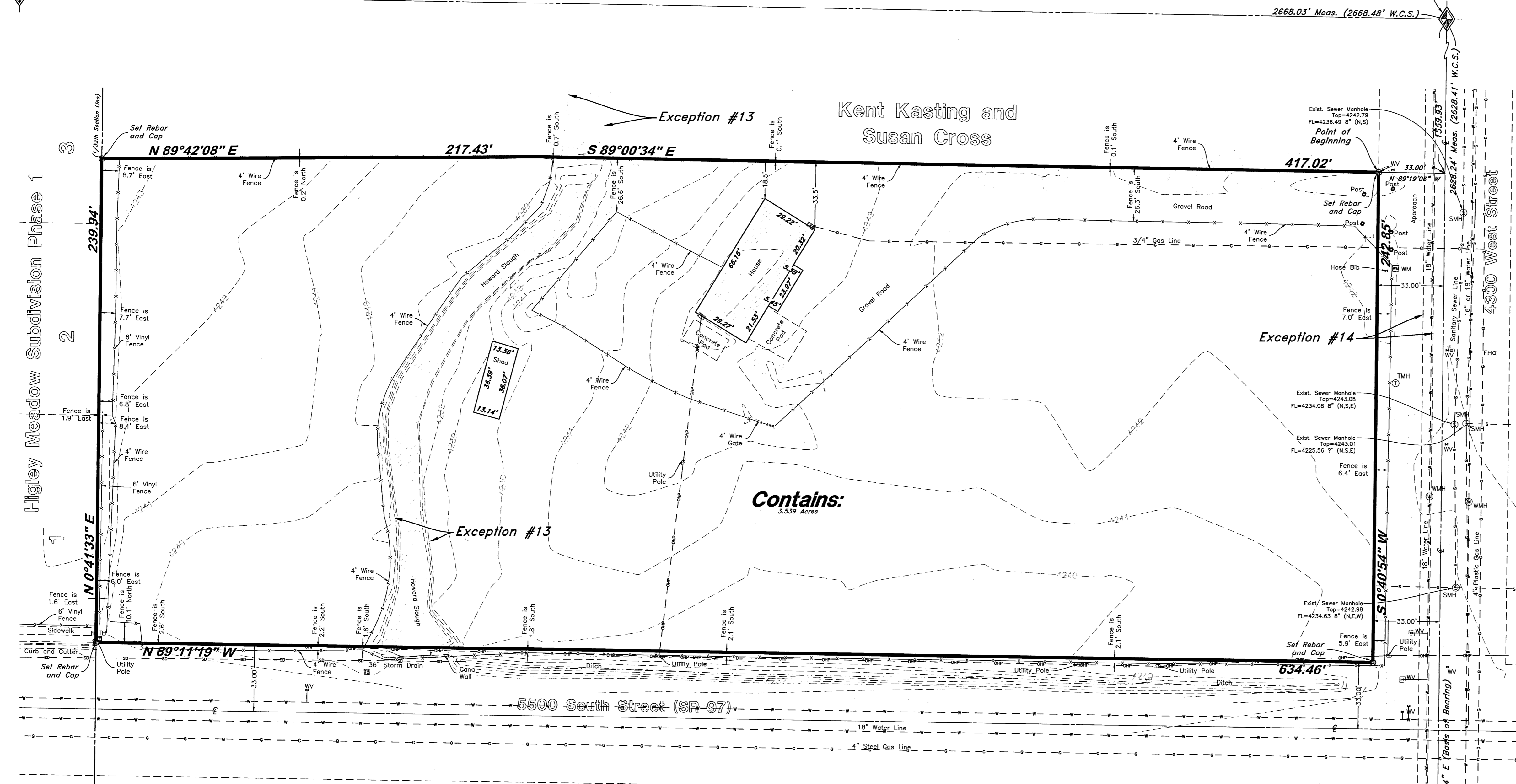
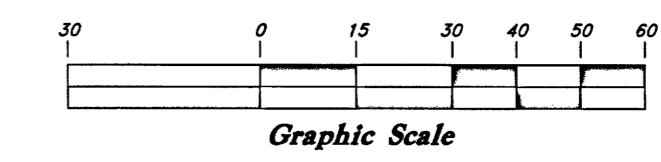
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	EA	Spill	=====
Water Manhole	CL	Curb & Gutter	=====
Storm Drain Manhole	FL	Gas Meter	=====
Gas Manhole	FF	Telephone Box	=====
Electrical Manhole	TC	Power Line	=====
Catch Basins	EB	Fiber Optic Line	=====
Catch Basin	CP	Power Pole	=====
Sewer Manhole	SEW	Centerline	=====
Roof Drain	RD	Existing Building	=====
Fire Hydrant	FH	Set Nail & Washer	=====
Water Valve	WV	Set Rebar & Cap	=====
Sanitary Sewer	SS	w/ Fencepost	=====
Culinary Water	SW	Set Hub & Tack	=====
Gas Line	GL	Found Monument	=====
Irrigation Line	IL	Found Section Corner	=====
Storm Drain	SD	Radial Line	=====
Telephone Line	TL	Non-Radial Line	=====
Fire Line	FL	Public Utility Easement	=====
Secondary Waterline	SWL	Ogden City Surveyor	=====
Power Line	PL	Weber County Surveyor	=====
Land Drain	LD	W.C.S.	=====
Utility Pole	UP		
Utility Pole w/guy	UPG		
Light Pole	LP		
Fence	F		
Flowline of ditch	FD		
Overhead Power line	OP		
Corrugated Metal Pipe	OMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		
Flowline	FL		
Finish Floor	FF		
Top of Curb	TC		
Electrical Box	EB		
Catch Basin	CP		
Sewer Manhole	SEW		
Roof Drain	RD		
Fire Hydrant	FH		
Water Valve	WV		
Storm Drain	SD		
Water Manhole	WMH		
Storm Drain Manhole	SDMH		
Sewer Manhole	SMH		
Irrigation Manhole	IMH		
Top of Wall	TW		
Top of Walk	TWN		
Top of Concrete	TCN		
Natural Ground	NG		
Finish Grade	FG		
Fire Department Connection	FDC		
Finish Contour	90		
Exist. Contour	95.33TA		
Finish Grade	95.72TA		
Exist. Grade	R		
Ridge Line	R		
Direction of Flow			
Existing Asphalt			
Concrete			
Wetlands Area			



