

LEGEND

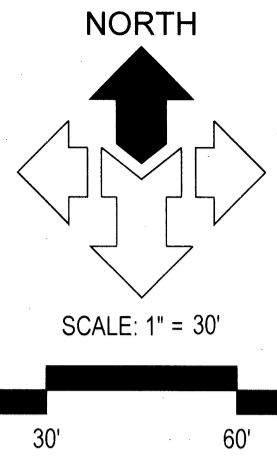
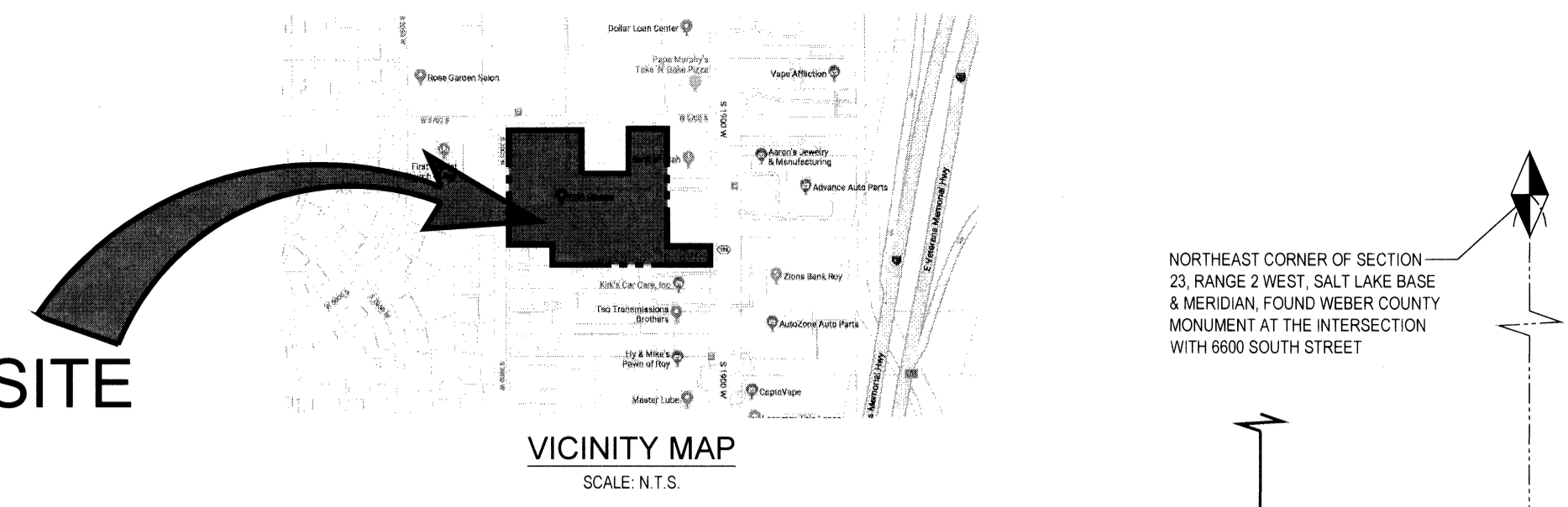
ADJOINING DEED LINE	TELEPHONE LINE	ELECTRIC BOX	ELECTRIC METER	CONCRETE
LOT LINE	WATER LINE	ELECTRIC METER	LIGHT POLE	BUILDING
RIGHT OF WAY LINE	SANITARY SEWER LINE	POWER POLE	SANITARY SEWER MANHOLE	
PROPERTY LINE	STORM DRAIN LINE	GAS METER	STORM DRAIN CATCH BASIN	
MONUMENT LINE	GAS LINE	STORM DRAIN MANHOLE	IRRIGATION CONTROL VALVE	
SECTION LINE	MAJOR CONTOUR	STORM DRAIN MANHOLE	COMMUNICATIONS BOX	
EASEMENT LINE	MINOR CONTOUR	WATER MANHOLE		
EXISTING FENCE	FIRE HYDRANT	WATER METER		
POWER LINE	WATER MANHOLE	WATER VALVE		
FIBER OPTIC LINE	WATER METER			
COMCAST LINE	WATER VALVE			

SIGNIFICANT OBSERVATIONS

- 1 CANOPY IS LOCATED 1.3' NORTH OF PROPERTY LINE.
- 2 CANOPY IS LOCATED 1.1' NORTH OF PROPERTY LINE.

