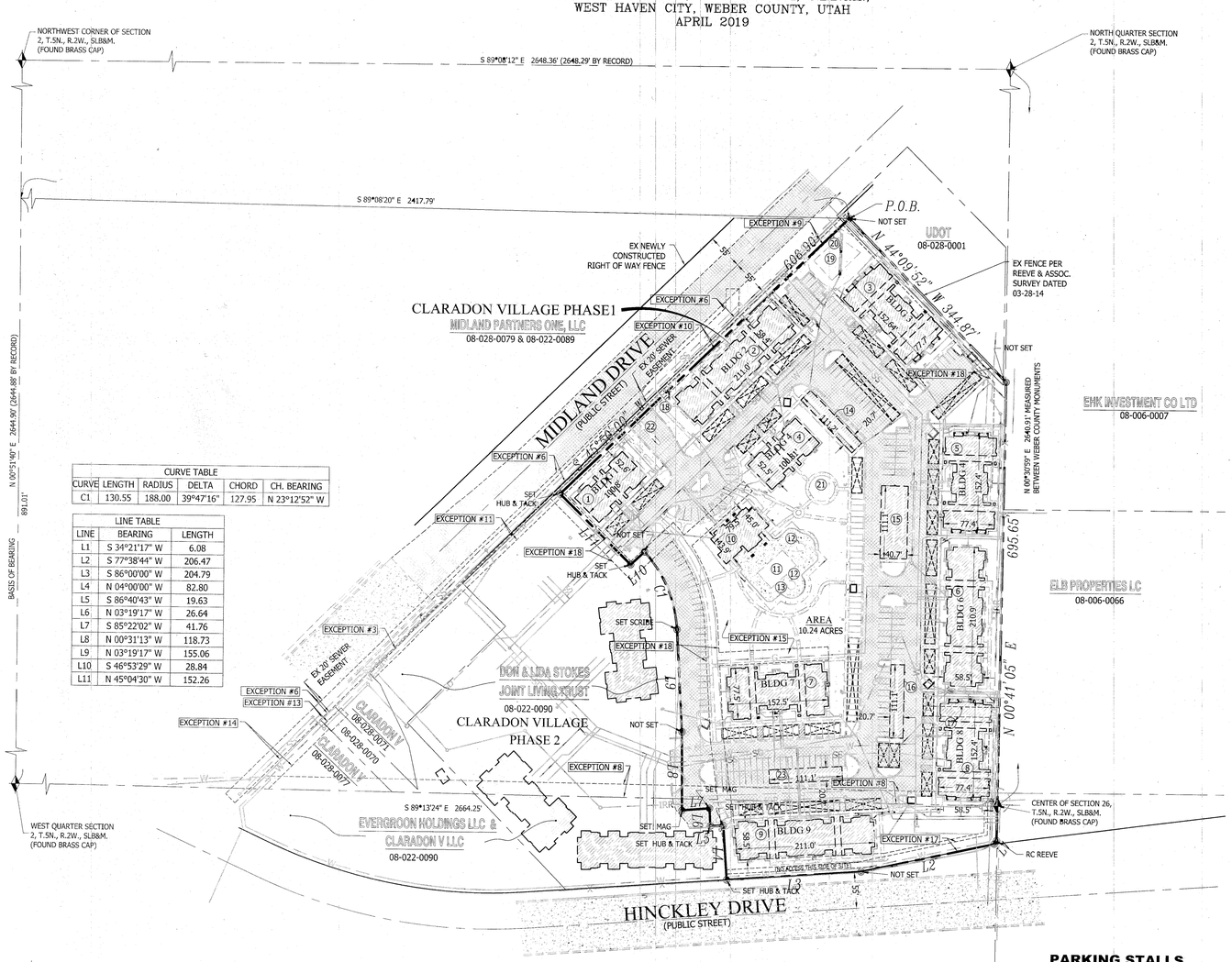
CLARADON VILLAGE – ALTA/NSPS SURVEY

LOCATED IN THE WEST HALF OF SECTION 2,
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M.,
WEST HAVEN CITY, WEBER COUNTY, UTAH
APRIL 2019



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	130.55	188.00	39°47'16"	127.95	N 23°12'52" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 34°21'17" W	6.08
L2	S 77°38'44" W	206.47
L3	S 86°00'00" W	204.79
L4	N 04°00'00" W	82.80
L5	S 86°40'43" W	19.63
L6	N 03°19'17" W	26.64
L7	S 85°22'02" W	41.76
L8	N 00°31'13" W	118.73
L9	N 03°19'17" W	155.06
L10	S 46°53'29" W	28.84
L11	N 45°04'30" W	152.26

