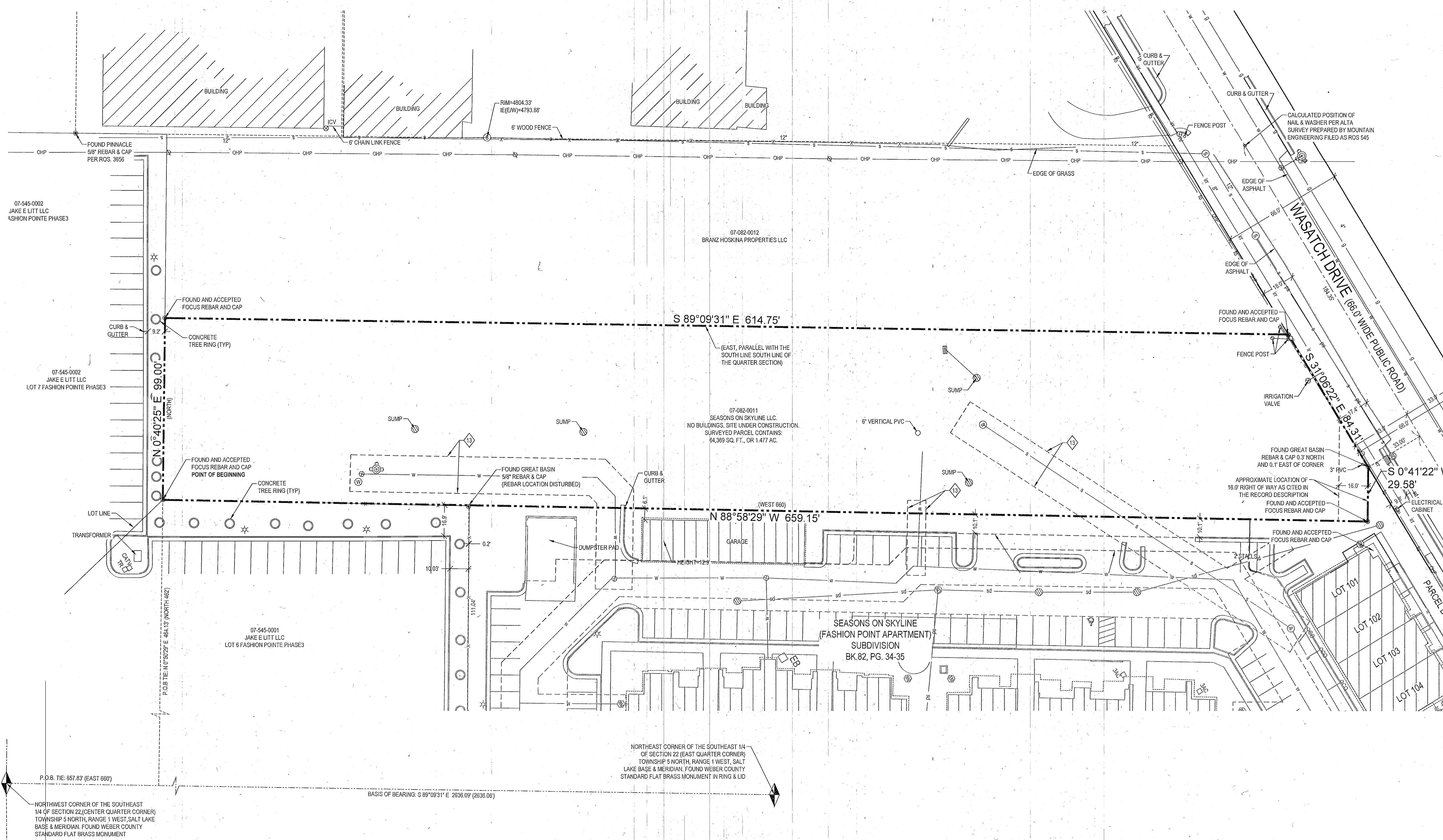
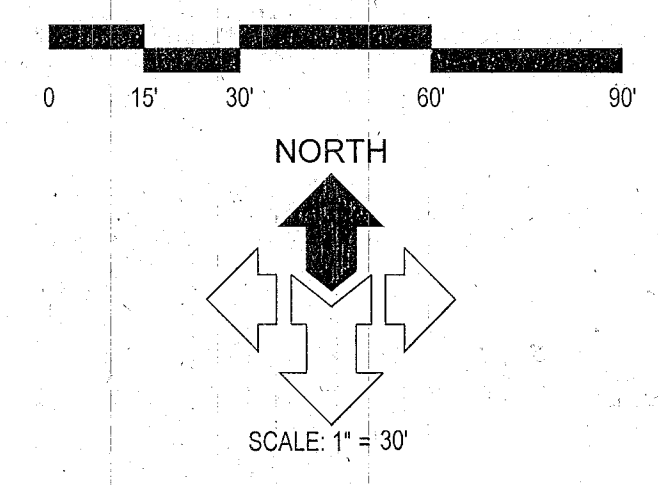


