

DESCRIPTION PER TITLE REPORT

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN WEBER COUNTY, UTAH:
 BEGINNING AT A POINT ON THE SOUTH LINE OF TWELFTH STREET AS IT EXISTS AT 60.00 FOOT HALF-WIDTH LOCATED 1042.90 FEET NORTH 0°44'07" EAST (15.8 CHAINS NORTH RECORD) TO THE ORIGINAL CENTERLINE OF TWELFTH STREET; 436.04 FEET SOUTH 89°09'45" EAST (SOUTH 89°30' EAST RECORD) ALONG SAID ORIGINAL CENTERLINE; AND 333.00 FEET SOUTH 0°50'15" WEST FROM THE CALCULATED CENTER OF SAID SECTION 21, SAID POINT OF BEGINNING IS ALSO LOCATED 743.30 FEET NORTH 89°09'45" WEST ALONG THE MONUMENT LINE, AND 80.00 FEET SOUTH 0°50'15" WEST FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF TWELFTH STREET AND MONROE BOULEVARD; AND RUNNING THENCE SOUTH 89°09'45" EAST 180.33 FEET; THENCE SOUTH 0°50'15" WEST 117.00 FEET; THENCE SOUTH 0°52'00" WEST 244.03 FEET TO THE CENTER OF THE LYNNE IRRIGATION CANAL; THENCE NORTHWESTERLY ALONG SAID IRRIGATION CANAL THE FOLLOWING FOUR COURSES: NORTH 70°25'25" WEST 46.47 FEET; NORTH 60°33'00" WEST 114.75 FEET; NORTH 54°25'28" WEST 17.18 FEET; AND NORTH 51°13'52" WEST 20.94 FEET; THENCE SOUTH 0°50'15" WEST 18.56 FEET; THENCE NORTH 89°09'45" WEST 138.00 FEET; THENCE NORTH 0°50'15" EAST 156.00 FEET; THENCE SOUTH 89°09'45" EAST 138.00 FEET ALONG THE LYNNE IRRIGATION CANAL; THENCE NORTH 0°50'15" EAST 141.00 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. NCS-769524-SL1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: JUNE 28, 2021, AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

- BOUNDARY LINE AGREEMENT BETWEEN SHARON K. YOUNG AND SPIDER INVESTMENTS, LLC AND K&S PROPERTIES, LLC, RECORDED APRIL 15, 2016 AS ENTRY NO. 2788484 OF OFFICIAL RECORDS. SURVEY FINDINGS: AFFECTED LINE LABELED HEREON.
- TERMS, CONDITIONS AND PROVISIONS, AS SET FORTH WITH IN THAT CERTAIN AGREEMENT BETWEEN LYNNE IRRIGATION COMPANY AND LOTUS FOXRIDGE, L.L.C. RECORDED AUGUST 23, 2019 AS ENTRY NO. 2998910 OF OFFICIAL RECORDS. SURVEY FINDINGS: EASEMENT LOCATION OR WIDTH ETC. ARE NOT DESCRIBED. IRRIGATION FACILITIES ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF UTAH CERTIFIES TO GREYSTONE SERVING CORPORATION, INC., FANNIE MAE, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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(A), 6(B), 7(A), 8, 9, 10(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 20, 2021.



TABLE "A" ITEMS

1. SEE GENERAL NOTE 2
2. ADDRESS SHOWN HEREON
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH ZONE "X" PER MAP NO. 48657204E, EFFECTIVE ON DECEMBER 16, 2005.
4. GROSS LAND AREA SHOWN HEREON
- 5(A). INFORMATION NOT PROVIDED
- 6(B). INFORMATION NOT PROVIDED
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
9. 52 GARAGE STALLS, 7 STRIPED STALLS, 0 ADA STALLS, TOTALING 59 PARKING STALLS ON SITE.
- 10(A). NOT APPLICABLE
13. SHOWN HEREON
16. THE IMPROVEMENTS SHOWN HEREON ARE NEW CONSTRUCTION, NO OBSERVED CURRENT CONSTRUCTION
18. ALL APPLICABLE EASEMENTS SHOWN HEREON

