

DESCRIPTION PER TITLE REPORT

PARCEL 1:
ALL OF LOTS 2, 3 AND 4, HEREFORDSHIRE SQUARE SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 1A:
TOGETHER WITH THE BENEFICIAL INTEREST PURSUANT TO THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED FEBRUARY 28, 1978 AS ENTRY NO. 72922 IN BOOK 1227 AT PAGE 694 OF THE OFFICIAL RECORDS.

PARCEL 1B:
TOGETHER WITH A NONEXCLUSIVE EASEMENT AND RIGHT-OF-WAY AS DISCLOSED BY WARRANTY DEED RECORDED FEBRUARY 02, 1977 AS ENTRY NO. 688048 IN BOOK 1161 AT PAGE 639 OF THE OFFICIAL RECORDS.

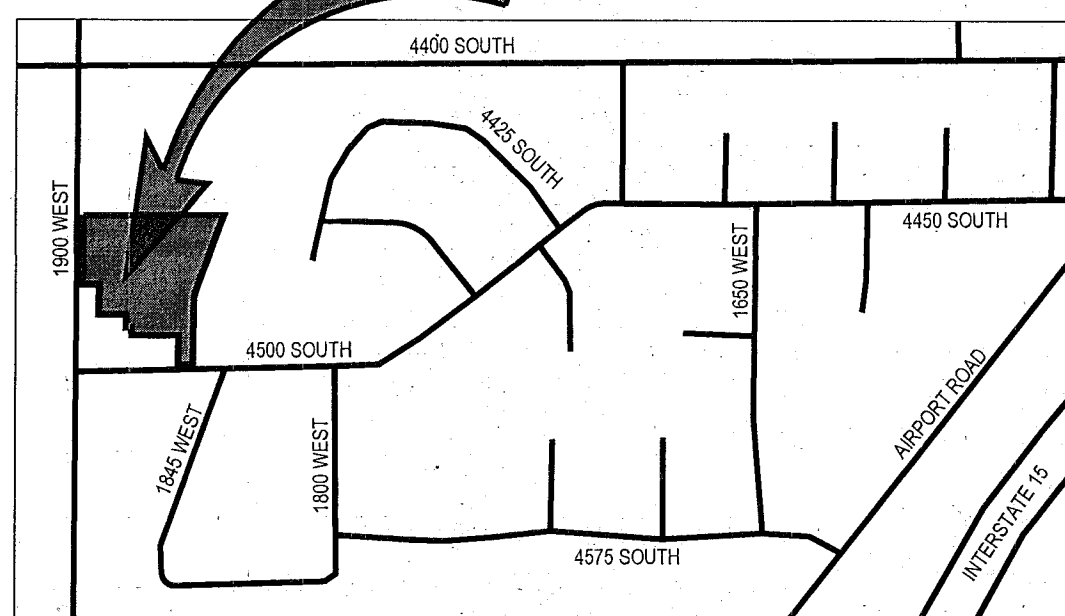
TITLE INFORMATION

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. 67430 REVISION E PREPARED BY METRO NATIONAL TITLE COMPANY. EFFECTIVE DATE: JULY 15, 2019, AT 7:45 AM.