VICINITY MAP
SCALE: N.T.S.

LEGEND

--- ADJOINING PROPERTY LINE	⊕ FIRE HYDRANT
--- LOT LINE	⊕ WATER VALVE
--- PROPERTY LINE	⊕ LIGHT POLE
--- MONUMENT LINE	⊕ POWER POLE
--- EASEMENT LINE	⊕ TELEPHONE RISER
- - - EXISTING FENCE	⊕ COMMUNICATION BOX
--- POWER LINE	⊕ ELECTRICAL BOX
--- TELEPHONE LINE	⊕ GAS METER
--- WATER LINE	⊕ GAS METER
--- EDGE OF ASPHALT	⊕ AC UNIT
--- SANITARY SEWER LINE	
--- STORM DRAIN LINE	
--- GAS LINE	
▨ BUILDING	



SURVEYOR'S CERTIFICATE

TO: 28, N.A. DBA ZIONS FIRST NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS; SEASONS ON SKYLINE, LLC.; MOUNTAIN VIEW TITLE AND ESCROW, AND STEWART TOTE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 04, 2019.

DATE OF PLAT OR MAP: JUNE 06, 2019

RECEIVED
OCT 10 2019
BY: 6351

DESCRIPTION PER TITLE REPORT

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 600 FEET EAST ALONG THE QUARTER SECTION LINE AND 492 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 99 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION TO THE WEST LINE OF THE ROAD, THENCE SOUTHEASTERLY TO A POINT EAST OF THE BEGINNING, THENCE WEST 600 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. A 16 FOOT RIGHT-OF-WAY IS RESERVED OVER AND ACROSS THE SOUTHEAST CORNER OF SAID TRACT.

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. 168377 PREPARED BY MOUNTAIN VIEW TITLE AND ESCROW, EFFECTIVE DATE: MARCH 25, 2018, AT 8:00 AM.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°09'31" EAST ALONG THE EAST-WEST CENTER SECTION LINE, BETWEEN THE CENTER OF SECTION AND THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY.

THIS SURVEY IS A CONTINUATION OF A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED FOR THE SEASONS ON SKYLINE PHASE 1, ADDING THE SOUTHERLY LINE OF THE SUBJECT PARCEL. SEE RECORD OF SURVEY 5853 ON FILE WITH THE WEBER COUNTY SURVEYORS OFFICE.

