

Legend
(Note: All items may not appear on drawing)

San. Sewer Manhole	Edge of Asphalt	EA	Spill	SP
Water Manhole	Centerline	CL	Curbs & Gutter	CG
Storm Drain Manhole	Flowline	FL	Gas Meter	GM
Gas Manhole	Finish Floor	FF	Telephone Box	TB
Electrical Manhole	Top of Curb	TC	Power Line	PL
Catch Basins	Electrical Box	EB	Fiber Optic Line	FOL
Exist. Fire Hydrant	Storm Inlet Box	IB	Power Pole	PP
Fire Hydrant	Water Manhole	WM	Centerline	CL
Exist. Water Valve	Storm Drain Manhole	SDM	Existing Building	EB
Storm Drain	Irrigation Manhole	IM	Set Nail & Washer	SNW
Water Valve	Top of Wall	TW	Set Rebar & Cap	SR&C
Sanitary Sewer	Top of Concrete	TC	Found Monument	FM
Culinary Water	Top of Ground	TG	Found Section Corner	FS
Gas Line	Finish Grade	FG	Found Monument	FM
Irrigation Line	Fire Department Connection	FD	Weber County Surveyor	W.C.S.
Power Line	Finish Contour	FC	Deciduous Tree	DT
Fire Line	Exist. Contour	EC	Coniferous Typical	CT
Land Drain	Finish Grade	FG	Boulder Typical	BT
Utility Pole	Exist. Grade	EG	Wetlands Area	WA
Utility Pole w/guy	Ridge Line	RL		
Light Pole	Direction of Flow	DF		
Fence	Existing Asphalt	EA		
Flowline of ditch	Concrete	CON		
Overhead Power line				
Corrugated Metal Pipe				
Concrete Pipe				
Reinforced Concrete Pipe				
Ductile Iron				
Polyvinyl Chloride				
Top of Asphalt				
Cable TV				

LINE DATA

Line	Bearing	Length
(L1)	N 89°28'00" W	33.50
(L2)	N 34°28'00" W	8.00
(L3)	N 0°32'00" E	173.91
(L4)	S 89°28'00" E	50.24

Parcel B1

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	34°16'03"	233.50	139.65	137.58	S 17°20'01" E
(C101)	34°08'41"	200.00	119.19	117.43	N 17°23'42" W
(C102)	35°00'04"	110.50	67.50	66.46	N 16°58'00" W
(C103)	26°00'03"	100.00	45.38	44.99	N 12°28'02" W
(C104)	25°45'02"	100.00	44.94	44.57	N 12°35'33" W

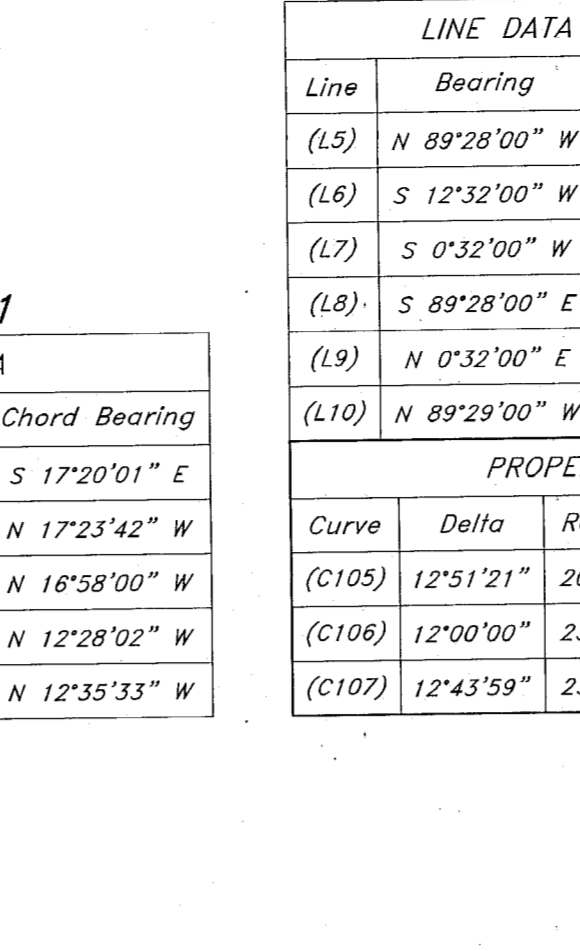
LINE DATA

Line	Bearing	Length
(L5)	N 89°28'00" W	33.50
(L6)	S 12°32'00" W	35.00
(L7)	S 0°32'00" E	90.56
(L8)	S 89°28'00" E	43.50
(L9)	N 0°32'00" E	33.00
(L10)	N 89°29'00" W	10.00

