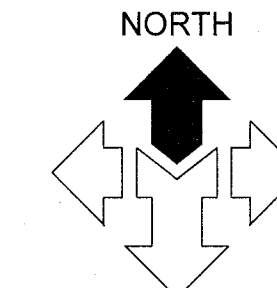


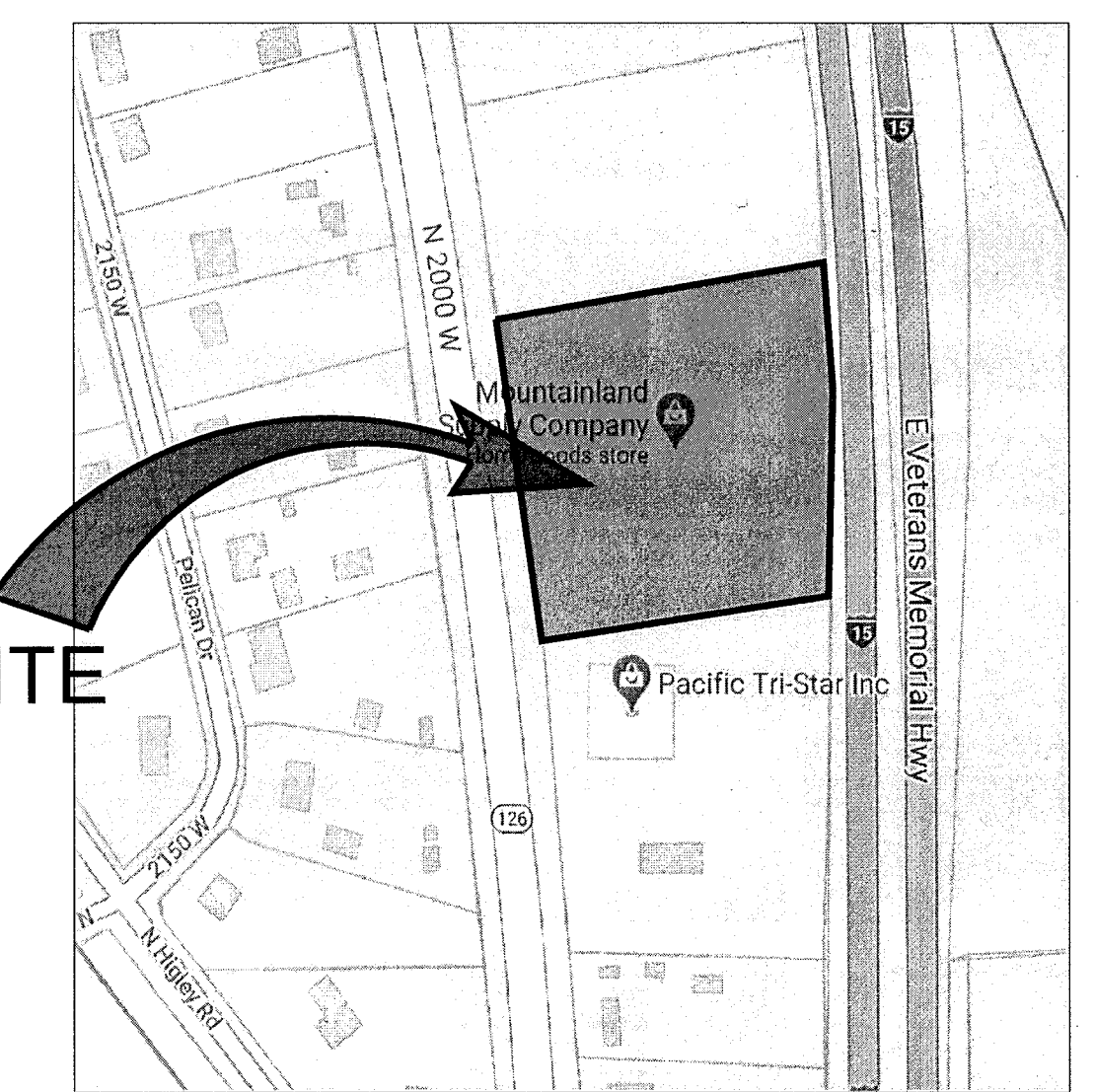
NORTHEAST CORNER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT
LAKE BASE & MERIDIAN, FOUND WEBER
COUNTY MONUMENT



