

NORTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY MONUMENT

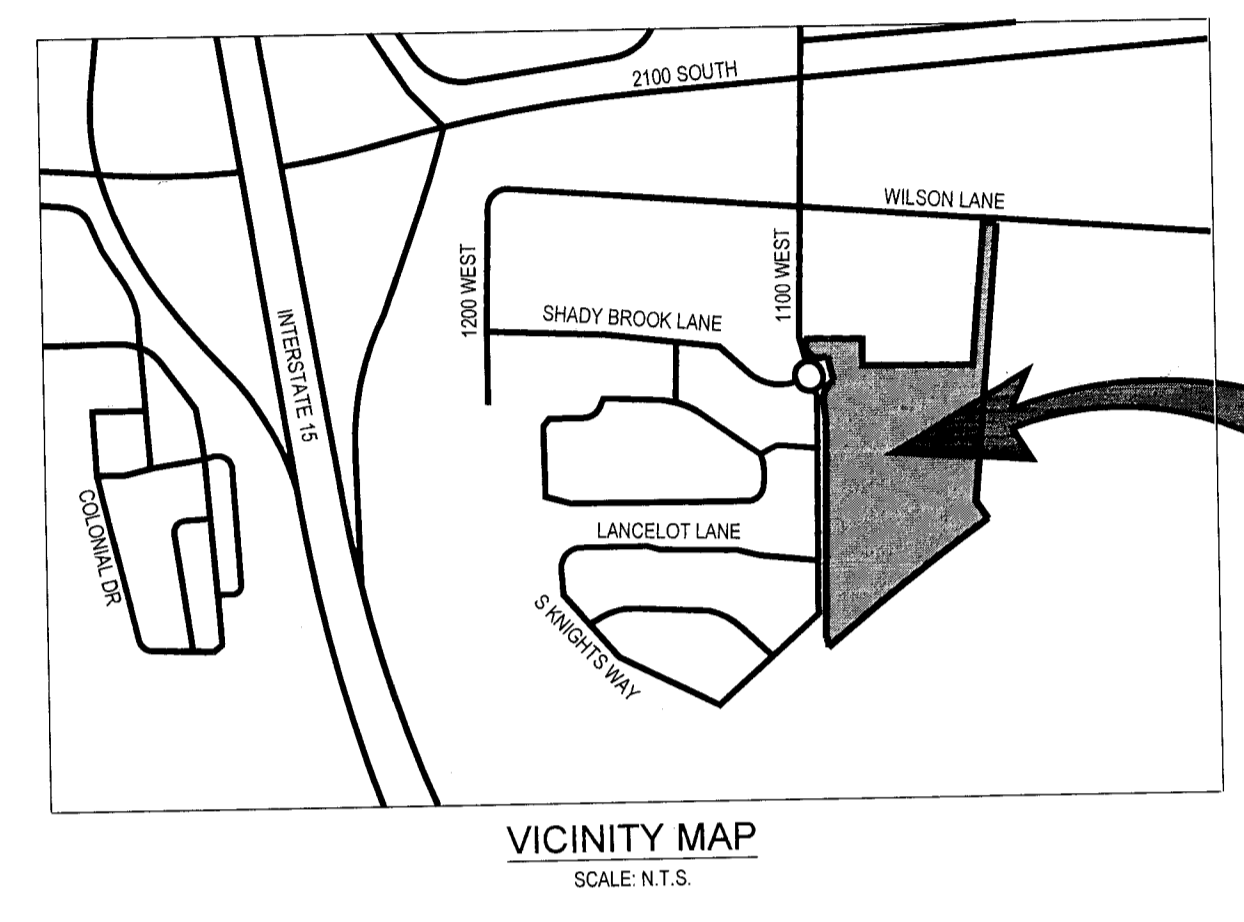
2162.00'

EAST 35.35'

2+94°11'34" (84°11'39")  
R=20.00'  
L=32.88'  
CB=S 48°01'48" W  
C=29.30'

1100 WEST STREET  
(66.00' PAVED PUBLIC RIGHT OF WAY)  
BASES OF BEARING N 1°29'17" E, 2625.27'

S 0°50'00" W, 307.81'



CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	333.00'	63.16'	010°52'05"	N4°30'04"W	63.07'
C2	60.00'	72.36'	069°05'39"	N24°36'39"E	68.05'
C3	40.00'	78.72'	112°45'52"	N54°27'28"W	66.62'
C4	267.00'	19.06'	004°05'25"	N6°01'58"W	19.06'

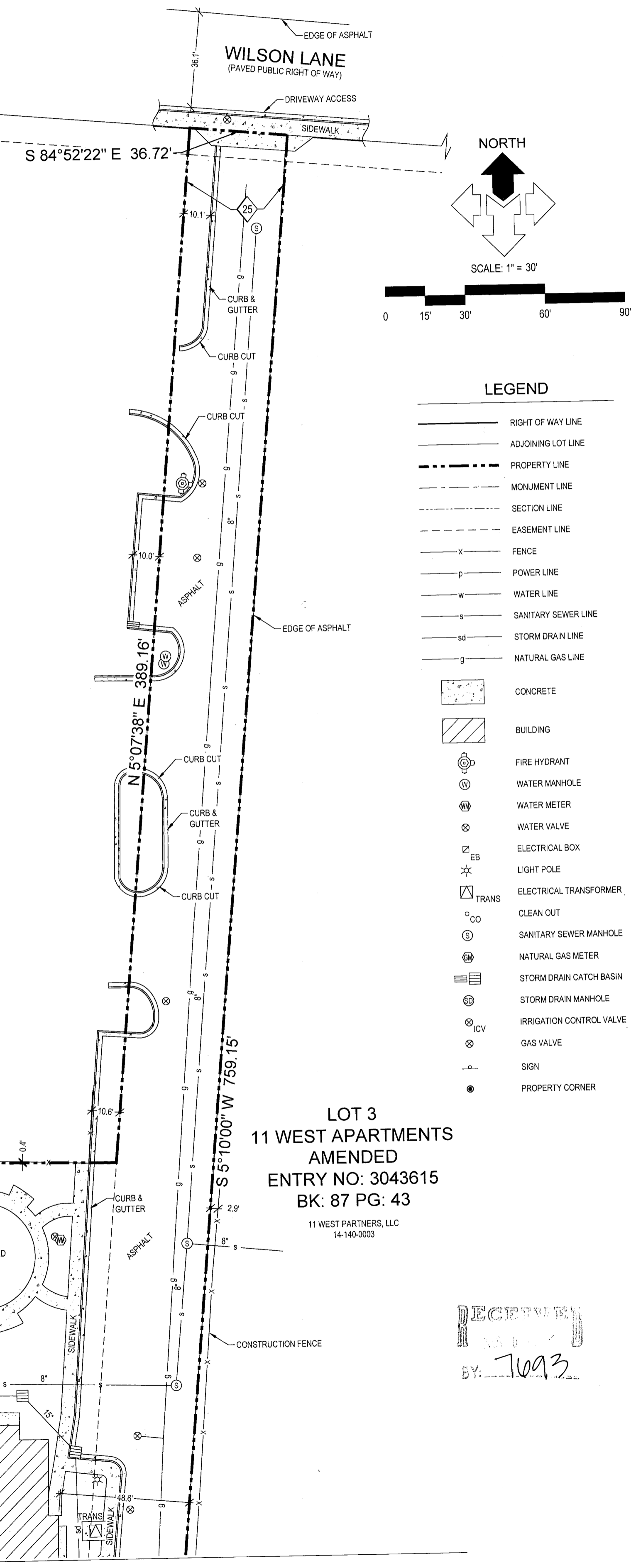
(72.35) (69°05'30")  
(78.73) (112°45'56")  
(19.07) (04°05'22") (N 0°01'55" W)

LOT 2  
11 WEST APARTMENTS  
AMENDED  
ENTRY NO: 3043615  
BK: 87 PG: 43  
11 WEST PARTNERS, LLC  
14-140-0002

LOT 3  
11 WEST APARTMENTS  
AMENDED  
ENTRY NO: 3043615  
BK: 87 PG: 43  
11 WEST PARTNERS, LLC  
14-140-0003

LOT 1  
11 WEST APARTMENTS  
AMENDED  
ENTRY NO: 3043615  
BK: 87 PG: 43

SEE SHEET 2 OF 2



DESCRIPTION PER TITLE REPORT

LOT 1, 11 WEST APARTMENTS SUBDIVISION (AMENDED), ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

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. 159545 REVISION NO. 1 PREPARED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: JANUARY 31, 2021, AT 6:00 AM.