SCHEDULE B-2 EXCEPTIONS

12. EASEMENT AND CONDITIONS CONTAINED THEREON
 GRANTEE: JOHN CONNIE AND HENRIETA CONNIE
 GRANTEE: UTAH POWER & LIGHT COMPANY, A CORPORATION
 LOCATION: SEE DEED
 PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANTEE, AND NO GUY ANCHORS AND 1 POLES, WITH NECESSARY GUY STUBS, CROSS ARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, TO BE ERECTED AND MAINTAINED UPON AND ACROSS THE PREMISES OF THE GRANTEE.
 DATED: OCTOBER 17, 1940
 RECORDED: MARCH 28, 1941
 ENTRY: 38915
 BOOK/PAGE: 2,304 (EXACT LOCATION NOT DISCLOSED, NOTHING SHOWN)

13. GRANT OF PERPETUAL EASEMENT
 GRANTEE: SEASONS ON SKYLINE, LLC, A UTAH LIMITED LIABILITY COMPANY
 GRANTEE: UTAH HIGHLANDS IMPROVEMENT DISTRICT
 LOCATION: SEE EASEMENT
 PURPOSE: EXCLUSIVE PERPETUAL EASEMENT OVER AND ACROSS A PORTION OF THE REAL PROPERTY
 DATED: SEPTEMBER 20, 2018
 RECORDED: SEPTEMBER 25, 2018
 ENTRY: 2943466 (AS SHOWN HEREON)

TABLE "A" ITEMS

1. PROPERTY CORNERS WERE FOUND OR SET PER GENERAL NOTE 2.
 2. THE ADDRESS, AS DISCLOSED IN THE TITLE REPORT, IS SHOWN IN THE TITLE BLOCK.
 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "X" PER MAP NO. 45057C043F, EFFECTIVE ON JUNE 02, 2015.
 4. THE GROSS LAND AREA IS: 64,389 SQ. FT. OR 1.477 ACRES.
 6(a). SEE ZONING NOTE THIS SHEET.
 6(b). SEE ZONING NOTE THIS SHEET.
 7(a). (NO BUILDINGS ON SUBJECT PARCEL).
 7(b). (NO BUILDINGS ON SUBJECT PARCEL).
 7(c). (NO BUILDINGS ON SUBJECT PARCEL).
 8. SUBSTANTIAL FEATURES OBSERVED ARE SHOWN HEREON. 9. NO STRIPED PARKING.
 11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, TOGETHER WITH DESIGN DRAWINGS PROVIDED THE ENGINEER OF RECORD. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
 13. NAMES OF ADJOINING OWNERS SHOWN ON THE FACE OF THIS MAP.
 15. AT THE TIME OF THIS SURVEY THE SUBJECT PARCEL IS AN ACTIVE CONSTRUCTION SITE.
 17. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, SIDEWALKS CURB AND GUTTER ALONG WASATCH DRIVE, SOUTH OF THE SUBJECT PARCEL, WAS RECENTLY CONSTRUCTED, IN CONNECTION WITH SEASONS ON SKYLINE PHASE 1.
 18. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL. NO EVIDENCE OF WETLAND DELINEATION, AND NO WETLAND MARKERS WERE OBSERVED DURING PROCESS OF THIS SURVEY.
 19. IMPROVEMENTS WITHIN EASEMENTS CITED IN TITLE COMMITMENT, SHOWN HEREON.

GENERAL NOTES

MCMEL ENGINEERING OR MCMEL 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 NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED MCMEL ENY, OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE 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 CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FIELD SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
 5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS:

① NONE OBSERVED

ZONING NOTE:

ZONING INFORMATION NOT PROVIDED AT THIS TIME.

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SEASONS ON SKYLINE APARTMENTS PHASE 2

MOUNTAIN STATES PROPERTY MANAGEMENT GROUP
 5885 SOUTH WASATCH DRIVE, OGDEN UTAH 84403
 LOCATED IN THE NE 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

REV	DATE	DESCRIPTION
1	6/05/19	RELEASE TO CLIENT

PROJECT NO: 16574.8
 CAD FILE: 16574.D ALTA
 DRAWN BY: HMW
 CALC BY: DKW
 FIELD CREW: SSB
 CHECKED BY: DKW
 DATE: 6/05/19

ALTA/NSPS LAND TITLE SURVEY

1 OF 1

S:\2019\16574\16574.D\Survey\Prod\16574.D ALTA.DWG, Kent, Jun 05, 2019 - 11:04am

Rec. 10/14/19