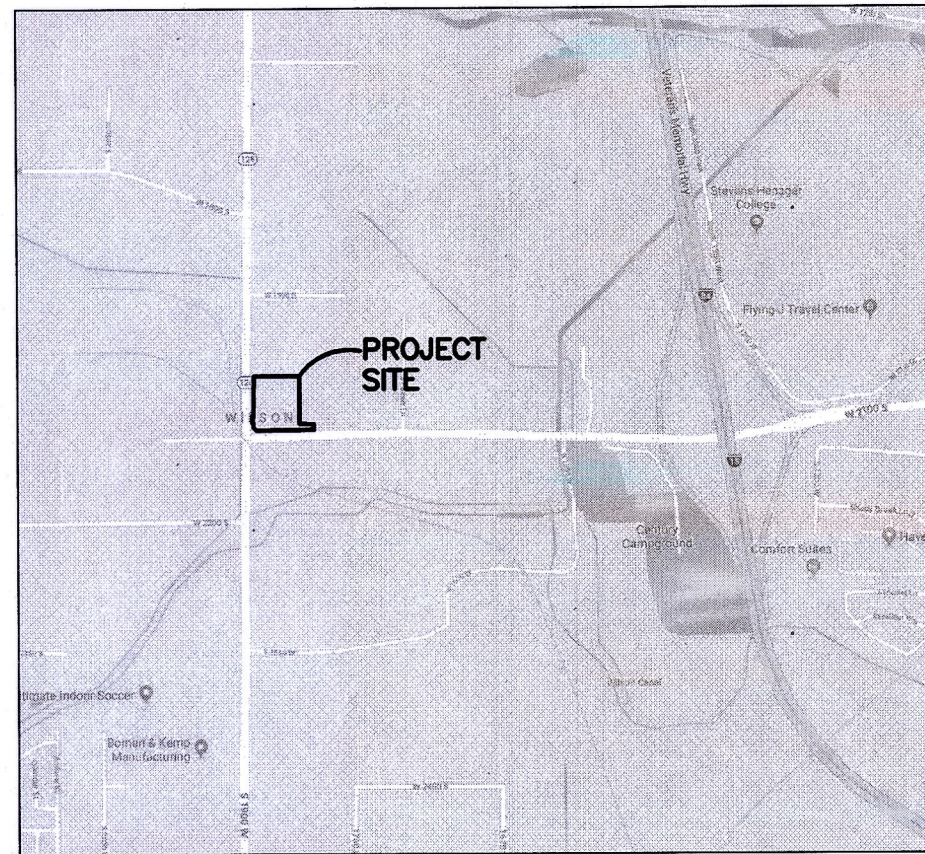


ALTA/NSPS SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
APRIL, 2019



VICINITY MAP
NOT TO SCALE

TITLE EXCEPTIONS

PER STEWART TITLE COMPANY COMMITMENT NO. 01459-36773 DATED FEBRUARY 20, 2019 (STEWART TITLE GUARANTY COMPANY)

EXCEPTIONS #1-16, 21, 23-28 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTIONS #17 - EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MINNIE C. STRATFORD
RECORDED: JUNE 17, 1943
ENTRY NO.: 765935
BOOK/PAGE: 178/516
(PARCEL 1, 2 AND 3)
(EASEMENT OVER PORTION OF PARCEL LYING WITHIN PARCEL 15-070-0025)

EXCEPTIONS #18 - EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
RECORDED: JUNE 15, 1989
ENTRY NO.: 1081324
BOOK/PAGE: 1562/2265
(PARCELS 1, 2 AND 3)
(EASEMENT SHOWN ON PLAT BUT DOESN'T FIT ANY EVIDENCE OF FOUND UTILITIES)

EXCEPTIONS #19 - AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
BY AND BETWEEN: THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES, AND THE WILSON IRRIGATION COMPANY, A CORPORATION
RECORDED: MAY 17, 1996
ENTRY NO.: 1406857
BOOK/PAGE: 1806/2976

