

DESCRIPTION PER TITLE REPORT

PARCEL B:
A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF INTERSECTION COMMON TO THE OLD WEST LINE OF SAID SECTION 32 AS SHOWN PRIOR TO MAY 1996, AND THE SOUTH RIGHT OF WAY LINE OF 2700 NORTH STREET AS SHOWN ON UDOT PROJECT NO. SP-0134(2)11, WHICH POINT IS SOUTH 01°11'01" EAST 460.71 FEET ALONG SAID OLD WEST LINE FROM THE NORTHWEST CORNER OF SAID SECTION 32, SAID POINT ALSO BEING A POINT OF NON-TANGENCY ON THE ARC OF A 8143.82 FOOT RADIUS CURVE TO THE LEFT, RUNNING THENCE 177.79 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°15'03" (CHORD BEARS SOUTH 89°59'29" EAST 177.9 FEET), TO THE WEST LINE OF PARCEL 2 AS SHOWN IN RECORD OF SURVEY NO. 03969 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, THENCE SOUTH 01°09'10" WEST 464.17 FEET ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 2550 NORTH STREET, THENCE NORTH 89°53'30" WEST 189.24 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE OLD WEST LINE OF SAID SECTION 32, THENCE NORTH 01°11'01" WEST 473.75 FEET ALONG SAID OLD WEST LINE TO THE POINT OF BEGINNING.

PARCEL C:
A PART OF THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION COMMON TO THE OLD EAST LINE OF SAID SECTION 31 AS SHOWN PRIOR TO MAY 1996, AND THE SOUTH RIGHT OF WAY LINE OF 2700 NORTH STREET AS SHOWN ON UDOT PROJECT NO. SP-0134(2)11, WHICH POINT IS SOUTH 01°11'01" EAST 460.71 FEET ALONG SAID OLD EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 31, CONTINUING THENCE SOUTH 01°11'01" EAST 473.75 FEET ALONG SAID OLD EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 2550 NORTH STREET, THENCE NORTH 89°53'30" WEST 881.22 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF THAT PARCEL SOUTH OF 2700 NORTH AS SHOWN IN ENTRY NO. 2793785 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, THENCE NORTH 00°27'01" EAST 543.19 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE OLD EAST LINE OF 2700 NORTH STREET, WHICH IS ALSO A POINT OF NON-TANGENCY WITH A 8143.82 FOOT RADIUS CURVE TO THE LEFT, THENCE 672.33 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°43'49" (CHORD BEARS SOUTH 82°59'59" EAST 672.14 FEET), TO THE POINT OF 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. 559739 PREPARED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: AUGUST 2, 2019, AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS

- 1. DEED OF EASEMENT IN FAVOR OF WEBER-BOX ELDER CONSERVATION DISTRICT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 27, 1982, AS ENTRY NO. 865564, 865565 AND 865566, IN BOOK 1411, AT PAGE 1270, 1271 AND 1272 OF COUNTY RECORDS. SURVEY FINDINGS: EASEMENT LOCATIONS NOT DESCRIBED.
- 2. GRANT OF EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MAY 17, 1985, AS ENTRY NO. 937657, 937658, 937659, 937660, 937661, 937662, 937663, 937664, 937665, 937666 AND 937667, IN BOOK 1467, AT PAGE 2340, 2341, 2353, 2352, 2367, 2376, 2381, 2390 AND 2396 OF COUNTY RECORDS.
- 3. RECORDED GRANT OF EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED AUGUST 8, 1985 AND JANUARY 23, 1986, AS ENTRY NO. 944311, 956553 AND 956554, IN BOOK 1472 AND 1483, AT PAGE 2594, 2092 AND 2099 OF COUNTY RECORDS. SURVEY FINDINGS: THE CITED EASEMENT APPEARS TO BE LOCATED IN LANDS TO THE NORTH OF SURVEYED PROPERTY, NOT ALL DOCUMENTS WERE SUPPLIED TO MCNEIL ENGINEERING.
- 4. EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JUNE 23, 2003, AS ENTRY NO. 1949936, IN BOOK 2389, AT PAGE 2187 OF COUNTY RECORDS. SURVEY FINDINGS: NOT SHOWN, TEMPORARY EASEMENT HAS EXPIRED.
- 5. EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JUNE 23, 2003, AS ENTRY NO. 1949937, IN BOOK 2389, AT PAGE 2142 OF COUNTY RECORDS. SURVEY FINDINGS: NOT SHOWN, TEMPORARY EASEMENT HAS EXPIRED.
- 6. WATER LINE EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED NOVEMBER 14, 2009, AS ENTRY NO. 2375493 OF COUNTY RECORDS. SURVEY FINDINGS: SHOWN HEREON.
- 7. BOUNDARY LINE AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MAY 18, 2016, AS ENTRY NO. 2793784 OF COUNTY RECORDS. SURVEY FINDINGS: THE AGREEMENT IS CONTAINED WITHIN THE BOUNDS OF 2700 SOUTH STREET.

