

NOTES CORRESPONDING TO SCHEDULE "B"

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA NSPS POLICY.

COMMITMENT FOR TITLE INSURANCE ISSUED BY:
COTTONWOOD TITLE COMPANY
FILE NO. 112122-JCP (PARCEL 130 NORTH STREET)
EFFECTIVE DATE: MARCH 26, 2019 AT 7:30AM

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B-SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

EXCEPTION 12: EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING OVERHEAD POWER LINES, POWER POLES AND OVERHANGS, AND CUT AND/OR FILL SLOPES AND APPURTENANT PARTS THEREOF TO FACILITATE THE CONSTRUCTION OF STATE ROUTE 204 KNOWN AS PROJECT NO. S-0204(8)5 AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 6, 2010, AS ENTRY NO. 242982.

SURVEY FINDINGS: SAID POWER LINE EASEMENT AFFECTS THE SOUTH END OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

COMMITMENT FOR TITLE INSURANCE ISSUED BY:

COTTONWOOD TITLE COMPANY
FILE NO. 112113-JCP (PARCEL 120 NORTH STREET)
EFFECTIVE DATE: MARCH 29, 2019 AT 7:30AM

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B-SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

EXCEPTION 12: THE FACT THAT THE LEGAL CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 3, 2010 AS ENTRY NO. 2425741 APPEARS TO BE IN ERROR.

SURVEY FINDINGS: SAID WARRANTY DESCRIBES THE LESS AND EXCEPTING PORTION FROM THE TITLE REPORT AND DOES NOT AFFECT THE SUBJECT PROPERTY.

EXCEPTION 13: RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION TO LOCATE, MAINTAIN, REPAIR, REPLACE AND REMOVE POLES, ANCHORS, GUYS, AND OTHER APPURTENANCES TO ITS TRANSMISSION DISTRIBUTION, AND COMMUNICATION LINES ON, OVER OR UNDER THE SURFACE OF SAID LAND AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED MARCH 18, 2004 AND RECORDED JUNE 3, 2004, AS ENTRY NO. 2035237.

SURVEY FINDINGS: SAID GUY WIRE AND ANCHOR EASEMENT AFFECTS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS SHOWN BUT THERE IS NOT A GUY WIRE AND ANCHOR IS SAID LOCATION.

EXCEPTION 14: EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTING OVERHEAD POWER LINES, POWER POLES AND OVERHANGS, AND CUT AND/OR FILL SLOPES AND APPURTENANT PARTS THEREOF TO FACILITATE THE CONSTRUCTION OF STATE ROUTE 204 KNOWN AS PROJECT NO. S-0204(8)5 AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED APRIL 30, 2010 AND RECORDED JUNE 3, 2010, AS ENTRY NO. 2425742.

SURVEY FINDINGS: SAID POWER LINE EASEMENT AFFECTS THE SOUTH END OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 16: NOTWITHSTANDING THOSE ITEMS DESCRIBED HEREIN ABOVE, THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL ENCUMBRANCES, CONSTRAINTS IN THE BOUNDARY LINES, SHOWINGS BY AREA ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA NSPS SURVEY, MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY (A) THE AMERICAN LAND TITLE ASSOCIATION AND (B) THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS MAY DISCLOSE.

SURVEY FINDINGS: ALL ITEMS ARE DISCLOSED ON THE FACE OF THIS SURVEY PLAT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND OGDEN CITY SURVEY CENTERLINE MONUMENTS LOCATED AT THE INTERSECTIONS OF WALL AVENUE AND HARRISVILLE ROAD ALONG WITH NORTH STREET AS SHOWN ON THIS SURVEY PLAT.

PARKING STALLS

THIS SURVEYED PROPERTY HAS A TOTAL OF ZERO (00) PARKING STALLS.