PARCEL 1 DESCRIPTION FROM TITLE REPORT

PHASE 1
PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 891.01 FEET AND SOUTH 89°08'20"EAST 2417.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 44°09'52" EAST 344.87 FEET; THENCE SOUTH 00°41'05" WEST 695.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE (SR 79); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES (1) SOUTH 34°21'17" WEST 6.08 FEET (2) SOUTH 77°38'44" WEST 206.47 FEET AND (3) SOUTH 86°00'00" WEST 204.79 FEET; THENCE NORTH 04°00'00" WEST 82.80 FEET; THENCE SOUTH 86°40'43" WEST 19.63 FEET; THENCE NORTH 03°19'17" WEST 26.64 FEET; THENCE SOUTH 85°22'02" WEST 41.76 FEET; THENCE NORTH 00°31'13" WEST 118.73 FEET; THENCE NORTH 03°19'17" WEST 155.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH 23°12'55" WEST AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 46°53'29" WEST 28.84 FEET; THENCE NORTH 45°04'30" WEST 152.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY 606.90 FEET TO THE POINT OF BEGINNING.

PARCEL 2 DESCRIPTION FROM TITLE REPORT

A PERMANENT NON-EXCLUSIVE CROSS EASEMENT OVER, THROUGH, AND ACROSS ALL DRIVEWAYS, WALKWAYS, AND PARKING AREAS WITHIN THE MASTER TRACT, FOR THE USE AND BENEFIT OF RESIDENTS OF ANY PORTION OR PHASE OF THE MASTER TRACT, INCLUDING BUT NOT LIMITED TO AN EASEMENT TO ACCESS THE COMMON AMENITIES, AS CREATED BY GRANT OF EASEMENT AND JOINT USE DECLARATION RECORDED AUGUST 10, 2016, AS ENTRY NO. 2808278.

KEYED NOTES

1. 3 STORY, 12 UNIT APARTMENT BUILDING
2. 3 STORY, 24 UNIT APARTMENT BUILDING
3. 3 STORY, 24 UNIT APARTMENT BUILDING
4. 3 STORY, 12 UNIT APARTMENT BUILDING
5. 3 STORY, 24 UNIT APARTMENT BUILDING
6. 3 STORY, 24 UNIT APARTMENT BUILDING
7. 3 STORY, 24 UNIT APARTMENT BUILDING
8. 3 STORY, 24 UNIT APARTMENT BUILDING
9. 3 STORY, 24 UNIT APARTMENT BUILDING
10. CLUBHOUSE
11. 30' X 50' POOL
12. HOT TUB
13. WOOD TRELLIS
14. GARAGE UNIT BUILDING
15. GARAGE UNIT BUILDING
16. GARAGE UNIT BUILDING
17. EXCEPTION #17
18. MONUMENT SIGN
19. STORM WATER DETENTION POND
20. STORM WATER CONTROL STRUCTURE
21. EX PLAYGROUND EQUIPMENT
22. EXISTING ENTRANCE AND EXIT
23. GARAGE UNIT BUIDING

PARKING STALLS

381 - OPEN OR COVERED PARKING STALLS OF WHICH 5 ARE MARKED AS HANDICAP PARKING STALLS TOGETHER WITH 41 GARAGE PARKING SPACES FOR A TOTAL OF 422 PARKING SPACES (REQUIRED # OF PARKING SPACES = 1.75 * 192 UNITS = 336 PER THE ZONING REPORT)

ZONING DISTRICT

MIXED USE XONING CONDITIIONS (ZC)
COMMERCIAL COMPATIBLE W/ C-2

SETBACKS

NO BUILDING SETBACKS GIVEN IN THE ZONING REPORT.

HEIGHT & SPACE RESTRICTIONS

NO HEIGHT OR FLOOR SPACE AREA RESTRICTIONS GIVEN IN THE ZONING REPORT OTHER THAN 192 UNITS ON 10.2 ACRES.

NARRATIVE

A. TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY FOUNDERS TITLE INSURANCE AGENCY, ORDER NO.: F-053221, EFFECTIVE DATE: NOVEMBER 17, 2016 AT 8:00 AM

INCLUDES ITEMS 1, 2, 3, 4, 6(a) and (b), 7(a), 8, 9, 10, 11(a) and (b), 13, 16, AND 20 OF TABLE A.