SCALE: 1" = 40'

LEGEND

—	RIGHT OF WAY LINE	⊙	FIRE HYDRANT
---	LOT LINE	⊗	WATER METER
- - -	ADJOINING LOT LINE	⊕	WATER VALVE
---	PROPERTY LINE	⊖	ELECTRICAL METER
---	MONUMENT LINE	⊗	GROUND LIGHT
---	SECTION LINE	⊗	CLEAN OUT
---	EASEMENT LINE	⊗	SANITARY SEWER MANHOLE
---	FENCE	⊗	NATURAL GAS METER
---	POWER LINE	⊗	STORM DRAIN CATCH BASIN
---	FIBER OPTIC LINE	⊗	IRRIGATION CONTROL VALVE
---	TELEPHONE LINE	⊗	TELEPHONE RISER
---	WATER LINE	⊗	AIR CONDITIONING UNIT
---	SANITARY SEWER LINE	⊗	MAILBOX
---	STORM DRAIN LINE	⊗	PROPERTY CORNER
---	NATURAL GAS LINE	⊗	
▨	CONCRETE		
▨	BUILDING		



VICINITY MAP
SCALE: N.T.S.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
BONA VISTA WATER IMPROVEMENT DISTRICT	MATT FOX	801-621-0474	NOT RECEIVED
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
CENTURYLINK	ROBERT VIGIL	801-238-0235	SHOWN
FARR WEST CITY	DAVE BUNDERSOHN	801-731-4187	NOT RECEIVED
PLEASANT VIEW CITY	TYSON JACKSON	801-927-0453	NOT RECEIVED
DOMINION ENERGY	SL. MAPPING DEPT.	801-324-3970	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	803-815-9993	SHOWN
ANDEAVOR	KEVIN CHRISTENSEN	801-389-2656	SHOWN
UTOPA	XIAOTONG WU	801-913-3654	NOT RECEIVED

ZONING INFORMATION

ZONE = M-1 MANUFACTURING ZONE
SETBACKS - FRONT: 20.0', SIDEYARD: 10.0', REAR: NO REQUIREMENT
HEIGHT RESTRICTION = NO REQUIREMENT
FLOOR SPACE RESTRICTION = NOT CITED
PARKING REQUIREMENT = 1 SPACE PER 1,000 SF OF WHOLESALE SALES AND WAREHOUSING, REQUIRED PARKING SPACES = 22 SPACES

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200, Sandy, Utah 84070, 801.255.7700, mcnengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