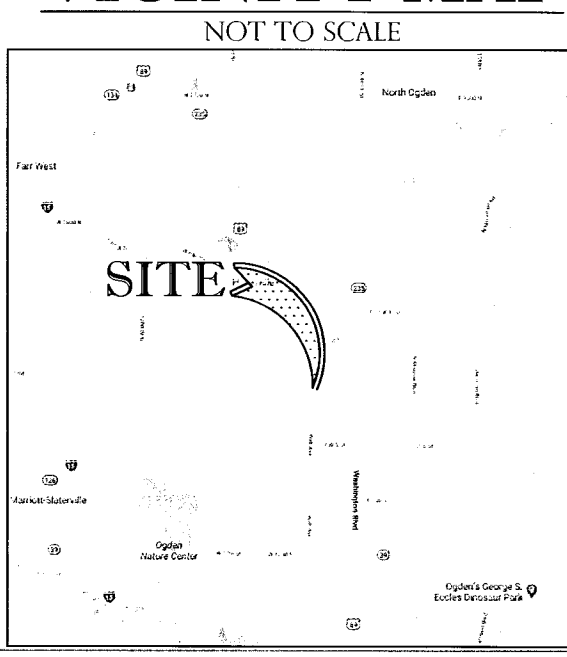
FLOOD NOTE

THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C023E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.

ZONING NOTES

THE SURVEYED PROPERTY IS LOCATED IN RESIDENTIAL ESTATE ZONE RE-15 OF THE HARRISVILLE CITY ZONING CODE AND WAS OBTAINED BY (WWW.CITYOFHARRISVILLE.COM) THE FOLLOWING APPLIES:
MINIMUM LOT AREA = 15000 SQ.FT.
MINIMUM LOT FRONTAGE = 100 FT.
FRONT YARD SET BACK = 30 FEET.
SIDE YARD SETBACK (CORNER) = 20 FEET.
SIDE YARD SETBACK = 10 FEET.
REAR YARD = 30 FEET.
MAXIMUM BUILDING HEIGHT = 35 FEET

VICINITY MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 130 NORTH STREET AS CONTAINED IN THE TITLE REPORT FROM COTTONWOOD TITLE WITH FILE NUMBER 112122-JCP.

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 1297.72 FEET NORTH AND 161.7 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 144.5 FEET; THENCE EAST 76 FEET; THENCE SOUTH 144.5 FEET; THENCE WEST 76 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION FOR 120 NORTH STREET AS CONTAINED IN THE TITLE REPORT FROM COTTONWOOD TITLE WITH FILE NUMBER 112113-JCP.

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 1297.72 FEET NORTH AND 326.7 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 263.7 FEET; THENCE EAST 165.2 FEET; THENCE SOUTH 263.7 FEET; THENCE WEST 165.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO THE STATE ROAD COMMISSION OF UTAH, BY DEED RECORDED IN VOLUME 100 OF DEEDS AT PAGE 24.

EXCEPT THE FOLLOWING:
A PARCEL OF LAND IN FEE FOR THE TRAFFIC SAFETY IMPROVEMENT OF HIGHWAY STATE ROUTE 204 KNOWN AS PROJECT NO. S-0204(8)5, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND FILED AS ENTRY NO. 1101740 IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY, UTAH, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NORTH STREET, 33.0 FEET WIDE, AND THE EAST LINE OF SAID TRACT FILED AS ENTRY NO. 1101740 BEING A POINT 1297.72 FEET NORTH AND 326.7 FEET WEST AND EAST 165.2 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION, AND BEING SOUTH 88°50'11" EAST 227.70 FEET ALONG THE MONUMENT LINE IN NORTH STREET AND NORTH 0°17'34" EAST 33.00 FEET FROM THE OGDEN CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF WALL AVENUE AND NORTH STREET, BEING ALSO AT A POINT 9.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET, ENGINEERS STATION 56+36.42, THENCE NORTH 88°50'11" WEST 147.70 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT IN EAST RIGHT OF WAY LINE OF SAID WALL AVENUE 100 FEET WIDE, WHICH POINT IS 9.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET, ENGINEERS STATION 54+88.72, THENCE NORTH 0°17'34" EAST 48.43 FEET ALONG SAID EAST RIGHT OF WAY LINE OF WALL AVENUE TO A POINT 57.42 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AND ENGINEERS STATION 54+88.84, THENCE SOUTH 4°48'49" EAST 17.62 FEET TO A POINT 44.54 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AT ENGINEERS STATION 55+00.84, THENCE SOUTH 0°09'49" WEST 31.03 FEET TO A POINT 13.51 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AT ENGINEERS STATION 55+00.84, THENCE SOUTH 88°44'50" EAST 100.34 FEET TO A POINT 13.36 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AT ENGINEERS STATION 56+01.18, THENCE SOUTH 8°47'21" EAST 35.51 FEET TO THE EAST LINE OF SAID TRACT FILED AS ENTRY NO. 1101740 AND THE POINT OF BEGINNING.