SCHEDULE B-2 EXCEPTIONS

EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF SALT LAKE PIPE LINE COMPANY, DATED JANUARY 30, 1950, AS ENTRY NO. 191012, IN BOOK 329, AT PAGE 600 OF OFFICIAL RECORDS.

ASSIGNMENT AND ASSUMPTION OF RIGHTS OF WAY INTERESTS AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JUNE 25, 2013, AS ENTRY NO. 264263, OF COUNTY RECORDS. SURVEY FINDINGS: SHOWN HEREON.

EASEMENTS, BUILDING SETBACK LINES, NOTES, RESTRICTIONS, DEDICATIONS AND/OR CONDITIONS OF APPROVAL AS SET FORTH ON THE OFFICIAL RECORDED PLAT. SURVEY FINDINGS: SHOWN HEREON.

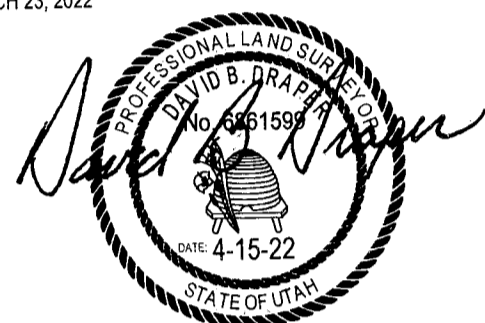
EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF CHESTER GAS COMPANY, RECORDED SEPTEMBER 28, 2020 AS ENTRY NO. 308836, OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON, EASEMENT DESCRIPTION MAY BE IN ERROR.

SURVEYOR'S CERTIFICATE

TO 11 WEST PARTNERS, LLC, JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.), FOR ITSELF AND AS AGENT FOR ANY OTHER NOTEHOLDERS OR PARTICIPANTS, AND ITS PARENT, AFFILIATES, AND THEIR SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTY COMPANY, STEWART TITLE OF UTAH, INC.:

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 2, 3, 4, 9(A), 9(B), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2022.

DATE OF PLAT OR MAP: MARCH 23, 2022



DAVID B. DRAPER  
LICENSE NO. 5861599

TABLE "A" ITEMS

- ADDRESS SHOWN HEREON PER THE RECORDED SUBDIVISION PLAT
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NO. 48020401E, IDENTIFIED AS COMMUNITY PANEL NO. 0407E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005 IN WEBER COUNTY, STATE OF UTAH, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THE LAND AREA OF THE SUBJECT PROPERTY IS 275,297 SQUARE FEET AND 6.32 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
- AS SHOWN HEREON
- AS SHOWN HEREON
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
- THE TOTAL OF ALL BUILDING AREAS (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 57,870 SQUARE FEET.
- MEASURED HEIGHT OF ALL BUILDINGS ARE SHOWN HEREON
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
- 125 REGULAR STALLS, 69 GARAGE STALLS, 2 ADA STALLS, TOTALING 196 PARKING STALLS ON SITE.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. 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. NO UTILITY MAPS HAVE BEEN SUPPLIED.
- ADJOINING OWNERS SHOWN HEREON.
- DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON
- ADJOINING PROPERTY TO THE NORTH IS CURRENTLY UNDER CONSTRUCTION. A PORTION OF THE SURVEYED PROPERTY, AT THE NORTHWEST CORNER, IS BEING AFFECTED BY THAT CONSTRUCTION.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/NSPS LAND TITLE SURVEY ON THE SUBJECT PROPERTY PER CLIENT REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°28'17" EAST ALONG THE SECTION, BETWEEN THE FOUND WEBER COUNTY MONUMENTS MARKING THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE RECORDED SUBDIVISION PLAT.

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.
- PROPERTY CORNERS WERE NOT SET AS PART OF THIS SURVEY.
- 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.
- SURVEYED PROPERTY HAS IMPROVED DRIVEWAY ACCESS TO 1100 WEST STREET AND WILSON LANE, BOTH PAVED PUBLIC RIGHTS OF WAY.