Scale: 1" = 30'



DESCRIPTION FROM TITLE REPORT

Parcel 1: (09-075-0017)
Part of the Southeast quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning at a point 1607.94 feet South and North 89°23'19m West 33 feet from the Northeast corner of said quarter Section; running thence South 240.06 feet, thence West 627 feet, thence North 240.06 feet, thence South 89°23'19" East 627.00 feet to the place of beginning, situate in Weber county, state of Utah.

Parcel 2: (09-075-0230)
Part of the Southeast quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning at a point 1559.89 feet South and North 89°19'06" West 33 feet from the Northeast corner of said quarter Section; running thence South 0°40'54" West 47.70 feet along said right-of-way line; thence North 89°19'06" West 627.00 feet; thence North 0°40'54" East 42.68 feet to and existing fence line extended; thence two (2) courses along said fence and fence extended as follows North 88°40'08" East 104.94 feet and South 89°04'10" East 522.13 feet to the point of beginning.

Situate in Weber county, state of Utah.

AS-SURVEYED DESCRIPTION

A Part of the Southeast Quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah.

Beginning on a point on the West line of 4300 West Street said point being 1559.89 feet South 0°40'54" West along the Section line and 33.00 feet North 89°19'06" West from the East Quarter Corner of said Section 17, and running thence South 0°40'54" West 242.85 feet along said West line 4300 West Street to the North line of 5500 South (SR-97) Street thence North 89°11'19" West 634.46 feet along said North line to the East line of Higley Meadow Subdivision Phase 1, Hooper City, Weber County, Utah to the projection of an existing fence line; thence two (2) courses, more or less, along an existing fence line as follows: (1) North 0°41'33" East 239.94 feet along said East line; thence North 89°42'08" East 217.43 feet and (2) thence South 89°00'34" East 417.02 feet to the point of beginning.

