# ALTA/NSPS SURVEY

PART OF THE EAST HALF OF SECTION 18 AND THE WEST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH MAY, 2021

### TITLE DESCRIPTION

6, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH.

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 134827-CAF DATED SEPTEMBER 28. 2020

PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BEGINNING AT THE SOUTHEAST, CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 44 RODS THENCE WEST 6 RODS 6 THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT 7 RODS 3 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST 7 RODS 3 FEET TO THE PLACE OF BEGINNING, BEING PART OF LOT

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST SALT LAKE MERIDIAN, BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST 7 RODS 3 FEET; THENCE SOUTH 3 RODS 15.5 FEET; THENCE EAST 7 RODS 3 FEET; THENCE NORTH 3 RODS 15.5 FEET TO THE PLACE OF BEGINNING: BEING PART OF LOT 6. BLOCK 2. HUNTSVILLE SURVEY, WEBER COUNTY, UTAH.

ALL OF LOT 1, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH LESS AND EXCEPTING THAT PORTION TO STATE OF UTAH FOR HIGHWAY KNOWN AS PROJECT NO. 0568 IN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 23. 1959 AS ENTRY NO. 307834 IN BOOK 603 AT PAGE 128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY 70 FEET, MORE OR LESS, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1 TO A POINT 60.0 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF SURVEY OF SAID PROJECT; THENCE NORTH 01'18'28" WEST, 146 FEET, MORE OR LESS, TO A POINT 60.0 FEET NORTH 87°53'32" EAST, FROM ENGINEER'S STATION 118+00; THENCE NORTH 02°54'28" WEST, 1042 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID LOT 1; THENCE WESTERLY 6 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY 18.06 CHAINS ALONG THE WEST BOUNDARY LINE OF SAID LOT 1 TO THE POINT

ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 12, 2003 AS ENTRY NO. 1912788 IN BOOK 2317 AT PAGE 2683 AND

A PARCEL OF LAND IN FEE FOR THE SPOT IMPROVEMENTS OF AN EXISTING HIGHWAY, STATE ROUTE 39 KNOWN AS PROJECT NO. 0039, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 1, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, A SUBDIVISION IN THE EAST HALF OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID SR-39 (7800 EAST STREET) AND THE NORTH LINE OF SAID LOT 1, WHICH LINE IS ALSO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SR-39 (100 SOUTH STREET), SAID POINT OF INTERSECTION BEING 56.77 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 14+85.94, SAID POINT ALSO BEING APPROXIMATELY 6 FEET SOUTH 88°59'29" EAST ALONG SAID NORTH LINE OF LOT 1 FROM THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTH 88'59'29" EAST 31.04 FEET ALONG SAID NORTH LINE TO A POINT 87.75 FEET RADIALLY DISTANT EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 14+84.10: THENCE SOUTH 39'48'05" WEST 45.70 FEET TO SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF SR-39 AT A POINT 57.04 FEET RADIALLY DISTANT

EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 14+50.14; THENCE NORTH 02°51'21" WEST 35.70 FEET, MORE OR LESS, ALONG SAID EXISTING EASTERLY RIGHT—OF—WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

### PARCEL 3:

PART OF LOT 6, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH: BEGINNING 105 FEET WEST OF THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 791 FEET; THENCE WEST TO EAST LINE OF PERPETUAL STATE ROAD RIGHT OF WAY; THENCE NORTHERLY ALONG EAST BOUNDARY OF PERPETUAL STATE ROAD RIGHT OF WAY TO INTERSECTION OF NORTH LINE OF LOT 6; THENCE EAST TO POINT OF BEGINNING.

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, SURVEY: BEGINNING 10.7 CHAINS SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 17 AND RUNNING THENCE SOUTH 88°45' EAST 8.69 CHAINS; THENCE SOUTH 01°54' EAST 10.31 CHAINS: THENCE SOUTH 00'16' WEST 8.01 CHAINS: THENCE NORTH 89'55' WEST 8.54 CHAINS; THENCE NORTH 18.42 CHAINS TO THE BEGINNING.

