

West Quarter Corner of Section 25,
T. 6 N., R. 2 W., SLB&M
Found Weber Co. Brass Cap Mon.

Craig Odakirk
15-069-0066

LKA LLC
15-069-0059

LKA LLC
15-069-0032

David E. Smith
15-069-0058

Lot 3
HAVEN COVE TOWNHOMES LLC
15-680-0003

Jimmie E. Stewart Jr. ETAL
15-069-0007

Parcel "A"
HAVEN COVE TOWNHOMES LLC
15-680-0004

USA
15-069-0006

USA
15-069-0003

Exception No. 10
10' Strip of Land in UDOT R-O-W.

Exception No. 17
10.0' P.U.E. and
Sidewalk Easement

Exception No. 17
10.0' P.U.E. and
Sidewalk Easement

Boundary Descriptions
LOTS 2 AND 3 AND PARCEL A, WEST HAVEN COVE SUBDIVISION, ACCORDING TO THE
OPTICAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S
OFFICE.

Exceptions - Schedule B, Part II

- The herein described Land is located within the boundaries of West Haven City, Weber Basin Water Conservancy District, Central Weber Sewer Improvement District, Bona Vista Water Improvement District, Weber County Mosquito Abatement District, Weber Fire District, West Haven Waste Water Special Service District, Weber Area Dispatch 911 and Emergency Services District, Weber Fire District Bond, and is subject to any and all charges and assessments levied thereunder.
- Intentionally deleted by Title Company.
- Right of Way for Hooper Irrigation Canal, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Canal; (ii) the uncertainty of the boundaries of said Canal; and (iii) the assertion that the Land is subject to water. The Hooper Irrigation Canal falls southwest of 2000 South Street and is shown hereon.
- Intentionally deleted by Title Company.
- Intentionally deleted by Title Company.
- Construction Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Haven Cove Townhomes, LLC, a Utah limited liability company; Trustee: Bank of Utah; Beneficiary: Bank of Utah; Amount: \$13,000,000.00; Dated: February 13, 2018; Recorded: February 16, 2018 as Entry Number 2905442. Modification of Deed of Trust and Notice of Additional Lending recorded March 6, 2019 as Entry No. 2968466. Modification of Deed of Trust and Notice of Additional Lending recorded November 20, 2019 as Entry No. 3017742. Affects Subject Property. Not shown hereon.
- Assignment of Rents recorded February 16, 2018 as Entry No. 2905443, as additional security for the payment of the indebtedness secured by said Deed of Trust. Affects Subject Property. Not shown hereon.
- Easements, notes and restrictions as shown on the recorded plat for West Haven Cove Subdivision, recorded February 4, 2019 as Entry No. 2963969 in Book 84 at Page 89. Affects Subject Property and is shown hereon.
- Terms and provisions of that certain Development Agreement, dated September 20, 2018, by and among Haven Cove Townhomes, a Utah limited liability company and West Haven City, a Utah Municipal Corporation, recorded February 4, 2019 as Entry No. 2963970. Affects Subject Property. Not shown hereon.
- UCC Financing Statement executed by Haven Cove Townhomes, LLC, as Debtor, in favor of Bank of Utah, as Secured Party, recorded November 20, 2019 as Entry No. 3017743. Affects Subject Property. Not shown hereon.
- Easements, terms, and provisions of that certain Reciprocal Cross Access and Temporary Construction Easement Agreement, recorded December 11, 2019 as Entry No. 3021933. Affects the Subject property along with West Haven Cove Phase 1. Allows access for Phase 1, Phase 2 and Phase 3 by each Phase across each Phase for vehicle and pedestrian traffic.
- Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). Affects Subject Property. Nothing to plot.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. Affects Subject property. Nothing to plot.