SIGNIFICANT OBSERVATIONS

- A SOUTHEASTERLY CORNER OF BUILDING "A" IS 3.3' EAST OF THE EASEMENT LINE
- BUILDING IS 0.8' WEST OF SETBACK LINE

**MCNEIL ENGINEERING**  
Economic and Sustainable Designs. Professionals You Know and Trust.  
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS

11 WEST APARTMENTS  
2270 SOUTH 1100 WEST  
WEST HAVEN, UTAH  
LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 NORTH, S.L.B. & M.

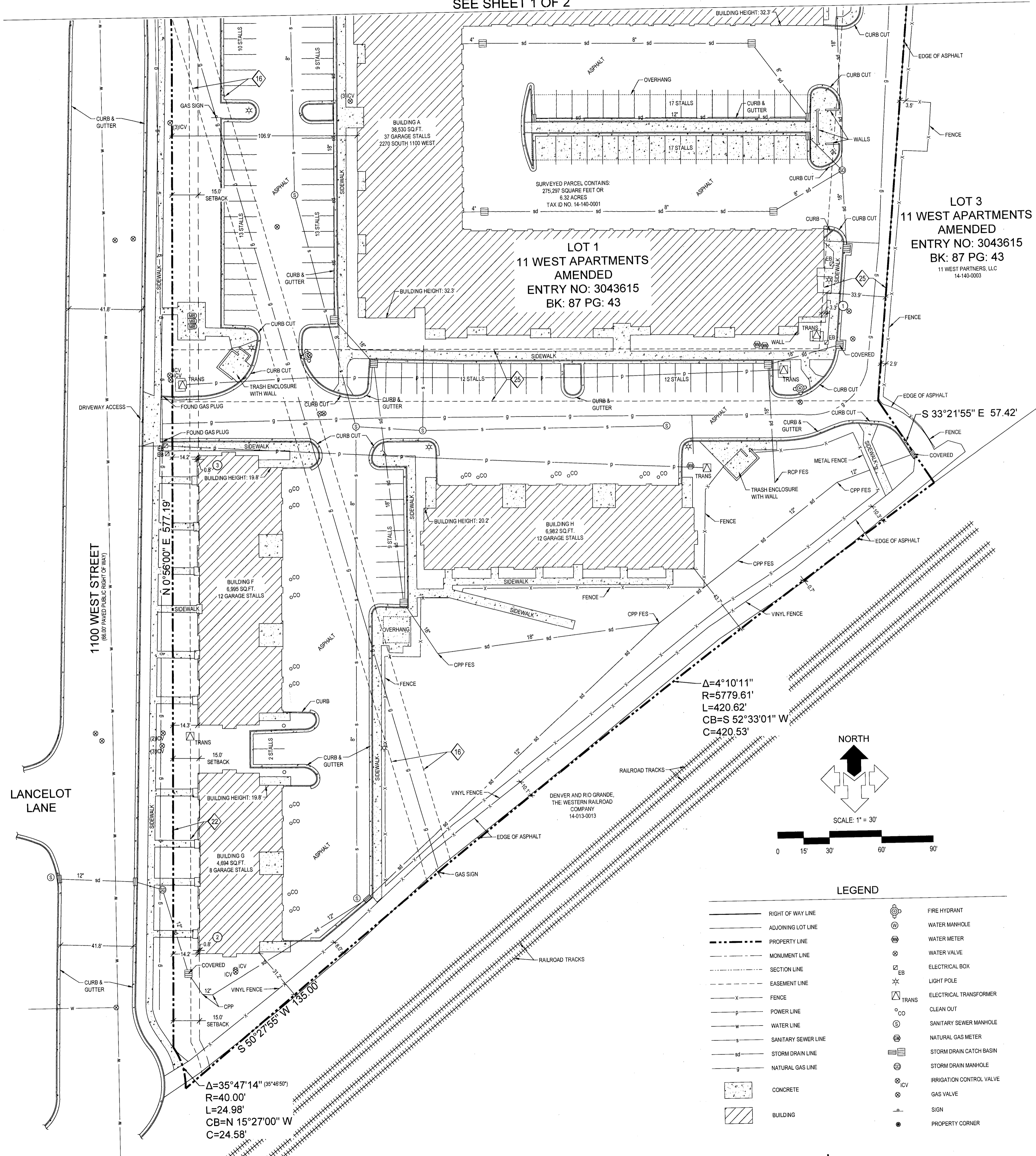
REV	DATE	DESCRIPTION
03/25/22	ADD ZONING	
4-14-22	COMMENTS	
4-15-22	NEW TITLE COMMITMENT	

