

DESCRIPTION PER TITLE REPORT

LOT 3, GOLDEN SPIKE TECHNOLOGY PARK, ROY CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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. 12529 PREPARED BY ARTISAN TITLE INSURANCE AGENCY, EFFECTIVE DATE: OCTOBER 21, 2021, AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS

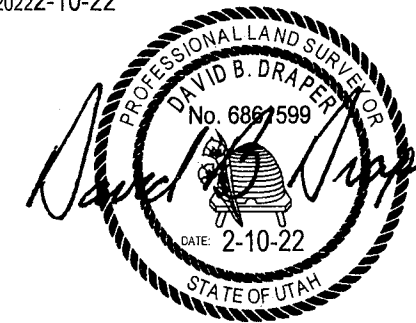
- 10 EASEMENT, RESERVATIONS, RESTRICTIONS, NOTES AND ALL MATTERS, AS SHOWN ON THE OFFICIAL RECORDED PLAT OF SAID SUBDIVISION SURVEY FINDINGS: SHOWN HEREON
- 10 DECLARATION OF EASEMENTS AND RESTRICTIONS, RECORDED JANUARY 31, 1986, AS ENTRY NO. 959268, BOOK 1494, AT PAGE 544, OF OFFICIAL RECORDS OF WEBER COUNTY RECORDERS OFFICE SURVEY FINDINGS: BLANKETS SURVEYED PARCEL, CITY PARCEL SHOWN HEREON

SURVEYOR'S CERTIFICATE

TO SECURITY MUTUAL LIFE INSURANCE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ARTISAN TITLE INSURANCE AGENCY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 6716 MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 4, 2022.

DATE OF PLAT OR MAP: FEBRUARY 10, 2022-10-22



DAVID B. DRAPER
LICENSE NO. 6861599

TABLE "A" ITEMS

1. SEE GENERAL NOTE 2
2. ADDRESS SHOWN HEREON
3. BY SCALED 1/4"=40' LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCELS LIES WITH FLOOD ZONE "X" PER MAP NO. 48672000E, EFFECTIVE ON DECEMBER 16, 2005.
4. GROSS LAND AREA SHOWN HEREON
- 5(A). INFORMATION NOT PROVIDED
- 5(B). INFORMATION NOT PROVIDED
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- 7(B)(1). SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- 7(C). HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
9. 216 REGULAR PARKING STALLS, 6 ADA PARKING STALLS WITH A TOTAL OF 222 PARKING STALLS
- 11(A). 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 MAPS HAVE BEEN PROVIDED.
13. ADJOINING OWNERS SHOWN HEREON.
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RIGHT OF WAY LINE CHANGES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. ALL APPLICABLE EASEMENTS SHOWN HEREON.

SURVEY NARRATIVE

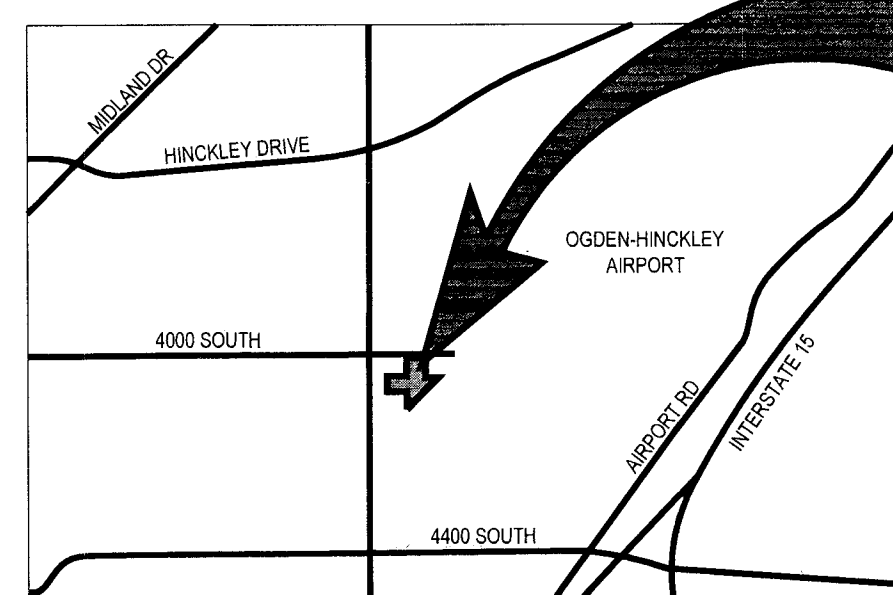
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°34'42" EAST ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE RECORDED SUBDIVISION PLAT.