B. SCHEDULE B - PART 2 EXCEPTIONS

#3 UTAH POWER AND LIGHT EASEMENT AND CONDITIONS CONTAINED THEREIN, RECORDED SEPTEMBER 5, 1945 AS ENTRY 95885 IN BOOK 215 AT PAGE 144 [THE LOCATION SPECIFIED IN THE DOCUMENT FALLS OUTSIDE THE LIMITS OF THE DESCRIBED PROPERTY ATTACHED TO THE TITLE REPORT. THE DESCRIBED LOCATION FALLS IN THE CURRENT MIDLAND DRIVE RIGHT OF WAY. HOWEVER, THERE IS AN EXISTING OVERHEAD POWERLINE RUNNING ALONG THE NORTHWESTERLY PROPERTY LINE, NEAR THE RIGHT OF WAY LINE. BURIED POWERLINES CRISS-CROSSING THE PROPERTY, PLUS A GUY WIRE AND ANCHOR LOCATED NEAR THE SOUTHEAST CORNER OF THE PROPERTY. THERE APPEARS TO BE A BLANKET EASEMENT FOR THE POWER COMPANY (SEE EXCEPTION #15).

#6 20' SEWER EASEMENT AND AGREEMENT RECORDED AS ENTRIES 2202946 AND 2202947 AUGUST 23, 2006. THE EASEMENT FALLS OUTSIDE THE LIMITS OF THE TITLE REPORT DESCRIPTION AS SHOWN HEREON. HOWEVER THE SEWER SERVICING THE PROPERTY CONTAINED WITHIN THE TITLE REPORT DESCRIPTION PASSES THROUGH THE DESCRIBED 20' SEWER EASEMENT.

#7 UTAH POWER AND LIGHT EASEMENT AND CONDITIONS CONTAINED RECORDED AUGUST 20, 1945 AS ENTRY 95884 IN BOOK 215 AT PAGE 143. EXCEPTION #7 NOT SHOWN ON SURVEY. THE DESCRIBED LINE FALLS SOUTHWEST OF THE TITLE REPORT DESCRIPTION WITHIN THE EXISTING MIDLAND DRIVE RIGHT OF WAY. SEE EXCEPTION #3 FOR ADDITIONAL COMMENTS.

#8 TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT EASEMENT RECORDED AUGUST 12, 1975 AS ENTRY 643675 IN BOOK 1094 AT PAGE 681. A 20 FOOT WIDE CULINARY WATER EASEMENT CUTS ACROSS THE PROPERTY THROUGH THE TITLE REPORT DESCRIPTION. HOWEVER IT APPEARS THE WATER LINE MAY HAVE BEEN RE-ROUTED AROUND THE SOUTHERLY SIDE OF THE PROPERTIES LOCATED ON THE NORTHERLY SIDE OF HINCKLEY DRIVE AS SHOWN HEREON. THE LOCATION WAS FROM A REEVE AND ASSOCIATES UTILITY DRAWING (SEE EXCEPTION #17).

#9 UTAH DEPARTMENT OF TRANSPORTATION EASEMENT RECORDED NOVEMBER 6, 2008 AT ENTRY 2374158. THE DESCRIBED EASEMENT CROSSES THE NORTHWEST SIDE OF THE PROPERTY AS SHOWN.

#10 UTAH DEPARTMENT OF TRANSPORTATION EASEMENT RECORDED NOVEMBER 6, 2008 AT ENTRY 2374150. THE DESCRIBED EASEMENT CROSSES THE NORTHWEST SIDE OF THE PROPERTY AS SHOWN.

#11 UTAH DEPARTMENT OF TRANSPORTATION EASEMENT RECORDED NOVEMBER 6, 2008 AT ENTRY 2374148. A 10 FOOT WIDE UTILITY EASEMENT ALONG THE SOUTHEASTERLY LINE OF MIDLAND DRIVE AS SHOWN HEREON CROSSING THE TITLE REPORT PARCEL.

#12 UTAH DEPARTMENT OF TRANSPORTATION EASEMENT RECORDED NOVEMBER 6, 2008 AT ENTRY 2368214. THE EASEMENT DESCRIBED IN EXCEPTION 12 IS AN EXPIRED DRIVEWAY EASEMENT AND HAS NOT BEEN SHOWN.

#13 UTAH DEPARTMENT OF TRANSPORTATION EASEMENT RECORDED OCTOBER 2, 2008 AT ENTRY 2368215. THE EASEMENT DESCRIBED IN EXCEPTION 13 IS A 10 FOOT WIDE UTILITY EASEMENT ALONG THE SOUTHEASTERLY LINE OF MIDLAND DRIVE, BUT IS FALLS SOUTHWEST OF THE THE TITLE REPORT DESCRIPTION AND DOES NOT OVERLAP THE DESCRIBED PARCEL.