TABLE "A" NOTES:

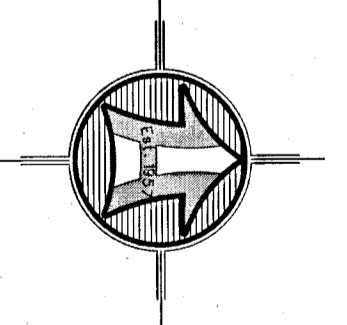
- Monuments found and/or set are shown hereon.
- Address of Property is shown hereon.
- FEMA has classified this area as Zone X which is an area of minimal flood hazard. Map No. 49057C0407E with an effective date of Dec. 16, 2005.
- Gross land area for Lot 2 = 134,402 S.F. or 3.085 Acres. Lot 3 = 41,394 S.F. or 0.951 Acres. Parcel "A" = 16,901 S.F. or 0.388 Acres.
- (a) - No zoning report was provided.
- (b) - No zoning report was provided.
- (a) - Exterior dimensions of buildings at ground level (foundation) shown hereon.
- Substantial features shown hereon.
- No Parking Stalls visible at the time of Survey Field Work.
- No designation by client for party wall verification provided. No party walls exist on subject property.
- The location of underground utilities are based from observable evidence and Utility Maps provided by Utility Companies. Utilities / Conduits shown hereon may not represent the actual location or number of conduits installed.
- Names of adjacent owners shown hereon.
- There is evidence of recent earth moving work in the NE Corner of Lot 3 which for a parking lot.
- Plottable offsite easements are shown hereon.

NARRATIVE

The purpose of this survey was to establish do an ALTA/NSPS Survey on Lots 2, 3 and Parcel "A" of the West Haven Cove Subdivision as shown and described hereon. The survey was ordered by Tyson Lund of Regency Excavation. This ALTA Survey was done in conjunction with the Title Report prepared by Stewart Title Guaranty Company, Commitment File No. 139304-CP. The effective date is December 31, 2020 and 7:30 AM. The control used to establish the property corners was the West Haven Cove Subdivision and the West Haven Cove Subdivision Ph. 2 and Ph. 3 which has not been recorded at this date. Also used was the existing Weber County Monumentation surrounding Section 25, T6N, R2W, SLB&M. The basis of bearing is the South line of the Northwest Quarter said Section which bears North 89°27'43" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

SEGMENT	DIRECTION	LENGTH
L1	S89°06'00"E	12.00'
L2	S89°06'00"E	12.00'
L3	S89°06'00"E	12.00'
L4	S89°06'00"E	12.00'
L5	S89°06'00"E	21.24'
L6	S89°06'00"E	21.24'
L7	S89°06'00"E	23.00'
L8	N63°41'53"W	28.22'
L9	N35°16'08"E	71.62'
L10	N35°16'08"E	88.24'
L11	N89°04'42"W	36.04'
L12	N89°04'42"W	35.95'
L13	N89°04'42"W	10.04'
L14	N89°04'42"W	10.00'
L15	N89°23'32"W	10.25'
L16	N89°23'32"W	10.00'
L17	N89°23'32"W	10.24'
L18	N89°23'32"W	10.00'
L19	N89°23'32"W	10.24'
L20	N89°23'32"W	10.00'

CURVE DATA	(C1)	(C2)	(C3)
Δ	24°26'54"	9°08'05"	9°08'05"
R	300.00'	250.00'	280.00'
L	128.01'	L = 38.64'	L = 44.40'
LC	127.04'	LC = 39.80'	LC = 44.35'
S	13°07'29" W	S 50°11'20" E	S 50°11'20" E



Scale: 1" = 40'

Scale in Feet

(Data in Parenthesis is Record)