SCHEDULE B-2 EXCEPTIONS

- EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
RECORDED: OCTOBER 13, 1938
BOOK/PAGE: Y-169
(EXACT LOCATION NOT DISCLOSED)
SURVEY FINDINGS: LOCATION OF EASEMENT NOT DESCRIBED. CITES "UPON AND ALONG THE ROADS, STREETS OR HIGHWAYS ADJOINING THE SAID PROPERTY", PARCEL IS WITHIN THE AREA CITED IN THE PROVIDED DOCUMENT
- EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: STATE ROAD COMMISSION OF UTAH
PURPOSE: CONSTRUCTING THEREON AN IRRIGATION FACILITY
RECORDED: APRIL 21, 1941
BOOK/PAGE: 141/270
SURVEY FINDINGS: PERTAINS TO THE RIGHT OF WAY ALONG 1900 WEST STREET, NO SPECIFIC EASEMENT CITED JUST RIGHTS TO RELOCATE IRRIGATION DITCHES (IF ANY) AND FOR CUT AND FILL SLOPES MADE NECESSARY FOR SIDEWALK GRADING ONTO GRANITOR'S PROPERTY
- RIGHT-OF-WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
RECORDED: JULY 21, 1975
ENTRY NO.: 597822
BOOK/PAGE: 1030/594
SURVEY FINDINGS: SHOWN HEREON
- AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
BETWEEN DAVIS AND WEBER COUNTIES CANAL COMPANY, A UTAH CORPORATION
AND HEREFORDSHIRE CORP., A UTAH CORPORATION
DATED: JULY 11, 1973
RECORDED: JANUARY 21, 1974
ENTRY NO.: 688049
BOOK/PAGE: 104/187
SURVEY FINDINGS: CENTER LINE OF PIPELINE SHOWN HEREON SOUTH OF SUBJECT PARCEL ON ADJOINING PARCEL. CITES A PERPETUAL EASEMENT FOR AND RIGHT OF WAY FOR MAINTAINING, REPAIRING, OPERATING, REPLACING AND ENJOYING, INCLUDING WGRESS AND EGRESS OVER A PROPERTY THAT CALCULATES TO BE SOUTHEAST OF SURVEYED PROPERTY
- EASEMENT AS DISCLOSED BY THAT CERTAIN WARRANTY DEED, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: COMPASS DEVELOPMENT
RECORDED: FEBRUARY 02, 1977
ENTRY NO.: 688048
BOOK/PAGE: 1161/639
SURVEY FINDINGS: SHOWN HEREON, NORTH OF PROPERTY
- RECIPROCAL EASEMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: COMPASS DEVELOPMENT, A UTAH CORPORATION
RECORDED: FEBRUARY 28, 1978
ENTRY NO.: 72922
BOOK/PAGE: 1227/684
SURVEY FINDINGS: DOCUMENT MAKES MENTION OF ABOVE CITED EASEMENT SHOWN HEREON, ALL OTHER CITED EASEMENTS BLANKET SURVEYED AND OTHER PARCELS
- RIGHT-OF-WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
RECORDED: MAY 9, 1977
ENTRY NO.: 687463
BOOK/PAGE: 1178/346
SURVEY FINDINGS: SHOWN HEREON
- RIGHT-OF-WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE UNITED STATES OF UTAH
RECORDED: JUNE 14, 1977
ENTRY NO.: 705011
BOOK/PAGE: 1188/193
SURVEY FINDINGS: SHOWN HEREON
- NAVIGATION EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
IN FAVOR OF: OGDEN CITY, A MUNICIPAL CORPORATION
RECORDED: MARCH 16, 1992
ENTRY NO.: 1170893
BOOK / PAGE: 1621/596
RE-RECORDED: MARCH 26, 1992
ENTRY NO.: 1171746
BOOK/PAGE: 1622/598
SURVEY FINDINGS: BLANKETS PARCEL, NOTHING TO PLOT
- EASEMENT(S), SETBACKS, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT:
RECORDED: MAY 29, 2003
ENTRY NO.: 1842374
BOOK / PAGE: 57/98
SURVEY FINDINGS: SHOWN HEREON