ANY EASEMENTS AND/OR RIGHTS OF WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE WILSON IRRIGATION COMPANY AND/OR THE STATE OF UTAH BOARD OF WATER RESOURCES, AS THE SAME MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED PROPERTY, AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996, AS ENTRY NO. 1406858, IN BOOK 1806, AT PAGE 2985, OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED)

EXCEPTIONS #20 - EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION
RECORDED: AUGUST 24, 2000
ENTRY NO.: 1722908
BOOK/PAGE: 2088/140
(PARCELS 1 AND 2)
(EASEMENT ALONG SOUTH LINE OF SUBJECT PARCEL AS SHOWN ON PLAT)

EXCEPTIONS #22 - CROSS EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: JUNE 24, 2015
ENTRY NO.: 2742343
(ALL PARCELS)

AMENDED AND RESTATED CROSS EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: FEBRUARY 17, 2016
ENTRY NO.: 2778619
(ALL PARCELS)
(AGREEMENT FOR ALL PARCELS TO HAVE ACCESS ACROSS EACH PARCEL)

EXCEPTIONS #29 - EASEMENT AGREEMENT DATED APRIL _____, 2019, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, BY AND BETWEEN MILLER FUNDING GROUP, LLC, A UTAH CORPORATION AND WDG WEST HAVEN, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED APRIL _____, 2019, AS ENTRY NO. _____, OF OFFICIAL RECORDS. (SHOWN ON PLAT)

SURVEYOR'S CERTIFICATE

TO: WDG WEST HAVEN LLC, A UTAH LIMITED LIABILITY COMPANY, SB AB WEST LOOP LP, A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, STEWART TITLE INSURANCE AGENCY OF UTAH, INC., AND STEWART TITLE GUARANTY COMPANY

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 AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7A, 7(B)(1), 7(B)(2), 8, 9, 10, 11, 13, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-5-18.

DATE OF SURVEY: 09-13-18
DATE SIGNED: 5-9-19
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 031445



NARRATIVE

THE NORTH LINE OF WILSON LANE WAS DETERMINED BY UDOT RIGHT OF WAY DRAWINGS. THERE WAS A TAKE ALONG 1900 WEST STREET AND THAT LEGAL DESCRIPTION APPEARS TO BE IN ERROR, IT APPEARS THAT THE INTENT WAS TO WIDEN THE ROAD TO 55' FROM THE CENTERLINE TO THE EAST RIGHT OF WAY LINE. A SMALL PARCEL THAT WAS NOT INCLUDED IN THAT TAKE IS SHOWN HEREON THE OTHER LINES ARE ALL BASED ON A PURCHASE OF PORTIONS OF PARCELS OWNED BY THE MILLER FUNDING GROUP TO ACCOMMODATE FUTURE DEVELOPMENT

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	94.75'	7.71'	7.70'	3.85'	S39°38'07"E	4°39'34"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°17'15"E	17.28'
L2	N44°51'29"W	20.92'
L3	N89°09'47"W	5.00'
L4	N00°50'13"E	14.30'
L5	S°00'00"W	15.03'

SITE CONTROL

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCM	3608853.14	1495836.29	4286.59'
CP-2	BCM	3609506.30	1495875.05	4270.12'

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 01459-36773, DATED 2/20/2019

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1900 WEST STREET, SAID POINT BEING N00°50'13"E 966.00 FEET AND S89°09'47"E 55.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE N90°00'00"E 213.77 FEET; THENCE S0°00'00"E 241.68 FEET; THENCE N88°58'11"W 217.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) N00°50'13"E 14.30 FEET; (2) N89°09'47"W 5.00 FEET; (3) N00°50'13"E 33.01 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 94.75 FEET, AN ARC LENGTH OF 7.71 FEET, A DELTA ANGLE OF 04°39'34", A CHORD BEARING OF S39°38'07"E, A RADIAL BEARING OF N52°41'41"E, AND A CHORD LENGTH OF 7.70 FEET; AND (5) N00°50'13"E 196.36 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION CONTAINS 51,815 SF OR 1.189 ACRES MORE OR LESS.