Parcel B2

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C105)	12°51'21"	200.00	44.88	44.78	S 6°06'21" W
(C106)	12°00'00"	230.00	48.17	48.08	S 6°32'00" E
(C107)	12°43'59"	233.50	51.89	51.79	N 6°10'02" E

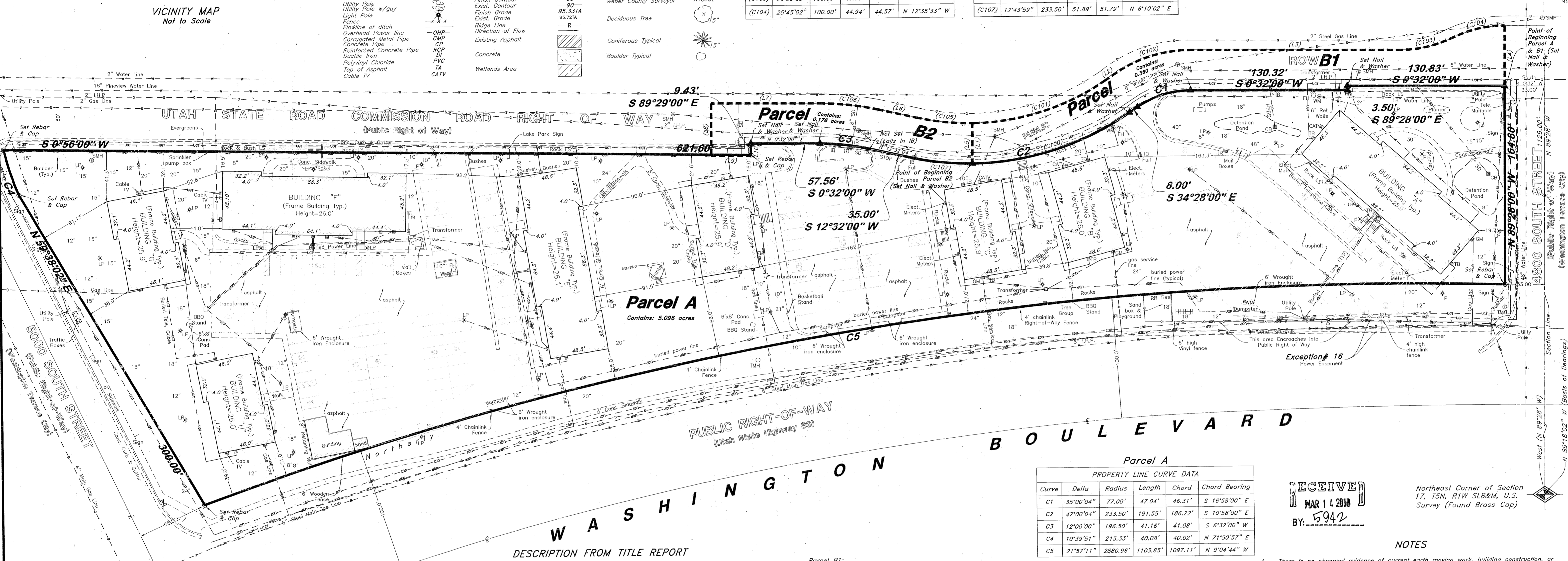


Scale: 1" = 40'

Graphic Scale

Northeast Corner of Section 17, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap)

North 1/4 Corner of Section 17, T5N, R1W, SLB&M, U.S. Survey (Not Found)



EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company; Order No. 6535184, Effective Date: October 11, 2017 at 8:00 A.M.

EXCEPTION NO. 1-13 (NOTHING TO PLOT): Not a Survey related matter.

EXCEPTION NO. 14 (NOTHING TO PLOT. SPECIFIC LOCATIONS OF ACCESS NOT DISCLOSED):
Vehicular access from State Street (US Highway 89) is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-60-714, Utah Code Annotated, amended 2005.