PROJECT NO: 22161  
CAD FILE: 22161ALT  
DRAWN BY: NAE/KEG  
CALC BY: DBD  
FIELD CREW: DS  
CHECKED BY: DBD  
DATE: 3-23-22

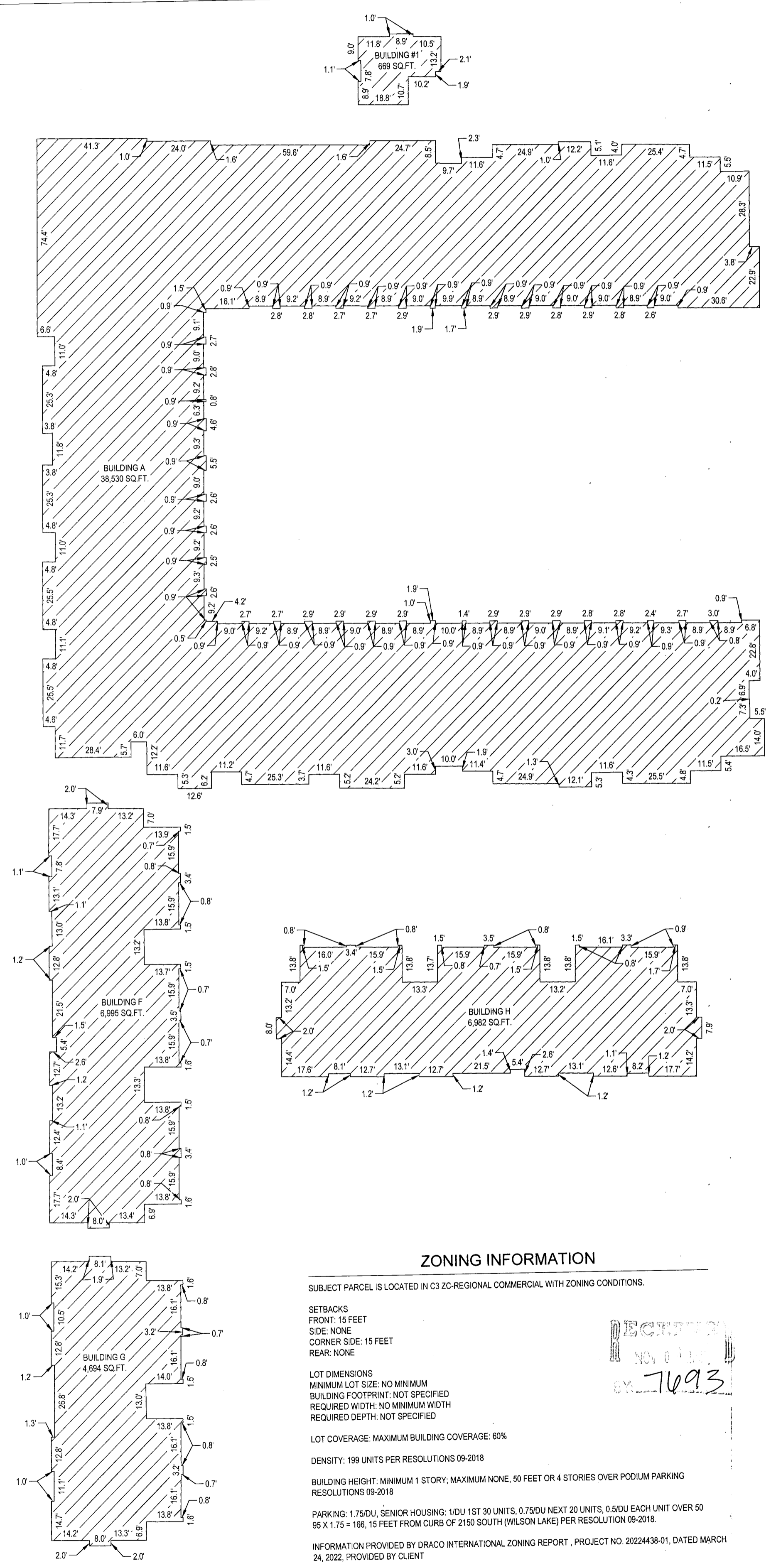
ALTA/NSPS  
LAND TITLE  
SURVEY

1 OF 2

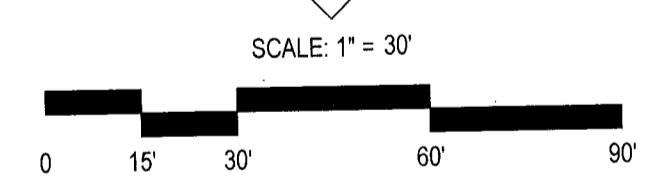
SEE SHEET 1 OF 2



BUILDING DIMENSIONS EXHIBIT



$\Delta=4^{\circ}10'11''$   
 $R=5779.61'$   
 $L=420.62'$   
 $CB=S 52^{\circ}33'01'' W$   
 $C=420.53'$



LEGEND

- RIGHT OF WAY LINE
- - - ADJOINING LOT LINE
- - - PROPERTY LINE
- - - MONUMENT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FENCE
- - - POWER LINE
- - - WATER LINE
- - - SANITARY SEWER LINE
- - - STORM DRAIN LINE
- - - NATURAL GAS LINE
- ▨ CONCRETE
- ▨ BUILDING
- ⊙ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ ELECTRICAL BOX
- ⊙ LIGHT POLE
- ⊙ TRANS ELECTRICAL TRANSFORMER
- ⊙ CLEAN OUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ NATURAL GAS METER
- ⊙ STORM DRAIN CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ GAS VALVE
- ⊙ SIGN
- ⊙ PROPERTY CORNER

ZONING INFORMATION

SUBJECT PARCEL IS LOCATED IN C3 ZC-REGIONAL COMMERCIAL WITH ZONING CONDITIONS.

SETBACKS  
FRONT: 15 FEET  
SIDE: NONE  
CORNER SIDE: 15 FEET  
REAR: NONE

LOT DIMENSIONS  
MINIMUM LOT SIZE: NO MINIMUM  
BUILDING FOOTPRINT: NOT SPECIFIED  