### PARCEL 5:

PART OF LOT 7, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 162 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO A POINT 222 FEET WEST AND 162 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 162 FEET; THENCE EAST 222 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THAT PORTION TO STATE OF UTAH FOR HIGHWAY KNOWN AS PROJECT NO. 0568 IN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 23, 1959 AS ENTRY NO. 307834 IN BOOK 603 AT PAGE 128 AND DESCRIBED AS FOLLOWS:

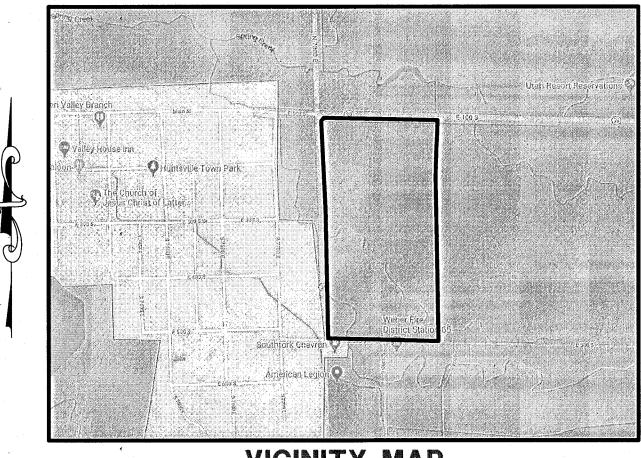
BEING PART OF AN ENTIRE TRACT OF PROPERTY IN LOT 7, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, IN SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN. SAID PART OF AN ENTIRE TRACT OF PROPERTY IS A PARCEL OF LAND BOUNDED ON THE WESTERLY SIDE BY THE WEST BOUNDARY LINE OF SAID LOT 7 FROM THE SOUTHWEST CORNER OF SAID LOT 7 TO A POINT 60.0 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SURVEY OF SAID PROJECT; THENCE BY A LINE PARALLEL TO SAID CENTER LINE, TO THE NORTH BOUNDARY LINE OF SAID LOT 7. SAID PARCEL OF LAND IS BOUNDED ON THE EASTERLY SIDE BY A LINE PARALLEL TO AND 60.0 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTER LINE OF SURVEY. SAID CENTER LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID LOT 7 AND SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 103+24, WHICH POINT IS APPROXIMATELY 38 FEET EAST ALONG SAID SOUTH BOUNDARY LINE FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 01'18'28" WEST, 533 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 108+57 AND THE NORTH BOUNDARY LINE OF SAID LOT 7, WHICH POINT IS APPROXIMATELY 70 FEET EASTERLY ALONG SAID NORTH BOUNDARY LINE FROM THE NORTHWEST CORNER OF SAID LOT 7.

ALSO LESS AND EXCEPTING THAT PART OF LOT 7, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH, LYING WEST OF THE EXISTING UTAH STATE HIGHWAY RIGHT OF WAY.

PART OF LOT 7, BLOCK 2, PLAT B, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE NORTH 162 FEET; THENCE NORTH 88'15' WEST 222 FEET; THENCE SOUTH 162 FEET; THENCE SOUTH 88.15' EAST 222 FEET TO THE PLACE OF BEGINNING.

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17 AND RUNNING THENCE NORTH 00°05' EAST 11 CHAINS ON THE WEST LINE OF SAID SECTION 17; THENCE NORTH 89'55' EAST 8.54 CHAINS; THENCE SOUTH 01'15' EAST 20.54 CHAINS TO THE CENTER OF THE STREET: THENCE NORTH 88'54' WEST 8.90 CHAINS IN THE CENTER OF THE STREET: THENCE NORTH 9.41 CHAINS TO THE PLACE OF BEGINNING.



VICINITY MAP NOT TO SCALE

## TITLE EXCEPTIONS

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 134827-CAF DATED SEPTEMBER 28, 2020

EXCEPTIONS #1-19 & 25-33 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #20 - RIGHT OF WAY AND UTILITY EASEMENT, INCLUDING ANY PRESUMED RIGHT, PRIVILEGE AND AUTHORITY BENEFITING THE CORRESPONDING UTILITY COMPANY FOR OVERHEAD TRANSMISSION LINES (INCLUDING ALL APPURTENANT POSTS, POLES, ANCHORS, CABLES, GUY WIRES AND FIXTURES), TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE EQUIPMENT AND OTHER FACILITIES. FROM TIME TO TIME, UPON, OVER AND ALONG THE NORTHERLY AND SOUTHERLY BOUNDARY OF THE SUBJECT LAND, AS EVIDENCED BY A VISUAL INSPECTION. (ALL POWER POLES ARE SHOWN ON PLAT)

EXCEPTION #21 - GAS PIPELINE AFFECTING THE WESTERLY PORTION AS DISCLOSED BY VISUAL INSPECTION OF THE SUBJECT PREMISES. (GAS LINE SHOWN ON PLAT AS PER UTILITY LOCATION PAINT FOUND ON SITE AT TIME OF SURVEY)

EXCEPTION #22 - POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY 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 OCTOBER 2, 1969, AS ENTRY NO. 526240, IN BOOK 926, AT PAGE 436. (POLE LINE EASEMENT SHOWN NORTH OF THE NORTHERLY BOUNDARY LINE)

EXCEPTION #23 - EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY 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 JUNE 20, 1991, AS ENTRY NO. 1143439, IN BOOK 1602, AT PAGE 141. (POSSIBLE LOCATION SHOWN ON PLAT. TIE POINTS ARE AMBIGUOUS.)