EXCEPTION NO. 15 (NOTHING TO PLOT. EXACT LOCATION NOT DISCLOSED):
EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: UTAH INDEPENDENT TELEPHONE COMPANY
Recorded: September 23, 1904
Book/Page: 46/407

EXCEPTION NO. 16 (PLOTTED. FALLS EAST OF PROPERTY ALONG HIGHWAY):
EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: PACIFICORP, AN OREGON CORPORATION
Recorded: July 28, 2009
Entry No.: 2426443

EXCEPTION NO. 17-24 (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. 49057C0436F dated June 2, 2015, (Community Panel No. 4902210436F). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

Accessory Structure: 1 foot

Minimum Site Requirements:
Lot Area: 7000 sq.ft.
Lot Width: 70 feet
Maximum Structure Height: 35 feet or 2.5 stories

Parking Requirement: 264 stalls (187 existing). City has classified the parking as Legal Non-conforming.

DESCRIPTION FROM TITLE REPORT

Part of the Northeast quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the South line of 4800 South Street which is West (North 89°28' West) 1129 feet along the Section line and South (South 0°32' West) 33 feet from the Northeast corner of said Northeast quarter section; running thence South (South 0°32' West) 130.83 feet; thence East (South 89°28' East) 3.5 feet; thence South (South 0°32' West) 130.32 feet; thence Southerly 47.04 feet along the arc of a 77 foot radius curve to the left (chord bears South 17°30' East (South 16°58' East) 46.31 feet); thence South 35°00' East (South 34°28' East) 8.00 feet; thence Southerly 191.54 feet along the arc of a 233.5 foot radius curve to the right (chord bears South 11°30' East (South 10°58' East) 186.22 feet); thence South 12°00' West (South 12°32' West) 35.00 feet; thence Southerly 41.15 feet along the arc of a 196.50 foot radius curve to the left (chord bears South 6°00' West (South 6°32' East) 41.08 feet); thence South (South 0°32' West) 57.56 feet to the centerline of vacated 4900 South Street; thence East (South 89°29' East) 10 feet, more or less (9.43 feet), to the Northerly extension of the East line of the access road taken by State Road Commission of Utah under Final Order of Condemnation recorded in Book 916, Page 63 of records; thence South (South 0°56' West) 625 feet, more or less (621.60 feet), along the East line of said access road and its Northerly extension to the Northerly line of 5000 South Street (as widened); thence Northeasterly 325 feet, more or less, along the Northerly line of 5000 South Street (Northeasterly 40.08 feet along the arc of a 215.33 foot radius curve to the left (chord bears North 71°50'57" East 40.02 feet and North 59°38'02" East 300.00 feet) to the Westerly line of State Highway (being a chain link fence line installed by U.D.O.T. establishing said right of way line), thence Northerly 111.0 feet, more or less, along said Westerly right of way line of the South right of way line of 4800 South Street; thence West (North 89°28' West) 160 feet, more or less (164.80 feet), along said South right of way line to the point of beginning.

Parcel B1:

A Right of Way for purposes of ingress and egress across the following parcel as disclosed by that certain Warranty Deed, dated March 16, 1970 and recorded April 1, 1970 as Entry No. 533381 in Book 938 at Page 381, warranted as follows:

Part of the Northeast quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the South line of 4800 South Street, said point being West (N 89°28' W) 1129 feet along the Section line and South (S 0°32' W) 33.0 feet from the Northeast corner of said quarter section, and running thence South (S 0°32' W) 130.83 feet; thence East (S 89°28' E) 3.5 feet; thence South (S 0°32' W) 130.32 feet; thence along a 77 foot radius curve to the left 47.04 feet (chord bears South 17°30' East [S 16°58' E] 46.31 feet); thence along a 233.5 foot radius curve to the right for a length of 139.65 feet (chord bears South 17°32' East [S 17°20'01" E] 137.58 feet); thence West (N 89°28' W) 34.00 feet (33.50'); thence along the arc of a 199.5 foot (200') radius curve to the left for a length of 118.87 feet (119.19') (chord bears North 17°55'50" West [N 17°23'42" W 117.43]); thence North 35°00' West (N 34°28' W) 8.00 feet; thence North 17°55'50" West (N 17°23'42" W 117.43); thence North 35°00' West (N 34°28' W) 8.00 feet; thence along a 111 foot (110.5') radius curve to the right 67.81 feet (67.50') (chord bears North 17°30' West [N 16°58' W 66.46]); thence North 17°30' West (N 17°23'42" W 117.43); thence along a 100 foot radius curve to the left 45.38 feet (chord bears North 13°00' West [N 12°28'02" W 44.99]); thence to the right along a 100 foot radius curve to the right for a length of 41.50 feet (41.16'); thence North 12° East (N 12°32' E) 33 feet; thence to the right along a 233.5 foot radius curve 51.89 feet to the point of beginning.