Contains: 3.539 acres

NARRATIVE

This ALTA Survey was performed at the request of Mr. Adam Orme, AIA of Gould+, for title purpose.

Brass Cap Monuments were found at the Center, East Quarter, and Southeast Corner of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian. A Witness Monument was also found for the Southeast Quarter of Section 17.

A line bearing North 0°40'54" East between the said East Quarter, and Southeast Corner of Section 17, was used as the Bearing Base.

Plat for Higley Meadow Subdivision Phase 1 by Reeve and Associates, Inc., Dated August 4, 2004, Recorded December 06, 2004; and a Plat for Kaylas Crossing Subdivision by Reeve and Associates, Inc., Dated January 21, 2006, Recorded March 06, 2004, were used as reference for this survey.

The Record width for the Subject Parcels is 627 feet and with the 33 foot road distance to the East line of Section 17, that Distance measures 660 feet. When measured on the ground Section 17 is 2670.5 feet East to West. When that excess of 30.5 feet is prorated through the Quarter, the Southeast Quarter of the Southeast Quarter of said Section 17 is 634 feet which agrees with the East line of Higley Meadows Phase 1. Therefore we have honored that East line and the Measured distance.

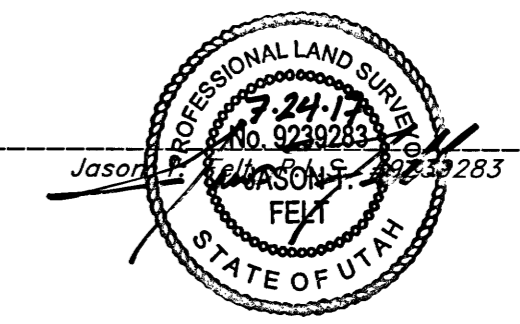
The North line of the property was Established by deed which calls to and existing fence line. The East and South lines of the property were established by existing street rights-of-way.

Property Corners are set as indicated.

SURVEYOR'S CERTIFICATE

To Stewart Title; Stewart Title Guaranty Company; Invest Title Services, Inc.; DRQ Solutions LLC:

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8 11, 13, 16, 17, 18, and 19 of Table A thereof.



EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by Stewart Title Guaranty Company; Order No. 223093, Policy No. O-0000176919092, Effective Date: December 19, 2016 at 4:47 p.m.

EXCEPTION NO. 1-12 (NOTHING TO PLOT): Not a Survey related matter.

EXCEPTION NO. 13 (PLOTTED. AFFECTS SUBJECT PROPERTY BY WAY OF HOWARD SLOUGH): The rights of others for access to and maintenance of the ditch together with the rights of upper and lower Riparian Owners in and to the tree and unobstructed flow of water extending through the land, without diminution.

EXCEPTION NO. 14 (PLOTTED. DOES NOT AFFECT SUBJECT PROPERTY): Easement
Recorded: May 10, 1984
Entry no: 908289
Book/Page: 1445/2443
Grantor: Weber County
Grantee: City of Roy
Purpose: An easement and right-of-way for a pipeline over the property

EXCEPTION NO. 15-16 (NOTHING TO PLOT): Not a Survey related matter.

FLOOD ZONE

The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map No. 49057C0425E dated December 16 2005, (Community Panel No 4902230425E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

NOTES

- There is no observed evidence of current earth moving work, building construction, or building additions.
- There is no evidence of any recent changes in street right of way lines, either completed or proposed, and provided from the controlling jurisdiction.
- There is no evidence of wetland areas as delineated by appropriate authorities that were found during survey.

BENCHMARK

Weber County Surveyor Benchmark # WC-16
Elevation 4243.219' (NGVD29 Weber County Survey)

GREAT BASIN

ALTA/NSPS Land Title Survey
DRQ Solutions, LLC Property
5455 South 4300 West,
Roy City, Weber County, Utah
A part of the Southeast Quarter Section 17, T5N, R2W, SLB&M, U.S. Survey

14 Apr, 2017

SHEET NO.
1

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BY: 5867