GENERAL NOTES

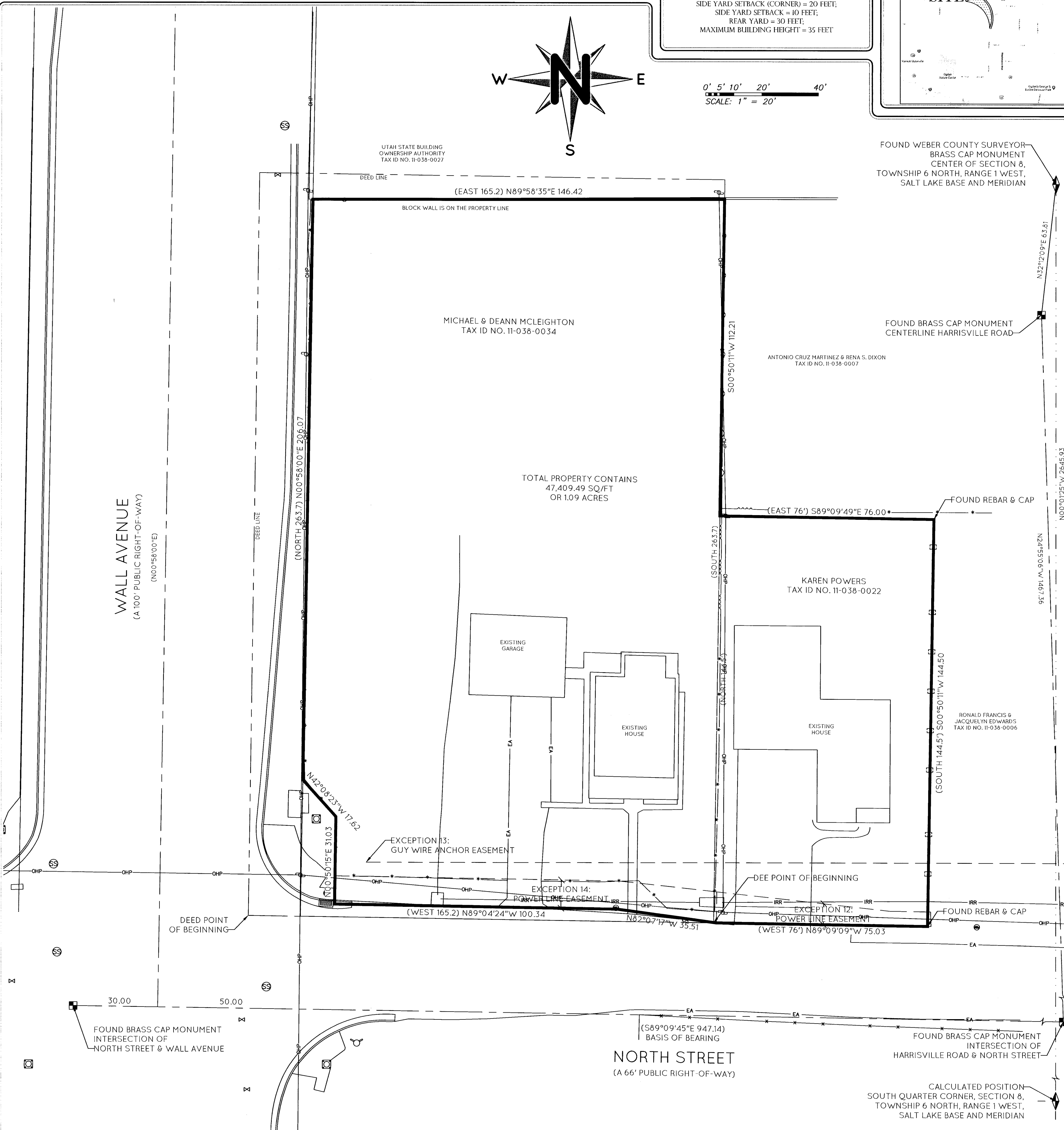
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.
- THE ADDRESS TO THIS PROPERTY IS 120 & 130 NORTH STREET, HARRISVILLE, UT 84404.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.