MOUNTAINLAND SUPPLY
3142 NORTH 2000 WEST
FARR WEST, UTAH
LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

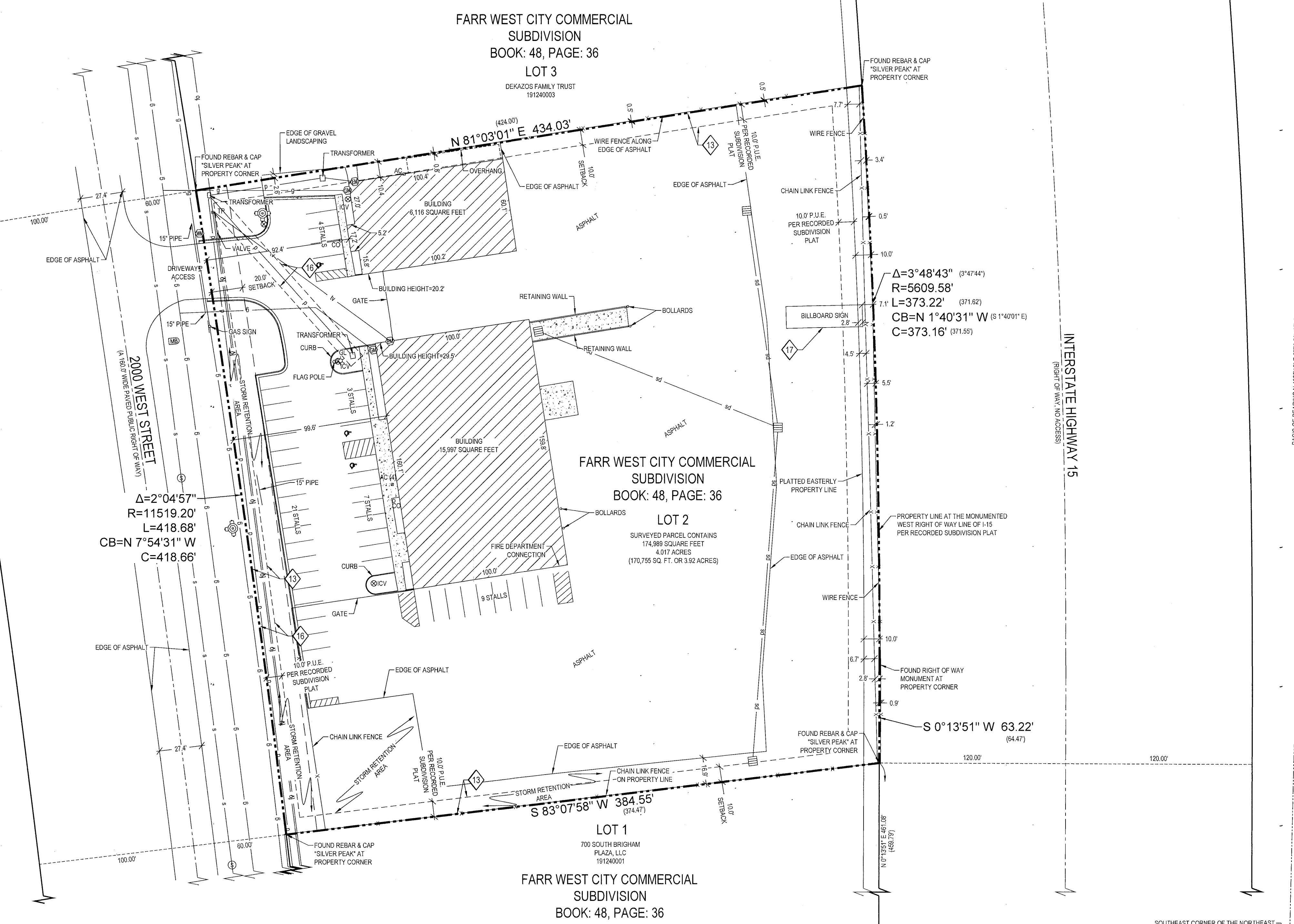
REVISIONS

REV	DATE	DESCRIPTION
1	10/29/20	ADD ZONING

PROJECT NO: 20592
CAD FILE: 20592.ALT
DRAWN BY: EAM
CALC BY: DBD
FIELD CREW: DS
CHECKED BY: DBD
DATE: 10/07/2020

ALTA/NSPS LAND TITLE SURVEY

1 OF 1



DESCRIPTION PER TITLE REPORT

ALL OF LOT 2, FARR WEST CITY COMMERCIAL SUBDIVISION, FARR WEST CITY, WEBER COUNTY, UTAH, RECORDED OCTOBER 9, 1998 AS ENTRY NO. 1580255 IN BOOK 48 AT PAGE 36.

