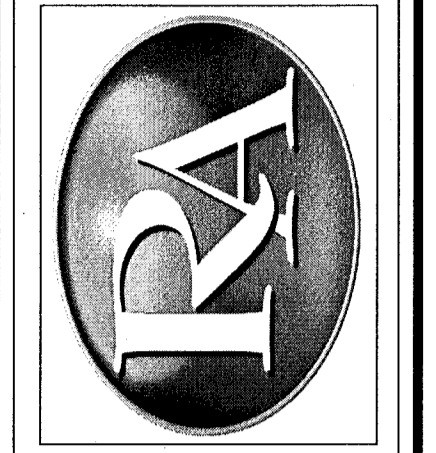


ALTA/NSPS SURVEY

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 MARCH, 2020

Reeve & Associates, Inc.
4165 SOUTH 1500 WEST, WENDOVER, UTAH, 84403
TEL: (801) 333-8888
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



REVISIONS	DESCRIPTION

ALTA/NSPS SURVEY
PART OF THE NORTHWEST QUARTER OF SECTION 25, T.6N., R.2W., S.16&M., U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH

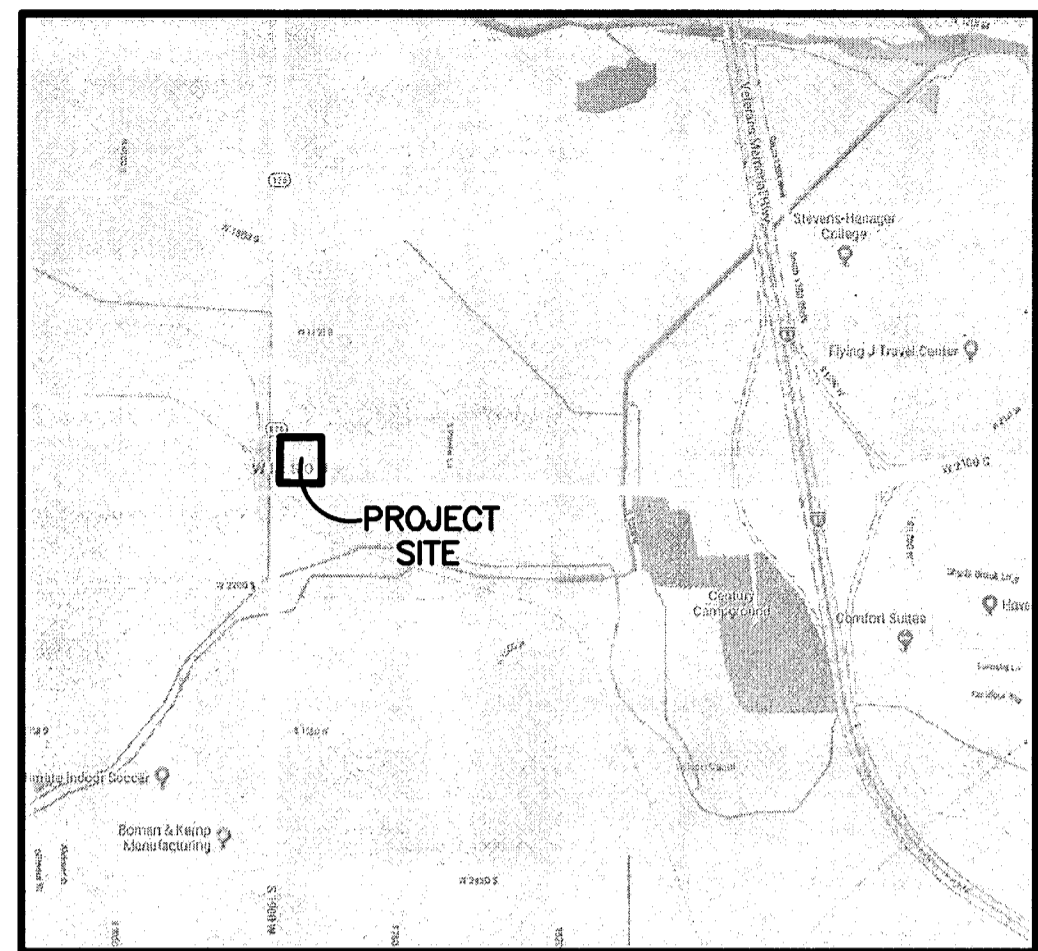
KEVIN CHARLES AND KIMBERLY CHARLES

RECEIVED
MAR 26 2020
BY: C.H.L.