UTILITY NOTE

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

LEGEND

POB	Point of Beginning	MON	Monument	EG	Edge of Gravel
TBC	Top Back of Curb	CON	Concrete	EA	Edge of Asphalt
TC	Top of Concrete	ROW	Right of Way	EC	Top of Concrete
FG	Finish Grade	POL	Point on Line	FG	Finish Grade
NG	Natural Grade	PC	Point of Curvature	NG	Natural Grade
BK	Book	POC	Point of Curvature	BK	Book
PS	Page	PT	Point of Tangent		
SM	Section Monument	SM	Street Monument	RM	Reference/Witness Monument
PC	Property Corner	SE	Spot Elevation	LP	Light Pole
HY	Fire Hydrant	HP	Handicap Parking	T	Tree
SD	Storm Drain Manhole	TP	Telephone Pedestal	PK	Parking Stall Count
WM	Water Manhole	WM	Water Meter	GM	Gas Meter
SS	Sanitary Sewer Manhole	SSC	Sanitary Sewer Cleanout	EB	Electrical Box
PM	Power Manhole	IB	Irrigation Control Valve Box	PM	Power Meter
CM	Communication Manhole	SL	Street Light	CP	Cable TV Pedestal
BL	Break Line	BL	Building Light	RS	Revision Symbol
TRANS	Transformer	CB	Catch Basin 2'x2'		
PL	Property Line	CC	Cable Communications Line		
SL	Section Line	FO	Fiber Optics Line w/Manhole		
CL	Center Line	GL	Gas Line w/ Valve		
EL	Easement Line	IL	Irrigation Line w/ Valve		
FL	Fence Line (other)	OP	Overhead Power Line w/ Pole		
VF	Vinyl Fence	UP	Underground Power Line w/ Box		
CLF	Chain Link Fence	SD	Storm Drain Line w/ Catch Basin		
WF	Wood Fence	SS	Sanitary Sewer Line w/ Manhole		
WF	Wire Fence	TL	Telephone Line w/ Box		
CG	Curb & Gutter	WL	Water Line w/ Valves		
CW	Curb Wall	GR	Edge of Gravel Road		
CL	Contour Line	EA	Edge of Asphalt		
D	Ditch				



SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: LEADING TECH ONLINE
ATTN: RYAN FORSYTH
1835 S. HWY 89
PERRY, UT 84302
LOCATION: SOUTHWEST 1/4, SEC 8, T6N, R1W, SLB&M

REV	DATE	DESCRIPTION	DATE:	05/03/2019
1			SCALE:	1" = 20'
2			DRAWN:	MLW
3			CHECKED:	MLW
4				
5				

ALTA/NSPS LAND TITLE SURVEY
SURVEYOR'S CERTIFICATE:

TO: C & N PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, COTTONWOOD TITLE INSURANCE COMPANY AND KAREN POWERS AND MICHAEL T. MCLEIGHTON AND DEANN E. MCLEIGHTON, HUSBAND AND WIFE AS JOINT TENANTS, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND 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/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, 10(A), 11, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2019.

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MAY 14 2020
BY: 6503

Michael L. Wangemann, PLS
Date of Plat or Map: May 3, 2019
PLS# 6431156-2201

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JOB NUMBER
1493-19

SHEET
1 OF 1