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. 132947-6AC PREPARED BY STEWART TITLE GUARANTEE COMPANY, EFFECTIVE DATE: SEPTEMBER 1, 2020, AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

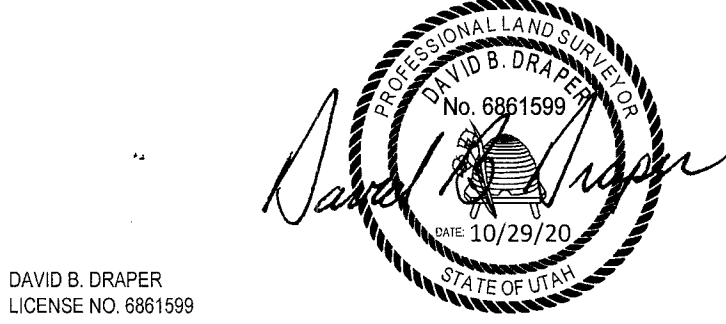
- EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR FARR WEST CITY COMMERCIAL SUBDIVISION, RECORDED OCTOBER 9, 1998 AS ENTRY NO. 1580255 IN BOOK 48 AT PAGE 36. SURVEY FINDINGS: SHOWN HEREON
- ANY EASEMENTS AND/OR RIGHTS-OF-WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE WEBER BOX ELDER CONSERVATION DISTRICT AND/OR PARTIES CLAIMING BY, THROUGH OR UNDER IT, AS THE SAME MAY BE FOUND TO INTERSECT THE LAND, AS DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996 AS ENTRY NO. 1406843 IN BOOK 1808 AT PAGE 2925. SURVEY FINDINGS: NOTHING TO PLOT, BLANKETS SECTION 26 AND OTHER SECTIONS
- UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED SEPTEMBER 18, 2019, AS ENTRY NO. 3004066. SURVEY FINDINGS: SHOWN HEREON
- UNRECORDED OUTDOOR ADVERTISING SIGN LEASE IN FAVOR OF SAUNDERS OUTDOOR ADVERTISING, AS DISCLOSED BY A PHYSICAL INSPECTION OF THE SUBJECT LAND. SURVEY FINDINGS: SHOWN HEREON

SURVEYOR'S CERTIFICATE

TO WALLDO L.S., ROYAL NEIGHBORS OF AMERICA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, STEWART TITLE GUARANTEE COMPANY, COTTONWOOD TITLE INSURANCE AGENCY:

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(A), 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29TH, 2020.

DATE OF PLAT OR MAP: OCTOBER 7, 2020.



DAVID B. DRAPER
LICENSE NO. 6861999

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 1°25'10" EAST ALONG THE SECTION LINE OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26 AS SHOWN ON THIS SURVEY. SURVEYED PROPERTY LINES WERE DETERMINED PER THE RECORDED SUBDIVISION PLAT, ON FILE AND RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TABLE "A" ITEMS

- SEE GENERAL NOTE 2
- THE ADDRESS OF THE SUBJECT PARCEL IS SHOWN HEREON, PER THE MOST UPDATED TITLE COMMITMENT.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER MAP NO. 43657/0200E, EFFECTIVE ON DECEMBER 16, 2005.
- CROSS LAND AREA IS SHOWN HEREON.
- AS SHOWN HEREON.
- AS SHOWN HEREON.
- BUILDING DIMENSIONS SHOWN HEREON.
- (1) SQUARE FOOTAGE OF ALL BUILDINGS SHOWN HEREON.
- (2) NONE SPECIFIED.
- (3) BUILDING HEIGHTS ARE SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
- THERE ARE 44 REGULAR STALLS, 3 ADA STALLS, TOTALING 47 OVERALL PARKING STALLS.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED 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.
- ADJOINING OWNERS SHOWN HEREON.
- NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO RECENT SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

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.
- CORNER MONUMENTS NOT FOUND WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "McNEIL ENG." UNLESS NOTED OTHERWISE HEREON.
- 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.

RECEIVED
OCT 22 2020
BY: G119