SITE

VICINITY MAP



DESCRIPTION PER TITLE REPORT

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 783.3 FEET SOUTH AND 175 FEET NORTH 89°58' WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 343.85 FEET; THENCE EAST 125 FEET TO THE WEST LINE OF HIGHWAY; THENCE SOUTH 52.35 FEET; THENCE WEST 402 FEET; THENCE NORTH 98 FEET; THENCE WEST 122 FEET TO THE WEST LINE OF 2000 WEST STREET; THENCE NORTH 198 FEET ALONG STREET; THENCE EAST 5 FEET; THENCE NORTH 0°10' EAST 112.10 FEET; THENCE AROUND THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT 31.37 FEET; THENCE SOUTH 89°58' EAST 181 FEET; THENCE SOUTH 0°10' WEST 132 FEET; THENCE SOUTH 89°58' EAST 138 FEET; THENCE NORTH 0°10' EAST 132 FEET; THENCE SOUTH 89°58' EAST 116 FEET TO BEGINNING.

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. 1250NLT, PREPARED BY THOMAS TITLE & ESCROW, EFFECTIVE DATE, MAY 16, 2019, AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS

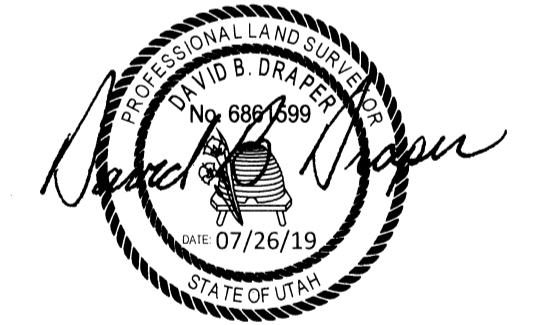
- ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED OCTOBER 05, 1939 AS ENTRY NO. 47678 IN BOOK Y AT PAGE 460 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C).
- ANY EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT BY INSTRUMENT RECORDED FEBRUARY 11, 1956 AS ENTRY NO. 251115 IN BOOK 505 AT PAGE 276 OF OFFICIAL RECORDS.
- ANY EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION LINE AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED SEPTEMBER 20, 1960 AS ENTRY NO. 342738 IN BOOK 567 AT PAGE 492 OF OFFICIAL RECORDS.
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, BY AND BETWEEN JONATHAN EDMUND BROWNING CORPORATION AND ROSCOE C. HUNTER AND VERNAL L. HUNTER, DATED MAY 18, 1960 RECORDED JANUARY 11, 1961 AS ENTRY NO. 349285 IN BOOK 667 AT PAGE 407 OF OFFICIAL RECORDS.
- ANY EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TELECOMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO U S WEST COMMUNICATIONS, INC. BY INSTRUMENT RECORDED NOVEMBER 18, 1991 AS ENTRY NO. 115785 IN BOOK 1811 AT PAGE 2906 OF OFFICIAL RECORDS.
- ANY EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC POWER TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, OREGON ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 28, 2016 AS ENTRY NO. 2817462 OF OFFICIAL RECORDS.
- SCRIVENER'S AFFIDAVIT RECORDED OCTOBER 12, 2016 AS ENTRY NO. 2820141 OF OFFICIAL RECORDS.
- ANY EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC POWER TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, OREGON ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 30, 2016 AS ENTRY NO. 2818262 OF OFFICIAL RECORDS.
- SCRIVENER'S AFFIDAVIT RECORDED OCTOBER 12, 2016 AS ENTRY NO. 2820141 OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

TO BARCLAY GROUP VENTURE CAPITAL L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, THOMAS TITLE & ESCROW:

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/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JULY 21, 2019.