SURVEY NARRATIVE

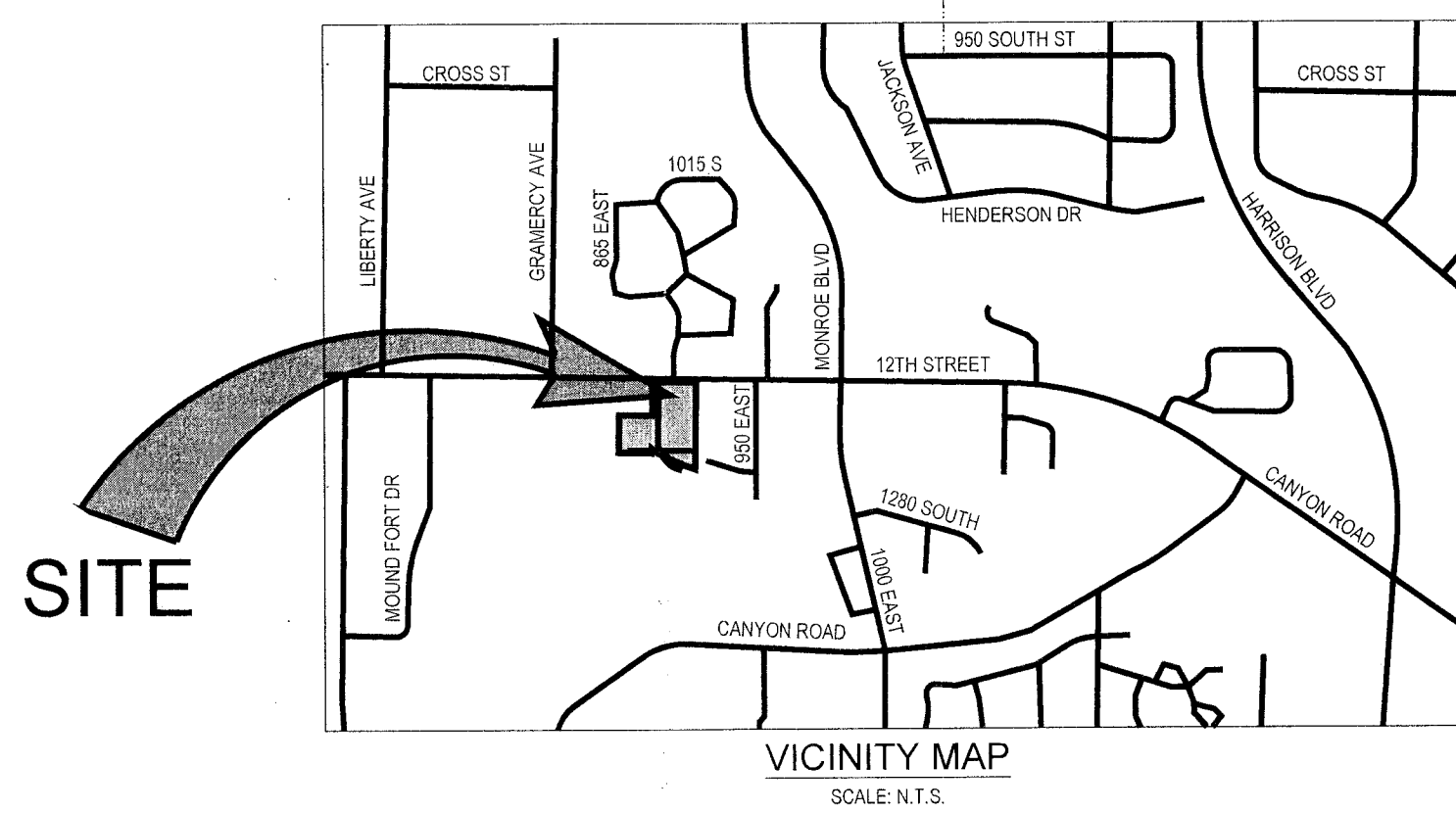
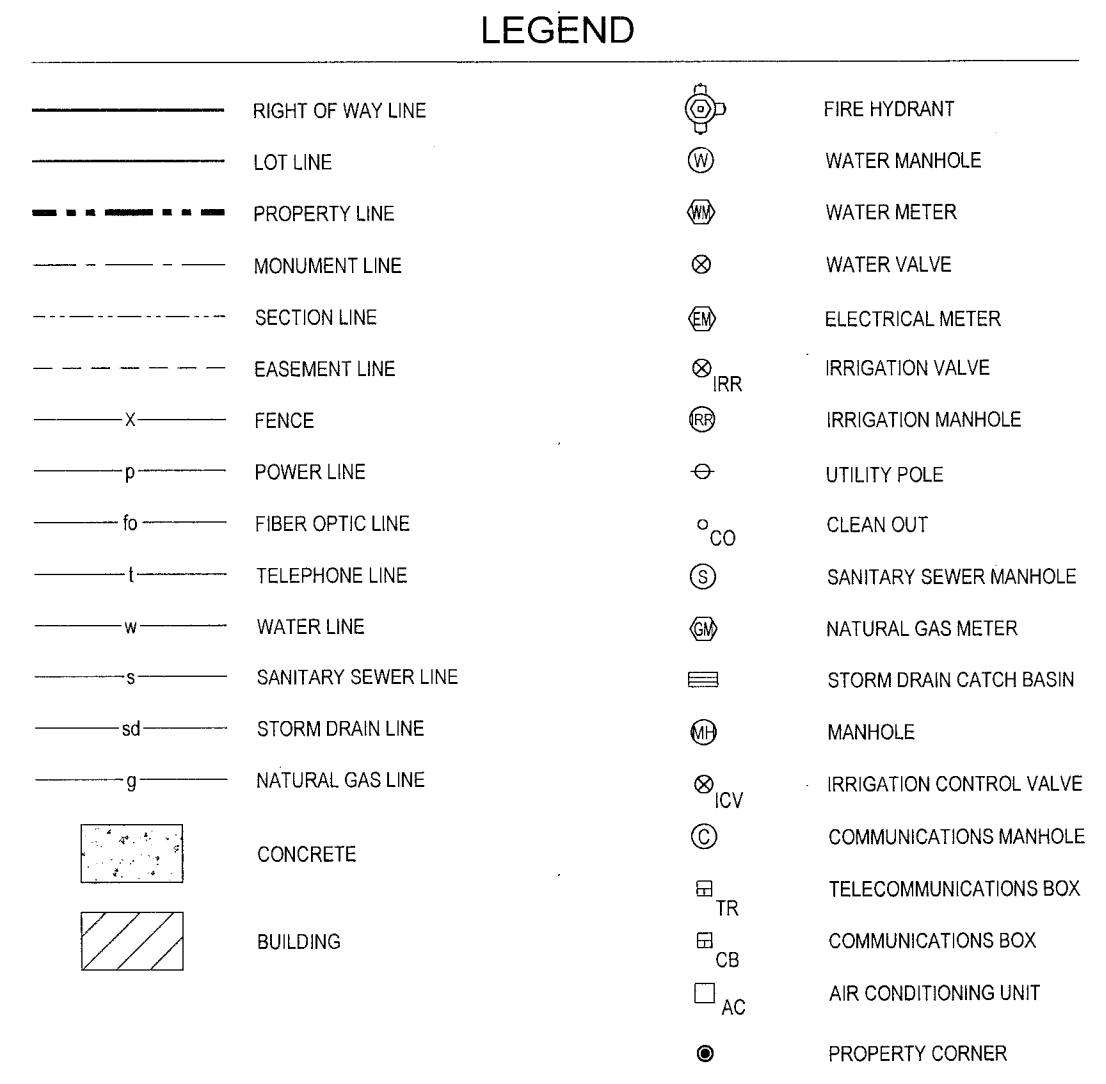
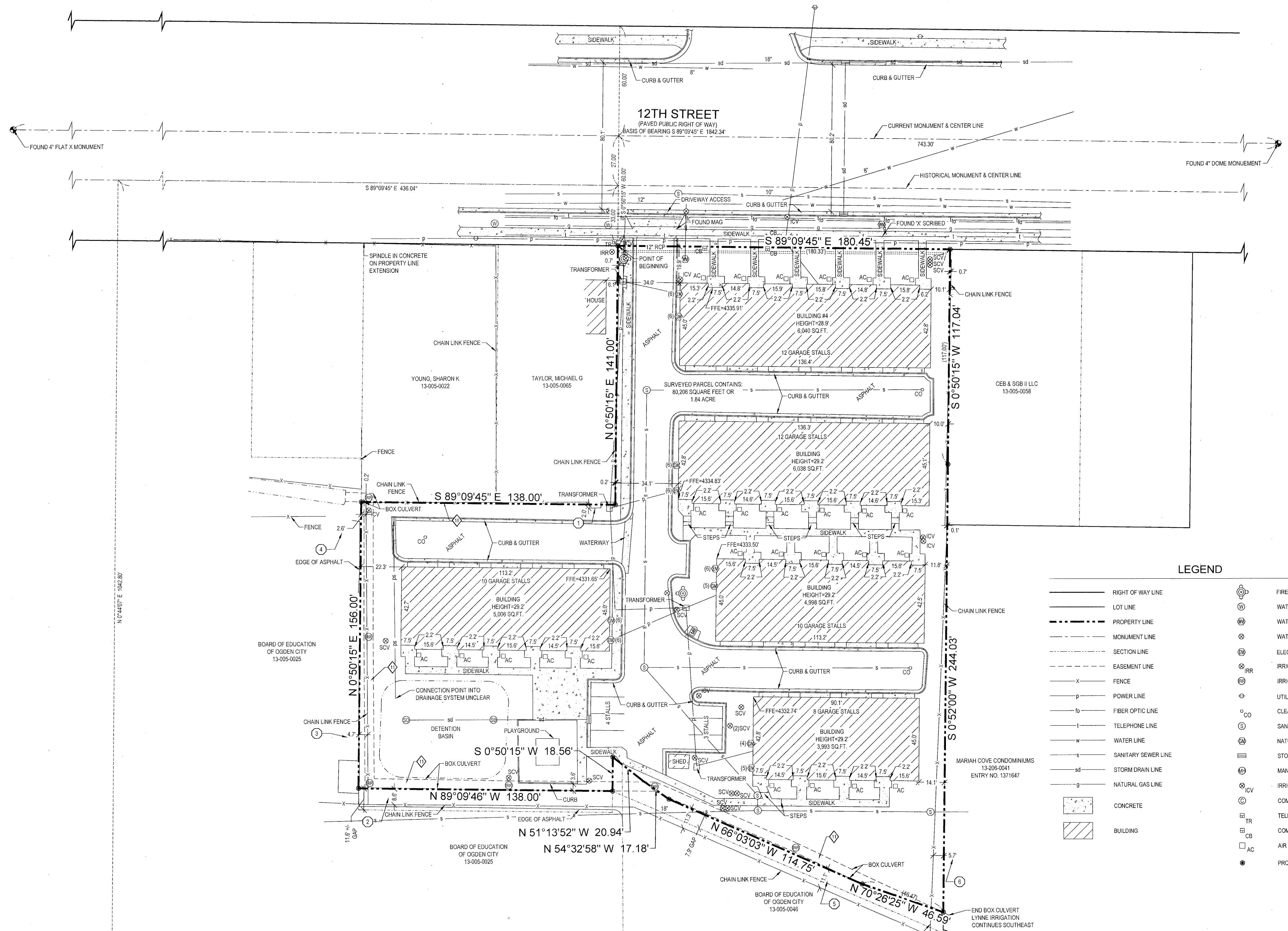
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°09'45" EAST ALONG THE MONUMENT LINE OF 12TH STREET, BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES AND ADJOINING PROPERTIES WERE ESTABLISHED ACCORDING TO DEEDS OF RECORD AND THE ADJOINING CONDOMINIUM PLAT TO THE EAST, WITH THE EXCEPTION OF ALONG THE SOUTH THE DEEDS AND SAID PLAT MATCHED WELL WITH EACH OTHER. WHEN ADDITIONAL SURVEYS OF RECORD ARE FOLLOWED ARE USED TO PLACE SAID DEEDS. ALONG THE SOUTH THERE ARE MATHEMATICAL GAPS THAT SHOULD BE ADDRESSED BY SOME SORT OF BOUNDARY LINE ADJUSTMENT.

GENERAL NOTES

1. MAEIL ENGINEERING OR MAEIL ENGINEERING - SURVEYING L.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. UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 3/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG."
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 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.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
7. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES AND OTHER OBSERVED EVIDENCE ONLY. 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.

SIGNIFICANT OBSERVATIONS

- CHAINLINK FENCE 2.0' SOUTH OF PROPERTY LINE
- CHAINLINK FENCE 8.6'-4" SOUTH OF PROPERTY LINE
- CHAINLINK FENCE 4.7'-4" EAST OF PROPERTY LINE
- CHAINLINK FENCE 2.8'-6" EAST OF PROPERTY LINE
- CHAINLINK FENCE 11.1'-4" SOUTH OF PROPERTY LINE
- CHAINLINK FENCE 5.7'-4" WEST OF PROPERTY LINE



CENTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. CALCULATED LOCATION, NOT SET.

RECEIVED
 JUL 29 2021
 BY: 7031