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 03-04-2020
Name: WEST HAVEN ALTA SURVEY
Scale: 1"=30'
Checked: _____
Number: 7343-01

LEGEND

- = SECTION CORNER
- PH = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- PM = PHONE PEDESTAL
- PP = POWER METER
- PB = POWER POLE
- PB = POWER BOX
- SN = SIGN
- WMH = WATER MANHOLE
- WV = WATER VALVE
- GM = GAS METER
- TSP = TRAFFIC SIGNAL POLE
- SSCO = SANITARY SEWER CLEANOUT
- SSMH = SANITARY SEWER MANHOLE
- CB = STORM DRAIN CATCH BASIN
- SDMH = STORM DRAIN MANHOLE
- MH = MANHOLE
- = BOUNDARY LINE
- = MONUMENT TIE LINE
- = ADJOINING PROPERTY
- = ROAD CONTROL LINE AS PER UDOT PLANS
- ▨ = EXCEPTION #19 (CROSS ACCESS EASEMENT)
- ▨ = EXISTING PAVEMENT
- ▨ = EXISTING CONCRETE
- ▨ = EXISTING STRUCTURE (OVERHANG AREAS DASHED)



VICINITY MAP
NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN ALTA/NSPS LAND SURVEY ON THE BELOW DESCRIBED PROPERTY AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

- PARCEL 15-690-0001
NO ADDRESS PROVIDED ON TITLE REPORT
- 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
- 1.186 ACRES TOTAL AREA
- 16 MARKED PARKING SPACES ON SITE AT TIME OF SURVEY, ONE OF WHICH IS HANDICAPPED.
- NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

BASIS OF BEARINGS

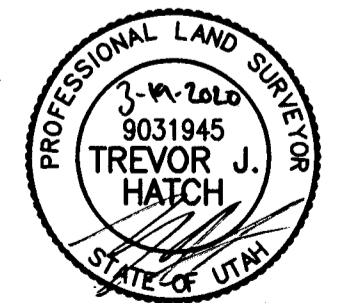
THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°50'13"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C04072 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.)

SURVEYOR'S CERTIFICATE

TO WEST HAVEN ONE LLC, WEST HAVEN TWO LLC, COASTAL FEDERAL CREDIT UNION, ITS PARTICIPANTS, SUCCESSORS AND/OR ASSIGNS, STEWART TITLE OF UTAH, INC., AND STEWART TITLE GUARANTY:
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 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3-3-2020.
DATE OF SURVEY: 03-19-2020
DATE SIGNED: _____
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: _____



TITLE DESCRIPTION

PER STEWART TITLE COMPANY COMMITMENT NO. 644557 DATED JANUARY 6, 2020

PARCEL 1:
LOT 1, WILSON LANE 7-11 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

PARCEL 1A:
BENEFITS, IF ANY, PURSUANT TO THAT CERTAIN CROSS EASEMENT AGREEMENT, BY AND AMONG WILSON LANE CENTER, LLC, WILSON LANE CENTER, LLC, WILSON LANE NORTH, LLC, CAPITAL ASSETS 401(K) PLAN, DATED JUNE 8, 2015, AND RECORDED JUNE 24, 2015, AS ENTRY NO. 2742343, OF OFFICIAL RECORDS, AND AMENDED AND RESTATED CROSS EASEMENT AGREEMENT RECORDED FEBRUARY 17, 2016, AS ENTRY NO. 2778619, OF OFFICIAL RECORDS.

PARCEL 1B:
BENEFITS, IF ANY, PURSUANT TO THAT CERTAIN EASEMENT AGREEMENT DATED MAY 9, 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 MAY 10, 2019, AS ENTRY NO. 2979371, OF OFFICIAL RECORDS.