#14 SUBJECT TO EASEMENTS & RESERVATIONS AS CONTAINED IN QUIT-CLAIM DEEDS RECORDED JANUARY 8, 2014 AS ENTRY NO 2670894 AND 2670895. UDOT RESERVED A 20 FOOT WIDE UTILITY EASEMENT ALONG THE SOUTHEASTERLY LINE OF MIDLAND DRIVE. THIS EASEMENT FALLS SOUTHWEST OF THE TITLE REPORT DESCRIPTION.

#15 ROCKY MOUNTAIN POWER BLANKET EASEMENTS OVER THE TITLE REPORT DESCRIPTION FOR THE INSTALLATION OF POWER COMPANY FACILITIES RECORDED DECEMBER 11, 2015 AT ENTRIES 2769268, 2769269, & 2769270. THE BODY OF ALL THREE DESCRIPTIONS MATCHES THE TITLE REPORT, BUT THE FORWARD CAPTIONS ARE A LITTLE DIFFERENT ON EACH INSTRUMENT. HOWEVER, THE END RESULT IS A BLANKET EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER OVER THE ENTIRE EXTEND OF THE PROPERTY DESCRIBED IN THE TITLE REPORT UNTIL SUCH TIME AS A PLAT IS RECORDED TO THE SATISFACTION OF ROCKY MOUNTAIN MORE PARTICULARLY DELINEATING THE LOCATIONS OF THEIR FACILITIES.

#16 GRANT OF EASEMENT AND JOINT USE DECLARATION DATED AUGUST 3, 2016 RECORDED AUGUST 10, 2016 AS ENTRY NO. 2808278. THE EASEMENT DESCRIBED THEREIN IS A BLANKET EASEMENT OVER THE TITLE REPORT DESCRIPTION AUTHORIZING THE FUTURE TENANTS OF PHASE 2 TO ACCESS AND USE THE SITE AMENITIES, COMMON AREA, SIDEWALKS, AND ROADWAYS.

#17 EASEMENT AND CONDITIONS CONTAINED THEREIN GRANTED TO TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT APRIL 28, 2015 AT ENTRY 2732952. A 15' WIDE WATER LINE AND STORM DRAIN LINE EASEMENT AS SHOWN HEREON.

#18 RIGHT-OF-WAY EASEMENT GRANTED TO QUESTAR GAS COMPANY AT ENTRY 2757307 DATED SEPTEMBER 23, 2015, SAID TO BE 20 FEET WIDE ALONG LINES DEPICTED ON EXHIBIT "A" ATTACHED TO SAID INSTRUMENT. THE IMAGE ON EXHIBIT "A" IS DISTORTED, AND YET IT APPEARS THAT THE EXISTING GAS LINES DO NOT FOLLOW THE LINES DEPICTED ON EXHIBIT "A" IN MOST CASES. THE LOCATIONS OF THE EXISTING GAS LINES SHOWN HEREON ARE BASED ON A HAND DRAWN SKETCH WE RECEIVED FROM QUESTAR, TOGETHER WITH ABOVE GROUND EVIDENCE OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.

C. CORNERS FOR THIS PROPERTY WILL BE MARKED WHEN REQUESTED WITH A 5/8" REBAR, 1.5 FEET IN LENGTH, WITH A PLASTIC CAP STAMPED "PINNACLE" AND\OR A BRASS SLUG OR NAIL AND BRASS WASHER STAMPED "PINNACLE".
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°51'40" EAST 2644.90 FEET MEASURED BETWEEN THE WEST QUARTER AND NORTHWEST CORNERS OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED. THE BOUNDARIES ARE BASED UPON THE TITLE REPORT DESCRIPTION. THE RIGHT OF WAY ALONG MIDLAND DRIVE WAS RETRACED BASED UPON THE UDOT RIGHT OF WAY MAP RW-02 REVISION 2 OF UDOT PROJECT STP-0079(2)0, DATED MARCH 17, 2009 TOGETHER WITH EXISTING RIGHT OF WAY FENCE LINES AND FOUND WEBER COUNTY SECTION CORNER MONUMENTS. THE NORTHERLY LINE FOLLOWS ALONG AN OLD FENCE LINE OF RECORD DEPICTED ON A REEVE AND ASSOCIATES SURVEY PROVIDED TO PINNACLE ENGINEERING PERFORMED FOR TJ WALL, DATED MARCH 28, 2014. THERE APPEARS TO BE AN OVERLAP WITH THE DESCRIPTION OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL LOCATED TO THE NORTH OF THE SUBJECT PROPERTY. HOWEVER, SAID UDOT RIGHT OF WAY MAP RW-02 ALSO DEPICTS A BOUNDARY ALONG SAID EXISTING FENCE AND MARKS THE LOCATION BY STATION AND OFFSET, WHICH STATION AND OFFSET MATCH THE LOCATION OF THE EXISTING FENCE AS DEPICTED BY SAID REEVE AND ASSOCIATES SURVEY. THE EASTERLY LINE OF THE TITLE REPORT DESCRIPTION DOES NOT COINCIDE WITH THE WEBER COUNTY QUARTER SECTION LINE FOUND AT THE TIME OF THE SURVEY. THE NORTHERLY LINE OF STATE ROUTE 79 (HINCKLEY DRIVEY) SHOWN HEREON WAS RETRACED BASED UPON SAID UDOT RIGHT OF WAY MAP RW-02 TOGETHER WITH SHEETS RW-02 REVISION 6, RW-05 REVISION 7, RW-06 REVISION 6, UDOT PROJECT STP-0079(2)0, DATED MAY 2012, TOGETHER WITH THE LOCATION OF THE EXISTING STREET IMPROVEMENTS.