PROJECT INFO

PORTIONS OF PARCELS 15-070-0022, 15-070-0023, 15-070-0024, 15-070-0025, AND 15-070-0039 WEST HAVEN CITY, WEBER COUNTY, UTAH

NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

NO AREAS OF REFUSE WERE FOUND ON PROPERTY

1.189 ACRES TOTAL AREA
NO MARKED PARKING SPACES ON SITE AT TIME OF SURVEY

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°50'13"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

FLOOD INSURANCE DATA

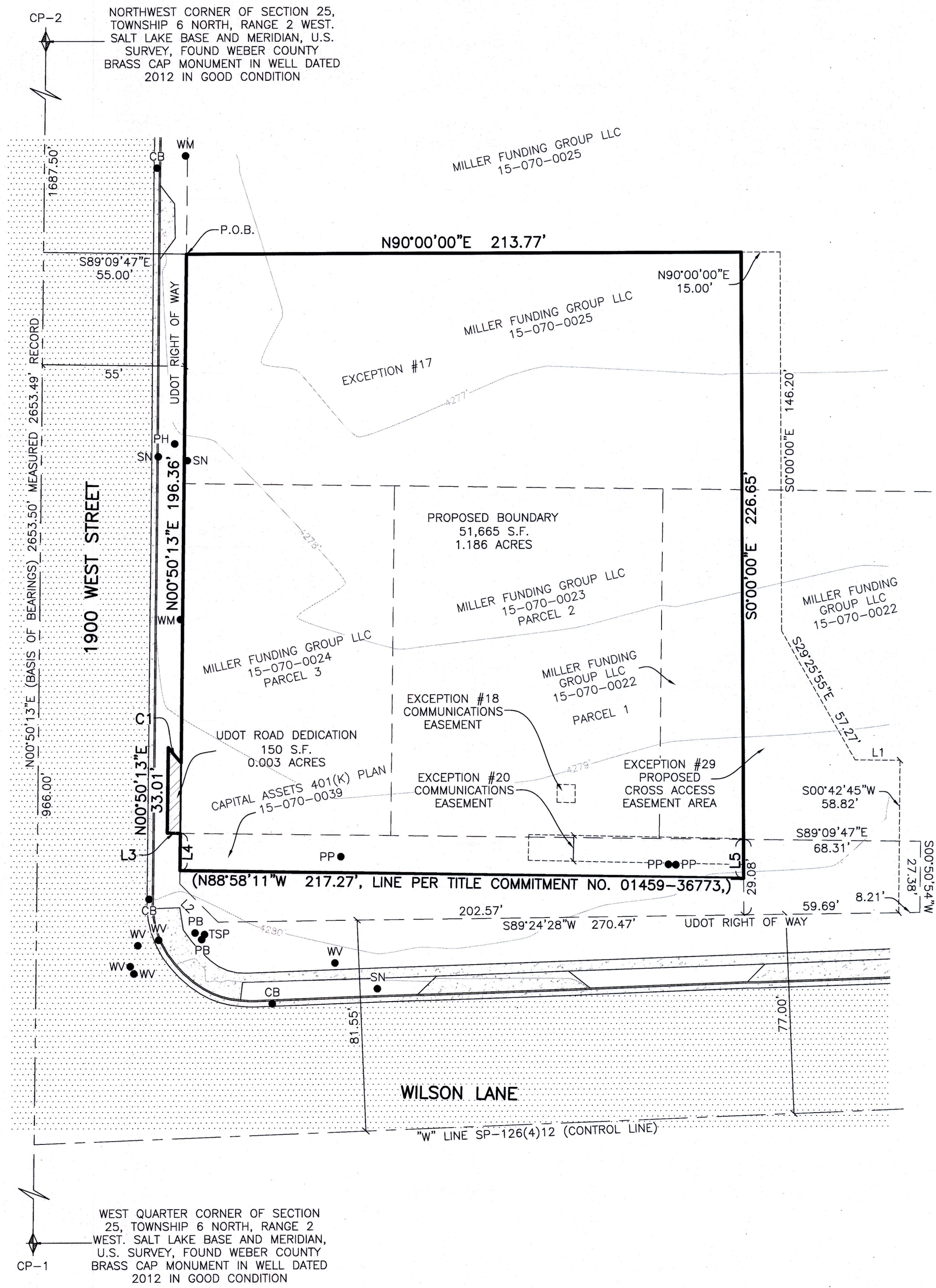
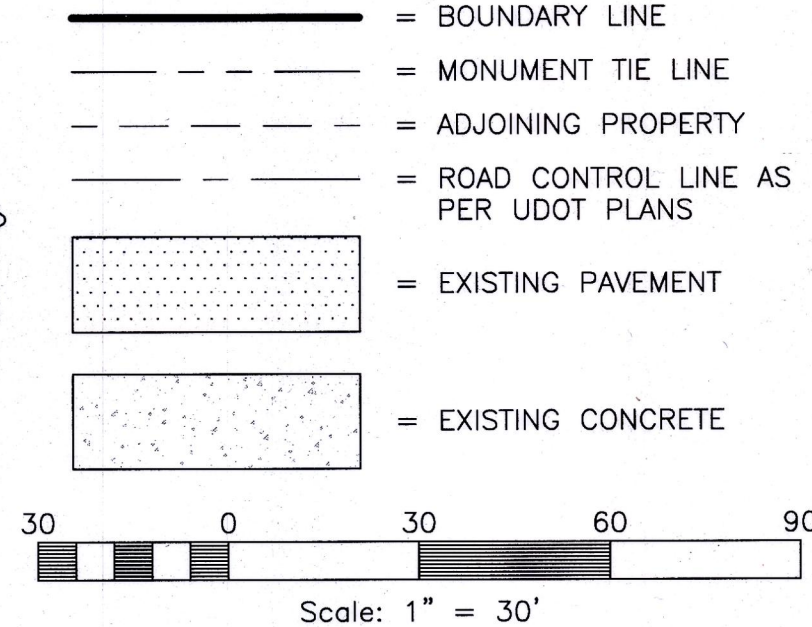
FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0407E DATED 12-16-05.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