GENERAL NOTES

1. 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.
2. CORNER MONUMENTS NOT FOUND WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG." UNLESS NOTED OTHERWISE 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 WITH 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.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. 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 RESUMED, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER MAP NUMBER 49057C021E, EFFECTIVE ON DECEMBER 16, 2005.

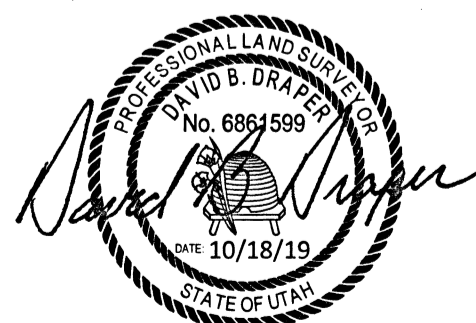
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°28'37" EAST ALONG THE NORTH LINE OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BETWEEN THE NORTH QUARTER CORNER & NORTHEAST CORNER OF SAID SECTION 31 AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE PROVIDED TITLE REPORT DESCRIPTIONS, SAID DESCRIPTIONS MATCHED WELL WITH EXISTING LINES OF OCCUPATION, A SURVEY PREPARED BY HANSEN & ASSOCIATES, ON FILE WITH THE WEBER COUNTY SURVEYOR AS #2035, ALONG THE WEST PROPERTY LINE, A SURVEY PREPARED BY ALLIANCE CONSULTING ENGINEERS, ON FILE WITH THE WEBER COUNTY SURVEYORS OFFICE AS #3999, ALONG THE EAST PROPERTY LINE AND THE UDOT DRAWINGS FOR PROJECT NO. SP-0134(2)11 ALONG THE NORTH.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
BOHA VISTA WATER IMPROVEMENT DISTRICT	BLAKE CARLINE	801-621-0474	NOT PROVIDED
COMCAST-NORTHERN UTAH	JEFF HOUSTON	435-224-2356	SHOWN
CENTURYLINK	TERESA HINTON	801-974-8181	SHOWN
CENTRAL WEBER SEWER I.D.	LANCE WOOD	801-731-3011	NOT PROVIDED
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3070	NOT PROVIDED
HARRISVILLE CITY	JONES & ASSOCIATES	801-476-4767	NOT PROVIDED
PLEASANT VIEW CITY	TYSON JACKSON	801-824-0453	NOT PROVIDED
PINEVIEW WATER SYSTEMS	DOUG JEPPESEN	801-622-4351	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	503-813-6993	SHOWN
UDOT REGION I	AUSTIN LARUE	801-620-1632	SHOWN