TAX ID NO. 15-690-0001

TITLE EXCEPTIONS

PER STEWART TITLE COMPANY COMMITMENT NO. 644557 DATED JANUARY 6, 2020

EXCEPTIONS #1-11, 15, 18, 20-26 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTIONS #12 - EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF MINNIE C. STRATFORD, RECORDED JUNE 17, 1943 AS ENTRY NO. 76595, IN BOOK 176, PAGE 516, OF OFFICIAL RECORDS. (EASEMENT OVER PORTION OF PARCEL LYING WITHIN PARCEL 15-070-0025)

EXCEPTIONS #13 - EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JUNE 15, 1989 AS ENTRY NO. 1081324, IN BOOK 1562, PAGE 2265, OF OFFICIAL RECORDS. (EASEMENT SHOWN ON PLAT BUT DOESN'T FIT ANY EVIDENCE OF FOUND UTILITIES)

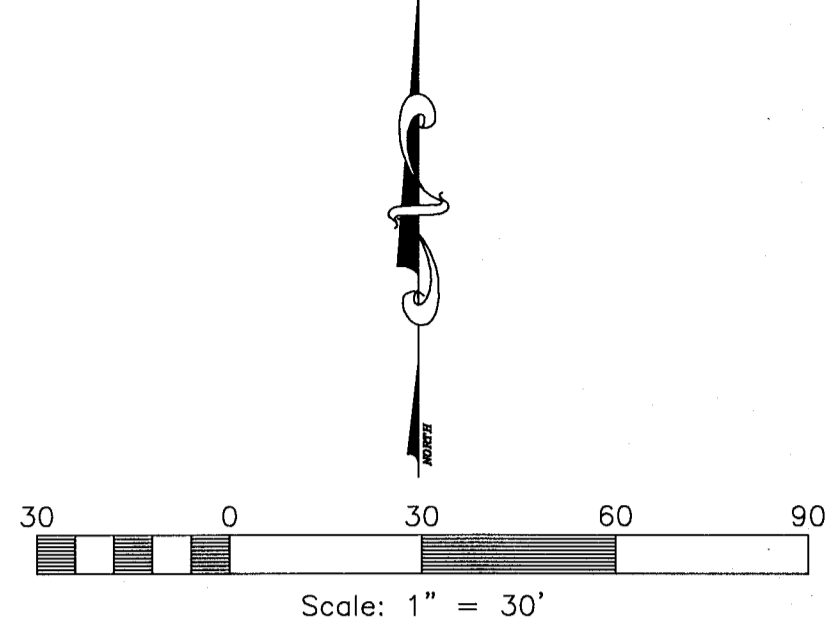
EXCEPTIONS #14 - EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, RECORDED AUGUST 24, 2000 AS ENTRY NO. 1722908, IN BOOK 2088, PAGE 140, OF OFFICIAL RECORDS. (EASEMENT ALONG SOUTH LINE OF SUBJECT PARCEL AS SHOWN ON PLAT)

EXCEPTIONS #16 - CROSS EASEMENT AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED JUNE 24, 2015, AS ENTRY NO. 2742343, OF OFFICIAL RECORDS.