(Contains: 15,700 sq.ft.)

Parcel B2:

A Right of Way for purposes of ingress and egress across the following parcel as disclosed by that certain Warranty Deed, dated November 1, 1974 and recorded November 29, 1974 as Entry No. 627796 in Book 1071 at Page 520, described as follows:

Part of the Northeast quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 964.2 feet, more or less West (N 89°28' W) and 317.1 feet, more or less South (S 0°32' W) and West (N 89°28' W) parallel to the North section line 142 feet (137.8'), more or less to a point 1122.1 feet West of the East Section line and along a 77 foot radius curve to the left 47.04 feet (chord bears South 17°30' East [S 16°58' E] 46.31 feet); thence along a 233.5 foot radius curve to the right for a length of 139.65 feet (chord bears South 17°32' East [S 17°20'01" E] 137.58 feet) from the Northeast corner of said quarter section; thence West (N 89°28' W) 33.5 feet; thence Southerly along the arc of a 200 foot radius curve to the right 44.88 feet (chord bears South 5°34'19" West [S 6°06'21" W] 44.78 feet); thence South 12°00' West (S 12°32' W) 35 feet; thence Southerly along the arc of a 230 foot radius curve to the left 48.17 feet (chord bears South 5°39'34" West [S 6°32' W] 48.08 feet); thence South (S 0°32' W) 90.56 feet to the South line of vacated 4900 South Street; thence East (S89°28' E) 43.5 feet to the East line of State Road; thence North (N 0°32' E) 33 feet; thence West (N 89°29' W) 10 feet, more or less to the East line of right of way; thence North (N 0°32' E) 57.56 feet; thence to the right along a 196.50 foot radius curve 41.50 feet (41.16'); thence North 12° East (N 12°32' E) 35 feet; thence to the left along a 233.5 foot radius curve 51.89 feet to the point of beginning.

(Contains: 7,653 sq.ft.)

Bearings and distances in parentheses are rotated from record to match the section line bearing or to indicate survey corrections to record.

Parcel A

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	35°00'04"	77.00	47.04	46.31	S 16°58'00" E
C2	47°00'04"	233.50	191.55	186.22	S 10°58'00" E
C3	12°00'00"	196.50	41.16	41.08	S 6°32'00" W
C4	10°39'51"	215.33	40.08	40.02	N 71°50'57" E
C5	21°57'11"	2880.96	1103.85	1097.11	N 9°04'44" W

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.
- Property is Located along 350 East between the Intersections of Laker Way (4800 South Street) and 5000 South Street.
- As per Optional Item 14, said Northeast property lies at the intersection of 4800 South Street and Washington Boulevard.
- Building heights are measured from the Basement Finish Floor to highest point of roof.

NARRATIVE

This ALTA/ASCM Land Title Survey was requested by Derek L. Hobson of Bellwether Enterprise for Title Purpose.

Brass Cap monuments were found at the North Quarter and Northeast Corner of Section 27, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

A line bearing North 89°28' West between said North Quarter and Northeast Corner of said Section 27 was used as the basis of bearings.

An ALTA survey for Lake Park Apartment Complex, dated September 1, 1993, and updated on December 27, 1994 and January 26, 1995 prepared by Great Basin Engineering, Inc. was used as reference for this survey.

SURVEYOR'S CERTIFICATE

To First American Title Insurance Company; Alta Title Insurance Agency; Ameriprise Certificate Company, its successors and/or assigns; Lake Park Apartments, Inc.:

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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 14, 16, 17, and 19 of Table A hereof.

Jason T. Fell, P.L.S. #9239283

RECEIVED
MAR 14 2018
BY: 5942

GREAT BASIN

ALTA/NSPS Land Title Survey

Lake Park Apartments

4950 South 350 East
Washington Terrace, Weber County, Utah
A part of Section 17, T5N, R1W, SLB&M, U.S. Survey

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)594-4515 S.L.L.C. (801)521-0222 FAX (801)592-7700
WWW.GREATBASINENGINEERING.COM

28 Nov, 2017

SHEET NO. 1

93N086