EXCEPTION #24 - EASEMENT IN FAVOR OF HUNTSVILLE TOWN, A BODY POLITIC OF THE STATE OF UTAH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE CULINARY WATER, PIPE LINES, VALVES, SERVICE LINES, AND OTHER CULINARY WATER DISTRIBUTION AND TRANSMISSION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 16, 2003, AS ENTRY NO. 1947620, IN BOOK 2385, AT PAGE 2095. (WATER LINE EASEMENT SHOWN ON PLAT)

NOTES

PARCELS 24-019-0011, 24-019-0001, 24-019-0023, 21-026-0040, 24-019-0012, 24-019-0013, AND 21-026-0041.

NO ADDRESS PROVIDED ON TITLE REPORT

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND EAST QUARTER CORNER AND THE CALCULATED SOUTHEAST CORNER OF SECTION 18, TOWNSHIP NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00'08'11"E.

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0244F DATED 06-02-15.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF SURVEY.

72.021 ACRES TOTAL AREA

THERE WERE NO MARKED PARKING SPACES ON SITE AT TIME OF SURVEY.

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND FOR FUTURE DEVELOPMENT. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF THE ESPL INVESTMENTS SUBDIVISION AND A LONG STANDING FENCE LINE. THE SOUTH LINE WAS PLACED ALONG THE RIGHT OF WAY LINE, AS ESTABLISHED BY THE ESPL INVESTMENTS SUBDIVISION AND EXISTING IMPROVEMENTS. THIS SOLUTION MATCHES VERY WELL WITH EXISTING FENCES AND THE ROAD, BUT IT DOES LEAVE THE RIGHT OF WAY WIDTH DEFICIENT ACROSS FROM THE WEBER FIRE DISTRICT SUBDIVISION, THIS SHOULD BE ADDRESSED WITH THE COUNTY PRIOR TO PLATTING. THE WEST LINE WAS ESTABLISHED BY ALLOWING FOR A 120' RIGHT OF WAY PER THE BILL WHITE MINOR SUBDIVISION AND EXTENDING THAT LINE SOUTH AND NORTH TO INTERSECT THE RIGHTS OF WAY OF 100 SOUTH AND 500 SOUTH STREETS. THIS MATCHES VERY WELL WITH A FOUND RIGHT OF WAY MONUMENT AS SHOWN AS WELL AS THE EXISTING FENCING. THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF 100 SOUTH AS DETERMINED BY EXITING IMPROVEMENTS. ALL CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" OR A NAIL AND WASHER.

### AS-SURVEYED DESCRIPTION

PART OF THE EAST HALF OF SECTION 18 AND THE WEST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 500 SOUTH STREET, SAID POINT BEING S00'08'11"E ALONG THE SECTION LINE, 587.24 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N88'28'15"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF 500 SOUTH STREET, 652.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWYAY 39; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NO1.06'54"W 1453.03 FEET; AND (2) NO2.42'54"W 1009.43 FEET; THENCE N39'56'32"E 45.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE S88'46'33"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1279.69 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING FIVE (5) COURSES: (1) S01'12'05"W 120.70 FEET; (2) S02'49'41"W 203.53 FEET; (3) S01'36'49"W 319.23 FEET; (4) S01'00'32"E 985.88 FEET; AND (5) S00'53'49"E 873.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE N88'28'15"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 589.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.021 ACRES MORE OR LESS.

# SURVEYOR'S CERTIFICATE

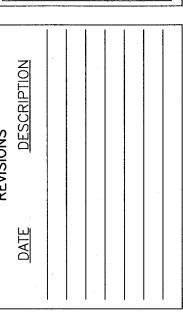
TO THE MIDDLE FIELD LC, A UTAH LIMITED LIABILITY COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

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, 6(A), 6(B), 7(A), 7(B)(1)(2), 8, 9, 11, 13, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-28-2020.

DATE OF SURVEY: 11-03-2020 DATE SIGNED: TREVOR J. HATCH, P.L.S. UTAH NUMBER: 9031945







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Project Info. Surveyor: T. HATCH Designer: N. ANDERSON Begin Date: 11-03-2020 Name: WEBER COUNTY

ALTA SURVEY 1"=30" Scale: \_\_\_ Checked: Number: <u>7562-01</u>

Sheet

Sheets