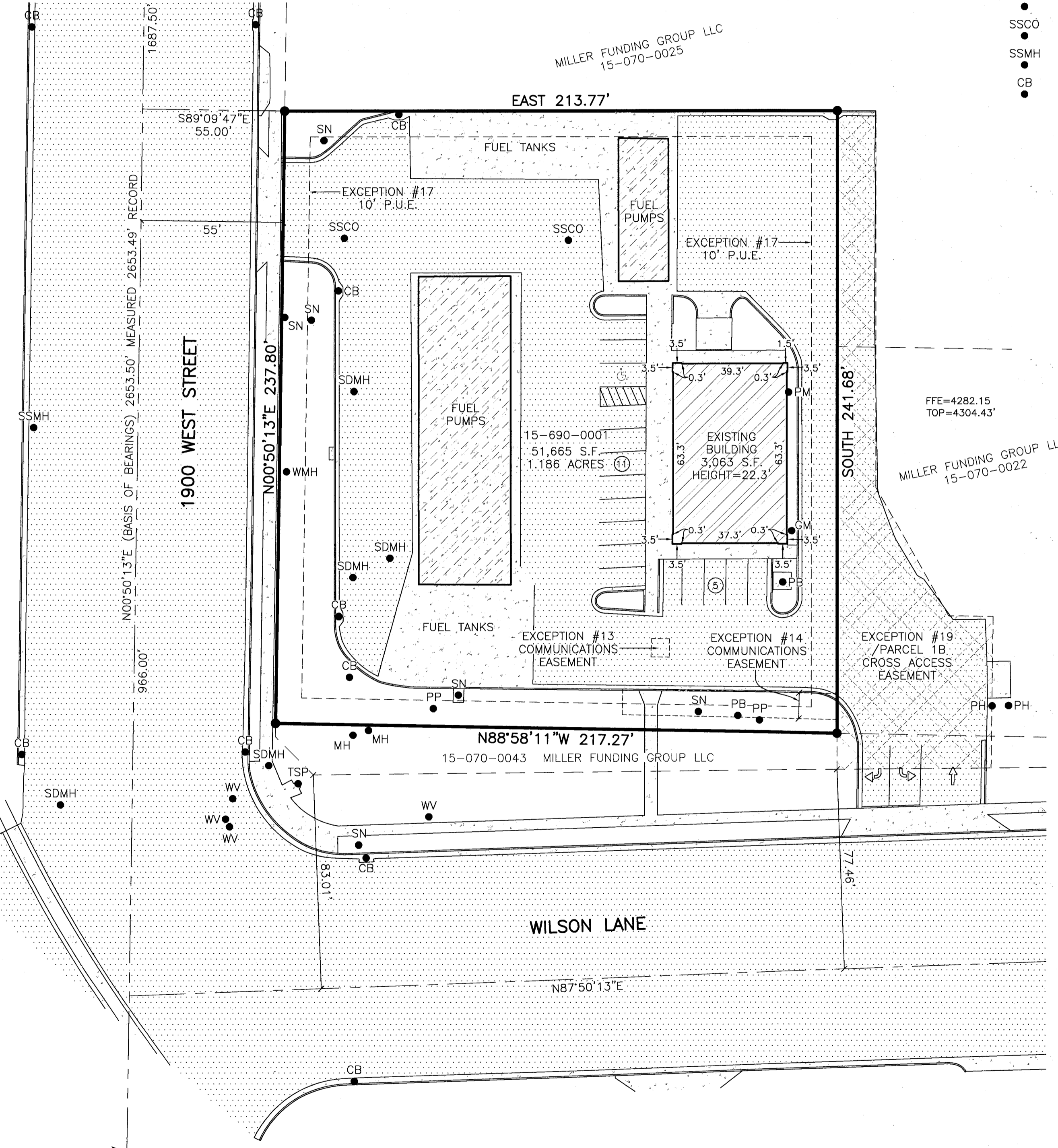
AMENDED AND RESTATED CROSS EASEMENT AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED FEBRUARY 17, 2016, AS ENTRY NO. 2778619, OF OFFICIAL RECORDS.
(AGREEMENT FOR ORIGINAL PARCELS TO HAVE ACCESS ACROSS EACH PARCEL)

EXCEPTIONS #17 - EASEMENTS, BUILDING SETBACK LINES, NOTES, RESTRICTIONS, DEDICATIONS AND/OR CONDITIONS OF APPROVAL AS SET FORTH ON THE OFFICIAL RECORDED PLAT. (ALL EASEMENTS SHOWN ON PLAT)

EXCEPTIONS #19 - EASEMENT AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED MAY 10, 2019, AS ENTRY NO. 2979371, OF OFFICIAL RECORDS. (CROSS ACCESS EASEMENT ON PROPERTY TO THE EAST BENEFITING SUBJECT PROPERTY. SHOWN ON PLAT)



NORTHWEST 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



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