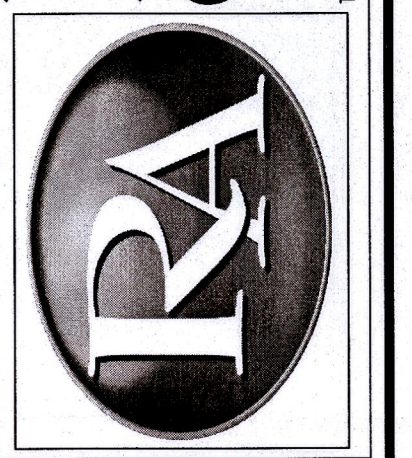
LEGEND

- ◆ = SECTION CORNER
- PH = PHONE PEDESTAL
- PP = POWER POLE
- PB = POWER BOX
- SN = SIGN
- WV = WATER VALVE
- WM = WATER METER
- SSMH = SANITARY SEWER MANHOLE
- CB = STORM DRAIN CATCH BASIN
- = BOUNDARY LINE
- - - = MONUMENT TIE LINE
- - - = ADJOINING PROPERTY
- - - = ROAD CONTROL LINE AS PER UDOT PLANS
- ▨ = EXISTING PAVEMENT
- ▩ = EXISTING CONCRETE



WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT IN WELL DATED 2012 IN GOOD CONDITION

Reeve & Associates, Inc.
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
PRIVATE ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



REVISIONS	DATE	DESCRIPTION

ALTA/NSPS SURVEY
PART OF THE NORTHWEST QUARTER OF SECTION 25, T.6N., R.2W., S.L.B.&M., U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
WRIGHT DEVELOPMENT GROUP, INC.

RECEIVED
MAY 09 2019
BY: 6254

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 09-13-18
Name: WEST HAVEN ALTA SURVEY
Scale: 1" = 30'
Checked: _____
Number: 6407-09

Sheet **1** of 1
Sheets