CA Common Area
LCA Limited Common Area

RECEIVED
FEB 12 2021
BY: GLO

Legend

- Subject Property Line
- Secondary Property Line
- Centerline
- Easement/Right-of-Way Line
- Section Line
- Wire Fence Line
- Vinyl Fence Line
- Storm Drain Existing
- Water Line Existing
- Sewer Line Existing
- Power Line Existing
- Telephone Line Existing
- Gas Line Existing
- Fiber Optic Line Existing
- Existing Curb and Gutter
- Telephone Pedestal
- Fire Hydrant
- Water Meter
- Water Valve
- Sewer Manhole
- Storm Drain Manhole
- Catch Basin or Inlet Box
- Telephone Pedestal
- Light Pole
- Gate Valve
- Power Pole
- Set 24"x28" Rebar with Cap
- Found rebar set by others
- Street Monument
- Section Corner

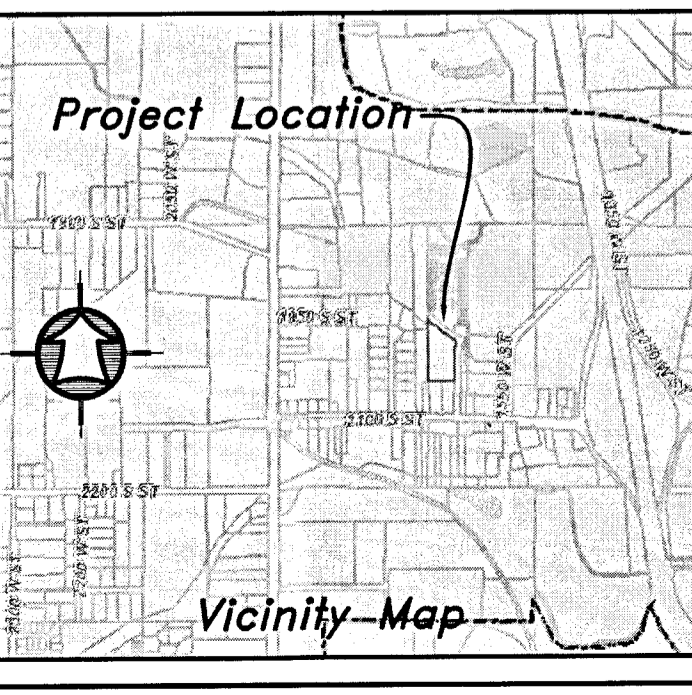
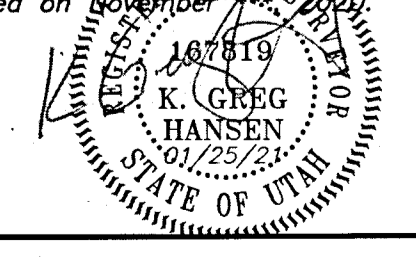
SURVEYOR'S CERTIFICATE

To Haven Cove Townhomes, LLC, Haven Cove Phase 3, LLC, Stewart Title Guaranty Company and ORIX REAL ESTATE CAPITAL, LLC, a Delaware limited liability company, doing business as Lument Capital, and FANNIE MAE their successors and or assigns, and HAVEN COVE PHASE 3, LLC, a Utah limited liability 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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 16 and 19, of Table A thereof. The majority of the field work for this ALTA/NSPS Survey was completed on 1/25/21.

Signed this 25th day of January, 2021.

K. Greg Hansen PLS
Utah Land Surveyor License No. 167810



Drawn By: jsh Date: 1/23/20

Designed By: [initials]

Checked By: [initials]

Approved By: [initials]

Scaling: 1" = 40'

Drawing File: 20-3-209 ps-19

JOB NUMBER: 20-3-509

No. 1

Date 01/25/21

By: [initials]

Updated with new Title Report by Stewart

Updated names in certificate

HANSEN & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

538 North Main Street, Brigham, Utah 84302

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Brigham City, Ogden, Logan

(435) 723-3491 (801) 399-4905 (435) 752-8272

Celebrating over 60 Years of Business

ALTA / NSPS Land Title Survey For

Haven Cove Townhomes

2067 South 1625 West

West Haven, Weber County, Utah

A Part of the Northwest Quarter of Section 25,
Township 6 North, Range 2 West, S.L.B.&M.

Sheet 1 of 1 Sheets