DATE OF PLAT OR MAP: JULY 26, 2019



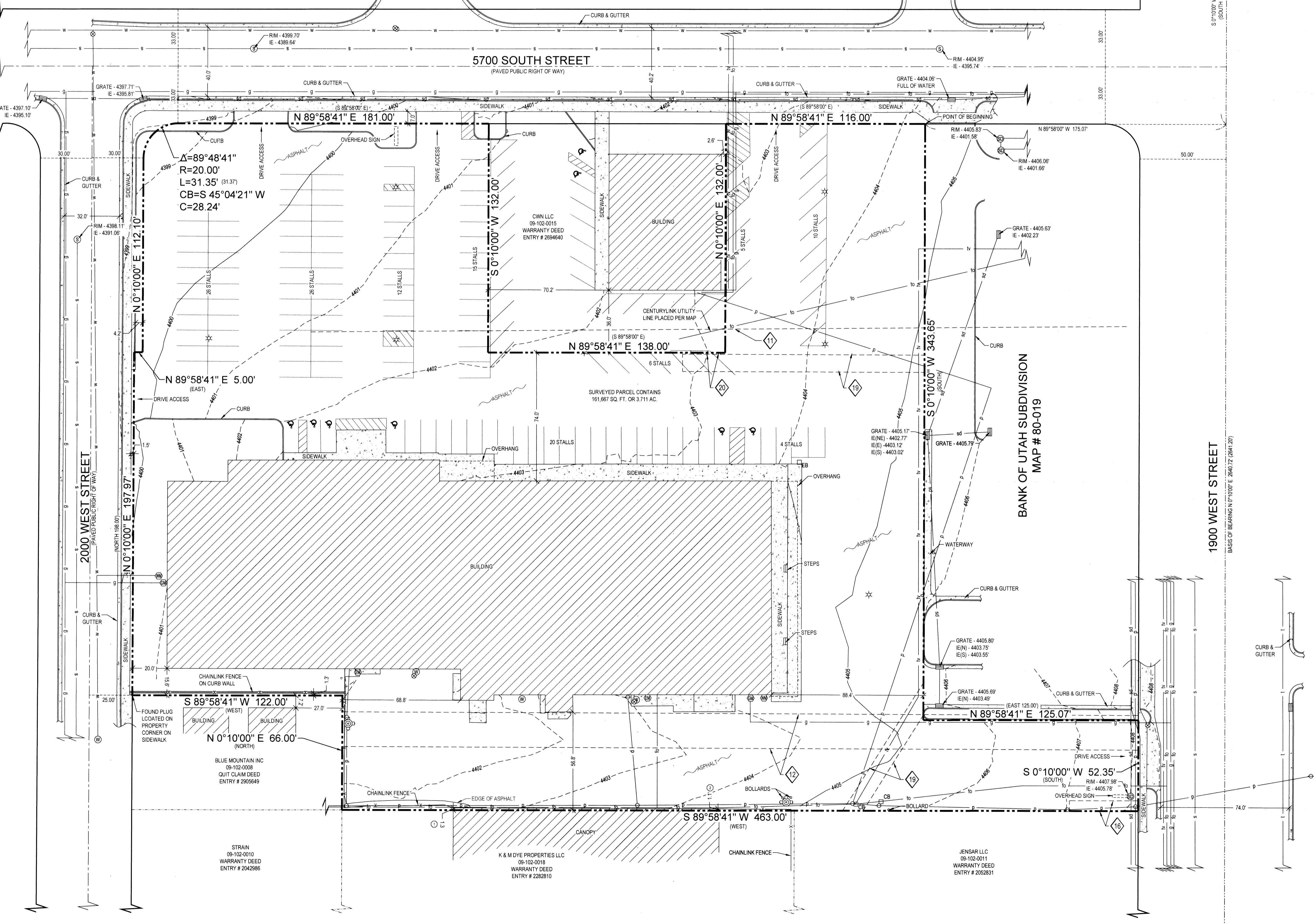
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSP LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°10'00" EAST ALONG THE SECTION LINE BETWEEN THE EAST QUARTER AND THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE BASED ON A PRIOR SURVEY PREPARED BY MCNEIL ENGINEERING ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS #3784.

GENERAL NOTES

- MCNEIL ENGINEERING OR MCNEIL 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.
- ADDITIONAL CORNER MONUMENTS HAVE NOT BEEN SET AS PART OF THIS PROJECT.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. ROADWAY INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
AT&T	GARY GOLDSTEIN	801-401-3041	SHOWN
COMCAST	GARY GOLDSTEIN	801-401-3041	SHOWN
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	ARLENE COMSTOCK	arlene.comstock@quest.com	SHOWN
ELECTRIC LIGHT HOLDINGS	STYLVAN STEWART	801-808-7365	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacifiCorp.com	SHOWN
ROY CITY CORPORATION	JODI FUSSELLMAN	801-774-1090	SHOWN
ROY WATER CONSERVANCY	PHIL DURBANO	801-825-9744	NOT RECEIVED
UDOT REGION II	STEVE MIDDLETON	801-887-3403	SHOWN



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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

NIELSEN PROPERTIES PARCEL

5720 SOUTH 2000 WEST
ROY, UTAH

LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SLB&M

REVISIONS	DESCRIPTION
REV	DATE

PROJECT NO: 19466

CAD FILE: 19446.ALT

DRAWN BY: NAE

CALC BY: DBD

FIELD CREW: SB/ZH

CHECKED BY: DBD

DATE: 7-26-19

ALTA/NSPS LAND TITLE SURVEY

1 OF 1

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