D. THE ZONING SETBACK REQUIREMENTS ARE BASED UPON THE APPROVED SITE PLAN PER WEST HAVEN CITY ENGINEER, STEVE ANDERSON.

E: FEMA FLOOD ZONE DESIGNATION "X" PER FEMA FIRM MAP 49057C0425E, EFFECTIVE 12/16/2005

THE FIELD WORK WAS COMPLETED ON NOV 22, 2016.

SURVEYOR'S CERTIFICATE

TO: Walker & Dunlop, LLC and/or Fannie Mae, their successors and/or assigns

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) and (b), 7(a), 8, 9, 10, 11(a) and (b), 13, 16, AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THE THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 12/16/16

STEPHEN J. FACKRELL, PLS
LICENSE NO.: 191517

RECEIVED
JAN 19 2017
BY: 6268

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK	CO	CLEANOUT
C&G	CURB AND GUTTER	WM	WATER METER
CB	CATCH BASIN	PB	POWER BOX
CP	CONTROL POINT	EM	ELEC. METER
P.O.B.	POINT OF BEGINNING	GM	GAS METER
FH	FIRE HYDRANT	CW	CULINARY WATER
G.V.	GATE VALVE		
IRR	IRRIGATION	KWALL	KEYSTONE WALL
LD	LAND DRAIN		
LDMH	LAND DRAIN MANHOLE		
MH	MANHOLE		
MON	MONUMENT		
ROW	RIGHT OF WAY		
SD	STORM DRAIN		
SDCB	STORM DRAIN CATCH BASIN		
SDMH	STORM DRAIN MANHOLE		
SS	SANITARY SEWER		
SSCO	SANITARY SEWER CLEANOUT		
SSMH	SANITARY SEWER MANHOLE		
UP	UTILITY POLE		
LP	UTILITY/LIGHT POLE		
W/O	WITHOUT		
E:	ENTRY # - OFFICIAL RECORDS		
PH.	PHONE		

BOUNDARY LINE
STREET RIGHT-OF-WAY LINE
CENTERLINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SD — NEW STORM DRAIN
SS — NEW SANITARY SEWER
W — NEW CULINARY WATERLINE
OHP — EX. OVERHEAD POWER LINE
SD — EX. STORM DRAIN
SS — EX. SANITARY SEWER
T — EX. TELEPHONE LINE
G — EX. GAS LINE
CTV — EX. CULINARY WATERLINE
W — EX. CULINARY WATERLINE
NEW BUILDING
NEW DRAINAGE SWALE
(4250) EG CONTOUR MAJOR
(4250) EG CONTOUR MINOR
SECTION CORNER
MONUMENT
CONTROL POINT
EXISTING TREE
EXISTING PINE TREE
SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
EXISTING CONCRETE
EXISTING GRASS
EXISTING ASPHALT
ASPHALT SAWCUT
EXIST. CONC. C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 W Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

CLARADON VILLAGE
ALTA/NSPS TITLE SURVEY
FOR: NSC PROPERTIES
3560 MIDLAND DRIVE
WEST HAVEN CITY, UTAH 84401
PROJECT #16-028B

REVISION	BY	DATE

SURVEYED BY	11-2016
BB	
DESIGNED BY	
DRAWN BY	04/2019
SPB	
APPROVED BY	05/2019
SJF	

CALL BLUESTAKES
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SHEET
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OF 3

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