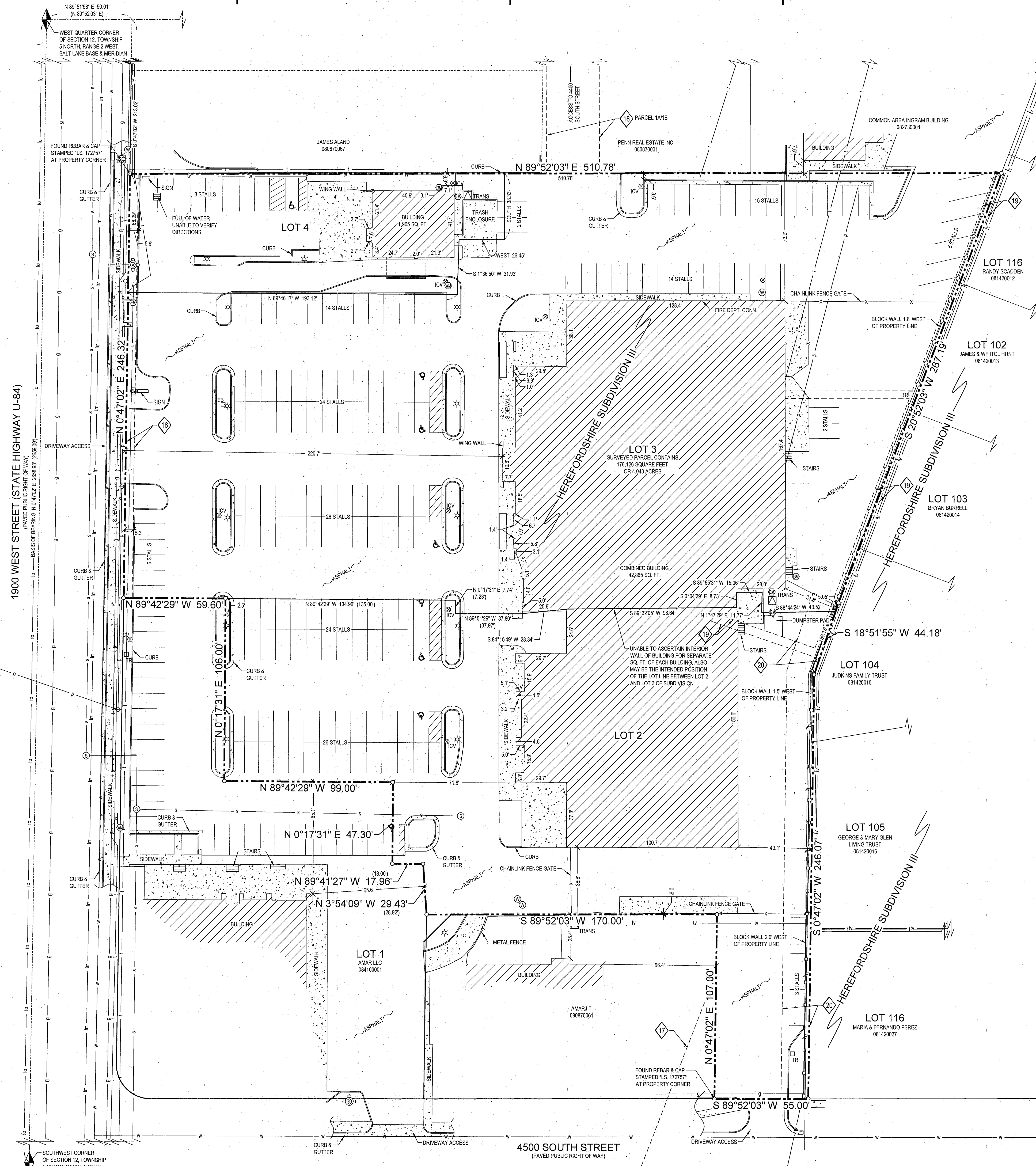
SITE



VICINITY MAP

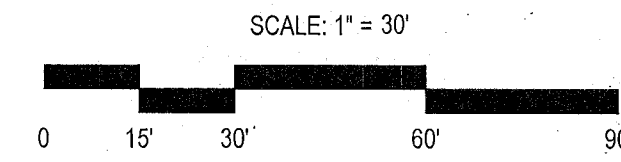
SCALE: N.T.S.

| UTILITY COMPANY | CONTACT | CONTACT INFO | STATUS |
|-----------------------|------------------|----------------------------|--------------|
| DAVIS & WEBER CANAL | KEN SPENCER | 801-698-3480 | NOT RECEIVED |
| COMCAST | JEFF HOUSTON | 435-224-2356 | SHOWN |
| ROY CITY | JODI FUSSELLMAN | 503-813-6993 | SHOWN |
| ROY WATER CONSERVANCY | PHIL DURBANO | 801-825-9744 | SHOWN |
| DOMINION ENERGY | SL MAPPING DEPT. | 801-324-3970 | SHOWN |
| CENTURYLINK | TERESA HINTON | 801-674-8181 | SHOWN |
| SYRINGA NETWORKS | ENGINEERING | 800-454-7214 | NOT RECEIVED |
| ROCKY MOUNTAIN POWER | JOEL SIMMONS | joe.simmons@pacifiCorp.com | SHOWN |
| WEBER COUNTY SURVEY | DEVON ANDERSEN | 801-399-8100 | NOT RECEIVED |
| WEBER BASIN WATER | MIKE ALVERSON | 801-771-1677 | SHOWN |
| UDOT REGION 1 | AUSTIN LARUE | 801-620-1632 | SHOWN |



NORTH

RECEIVED
JUN 30 2020
BY: 6530



GENERAL NOTES

- MONEIL ENGINEERING OR MONEIL 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.
- CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.
- 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 RECORD 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.