REQUIRED WIDTH: NO MINIMUM WIDTH  
REQUIRED DEPTH: NOT SPECIFIED

LOT COVERAGE: MAXIMUM BUILDING COVERAGE: 60%

DENSITY: 199 UNITS PER RESOLUTIONS 09-2018

BUILDING HEIGHT: MINIMUM 1 STORY; MAXIMUM NONE, 50 FEET OR 4 STORIES OVER PODIUM PARKING  
RESOLUTIONS 09-2018

PARKING: 1,750 DU, SENIOR HOUSING: 10 DU 1ST 30 UNITS, 0.75 DU NEXT 20 UNITS, 0.5 DU EACH UNIT OVER 50  
95 X 1.75 = 166, 15 FEET FROM CURB OF 2150 SOUTH (WILSON LAKE) PER RESOLUTION 09-2018.

INFORMATION PROVIDED BY DRACO INTERNATIONAL ZONING REPORT, PROJECT NO. 2022438-01, DATED MARCH  
24, 2022, PROVIDED BY CLIENT

**McNEIL ENGINEERING**  
Economic and Sustainable Designs, Professionals You Know and Trust  
8610 South Sandy Parkway, Suite 200, Sandy, Utah, 84070, 801.255.7700, mcneilengineering.com

**Civil Engineering • Consulting & Landscape Architecture**  
**Structural Engineering • Land Surveying & HDS**

11 WEST APARTMENTS

2270 SOUTH 1100 WEST  
WEST HAVEN, UTAH

LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

**REVISIONS**

REV	DATE	DESCRIPTION
1	08/25/23	ADD ZONING
2	4-14-22	COMMENTS
3	4-13-22	NEW TITLE COMMITMENT

PROJECT NO: 22161  
CAD FILE: 22161ALT  
DRAWN BY: NAE/KEG  
CALC BY: DBD  
FIELD CREW: DS  
CHECKED BY: DBD  
DATE: 3-23-22

**ALTA/NSPS**  
**LAND TITLE**  
**SURVEY**

**2 OF 2**