SURVEYOR'S CERTIFICATE

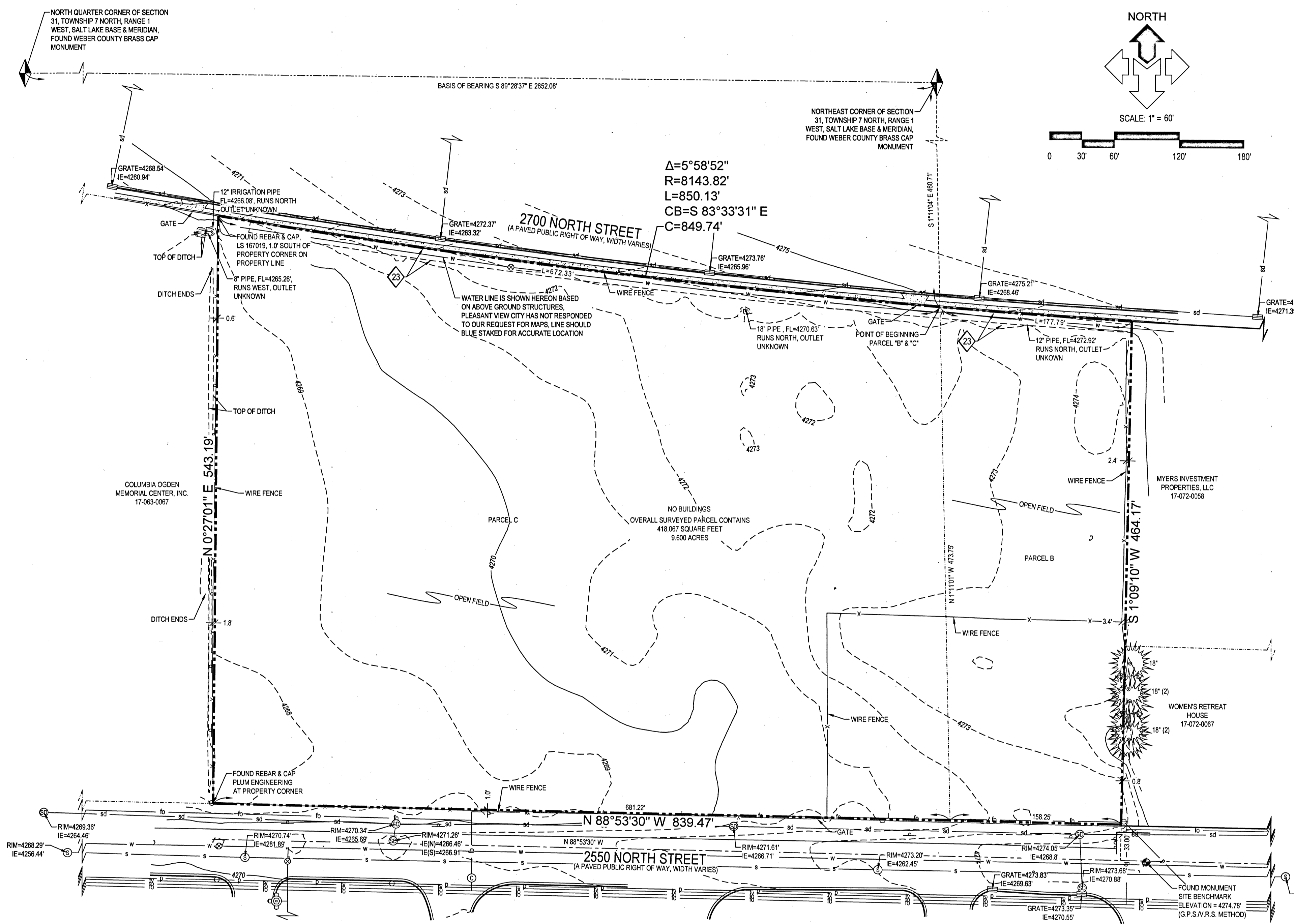
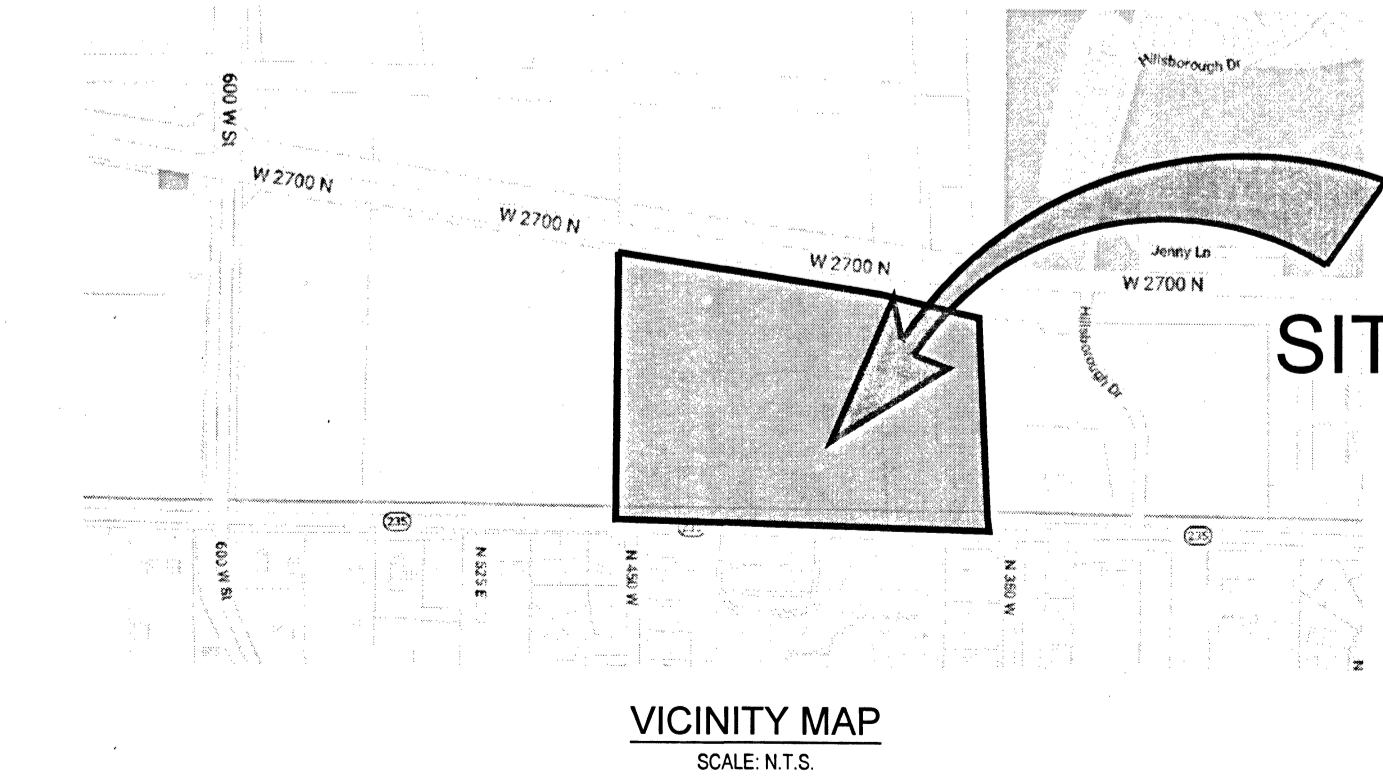
TO NORTHSTAR BUILDERS, INC. OR ITS ASSIGNS, STEWART TITLE GUARANTY COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 11, 2019.
DATE OF PLAT OR MAP: OCTOBER 18, 2019.



DAVID B. DRAPER
LICENSE NO. 6861599

LEGEND

- ADJOINING PROPERTY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- x- EXISTING FENCE
- p- POWER LINE
- t- TELEPHONE LINE
- w- WATER LINE
- sd- SANITARY SEWER LINE
- g- GAS LINE
- c- CABLE TELEVISION LINE
- fo- FIBER OPTIC LINE
- ⊙ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN CATCH BASIN
- ⊕ STORM DRAIN MANHOLE
- ⊕ COMMUNICATIONS MANHOLE
- ⊕ SIGN
- ☀ CONIFEROUS TREE
- CONCRETE
- MAJOR CONTOUR
- MINOR CONTOUR



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FRED C. BROWN FAMILY TRUST PARCELS
PLEASANT VIEW
UTAH 84414
LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 19621
CAD FILE: 19621 ALTA
DRAWN BY: EAD
CALC BY: DBD
FIELD CREW: SS, HB
CHECKED BY: DBD
DATE: 10/18/2019

ALTA/NSPS LAND TITLE SURVEY

1 OF 1