TABLE "A" ITEMS

- ADDRESS SHOWN HEREON PER COUNTY RECORD
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCELS LIES WITH FLOOD ZONE "X" PER MAP NO. 480570M17, EFFECTIVE ON JUNE 2, 2016.
- GROSS LAND AREA SHOWN HEREON
- SEE ZONING INFORMATION, LOT, PARKING, HEIGHT AND SETBACK REQUIREMENTS NOT PROVIDED
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- EXTERIOR FOOTINGS OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- SUBSTANTIAL FEATURES OBSERVED AT THE TIME OF THIS SURVEY SHOWN HEREON
- REGULAR STALLS, ADA STALLS, TOTALING 175 PARKING STALLS ON SITE
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. 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.
- NAMES OF ADJOINERS SHOWN HEREON
- PROPERTY IS LOCATED ABOUT 175 FEET NORTH OF THE INTERSECTION OF 1900 WEST STREET AND HEREFORDSHIRE DRIVE
- AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF RECENT CHANGES IN THE RIGHT OF WAY, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF WETLANDS.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSP" LAND TITLE SURVEY ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°47'02" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER THE RECORDED SUBDIVISION. THE EXTERIOR OF THE SUBDIVISION MATHEMATICALLY CLOSES, HOWEVER, WHEN THE INTERIOR LOT DIMENSIONS WERE USED, THE SEPARATE LOTS DID NOT MATHEMATICALLY CLOSE.

SURVEYOR'S CERTIFICATE

TO AMERICAN UNITED LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, METRO NATIONAL TITLE.

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, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 17, 2019.

DATE OF PLAT OR MAP: JULY 8, 2019

DAVID B. DRAPER
LICENSE NO. 6881599

LEGEND

| | | | |
|-----|---------------------|---|--------------------------------------|
| — | RIGHT OF WAY LINE | ⊕ | FIRE HYDRANT |
| --- | LOT LINE | ⊙ | WATER MANHOLE |
| --- | PROPERTY LINE | ⊗ | WATER METER |
| --- | MONUMENT LINE | ⊕ | WATER VALVE |
| --- | EASEMENT LINE | ⊕ | ELECTRIC BOX |
| --- | EXISTING FENCE | ⊕ | ELECTRIC METER |
| --- | POWER LINE | ⊕ | LIGHT POLE |
| --- | TELEPHONE LINE | ⊕ | POWER POLE |
| --- | FIBER OPTIC LINE | ⊕ | TRANSFORMER |
| --- | COMCAST LINE | ⊕ | SANITARY SEWER MANHOLE |
| --- | WATER LINE | ⊕ | GAS METER |
| --- | SANITARY SEWER LINE | ⊕ | STORM DRAIN CATCH BASIN |
| --- | STORM DRAIN LINE | ⊕ | STORM DRAIN MANHOLE |
| --- | GAS LINE | ⊕ | IRRIGATION CONTROL VALVE |
| --- | CONCRETE | ⊕ | TELEPHONE RISER |
| --- | BUILDING | ⊕ | SIGN |
| --- | | ⊕ | PROPERTY CORNER (SEE GENERAL NOTE 2) |

ZONING INFORMATION

THE ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS CC (COMMUNITY COMMERCIAL) ZONE PER THE ZONING LETTER PROVIDED BY STEVE PERKINSON, PLANNING & ZONING ADMINISTRATOR FOR ROY CITY COMMUNITY DEVELOPMENT DEPARTMENT, DATED JUNE 26, 2019.

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STANDARD PLUMBING
4436, 4456 and 4460 SOUTH 1900 WEST
ROY, UTAH 84067
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

REVISIONS

| REV | DATE | DESCRIPTION |
|-----|-----------|---------------------------|
| 1 | 7/20/2019 | ADDRESSING COMMENTS |
| 2 | 8-4-19 | UPDATE ADDRESSES/COMMENTS |
| 3 | 8-8-19 | COMMENTS |

PROJECT NO: 19383
CAD FILE: 19383
DRAWN BY: NAE
CALC BY: DBD
FIELD CREW: SS
CHECKED BY: DBD
DATE: 07/08/19

ALTA/NSP LAND TITLE SURVEY

1 OF 1

Rec. 6/22/20