GENERAL NOTES

1. 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.
2. CORNER MONUMENTS WILL BE SET WITH 5/8" REBAR & CAP OR NAIL AND WASHER STAMPED MCNEIL ENG UNLESS OTHERWISE NOTED HEREON.
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.
6. SURVEYED PARCEL HAS DIRECT DRIVEWAY ACCESS TO 4000 SOUTH STREET A PAVED PUBLIC RIGHT OF WAY.

SIGNIFICANT OBSERVATIONS

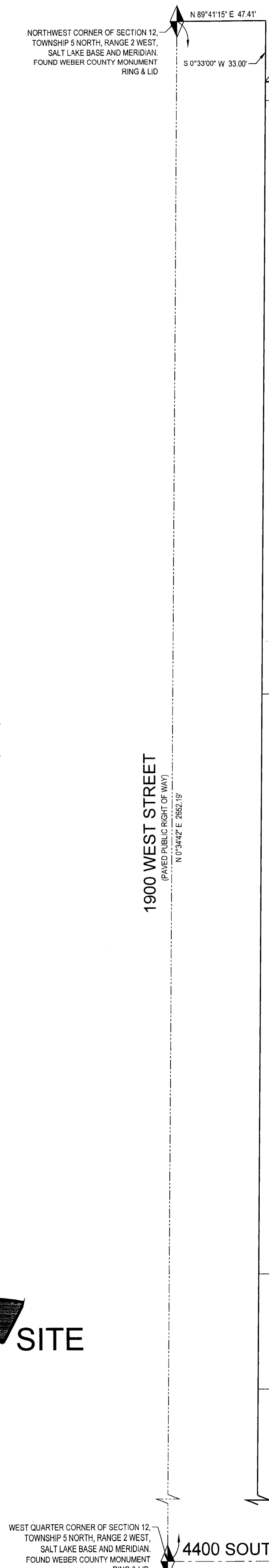
1. PARKING AREA APPEARS TO BE USED BY THE SURVEYED AND OTHER PARCELS.



VICINITY MAP
SCALE: N.T.S.

SITE

WEST QUARTER CORNER OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
FOUND WEBER COUNTY MONUMENT
RING & LID.



LOT 1
UTOLD, LLC
08-457-0001

LOT 2
UTOLD, LLC
08-457-0002

LOT 3
GOLDEN SPIKE
TECHNOLOGY PARK
BK: 62, PG: 88
ENTRY NO. 2143826

LOT 4
MCDONALD ARENAS
PROPERTIES, LLC
08-457-0004

LOT 5
NITEC, LLC
08-457-0005

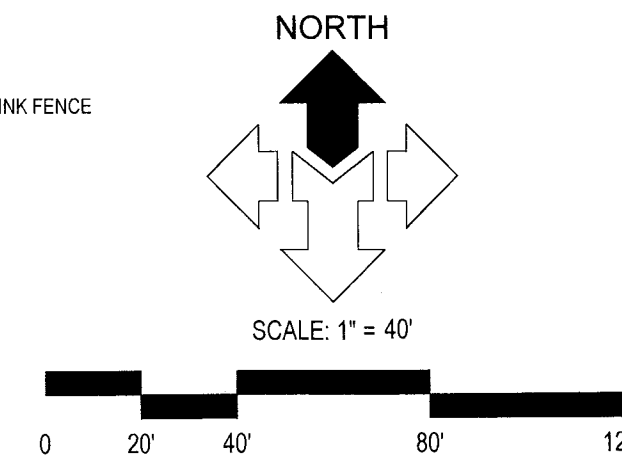
LOT 6
UTHNEW, LLC
08-457-0006

LOT 7

LEGEND

—	RIGHT OF WAY LINE	⊙	FIRE HYDRANT
- - -	LOT LINE	⊕	WATER MANHOLE
- · - · -	PROPERTY LINE	⊖	WATER VALVE
—+—	MONUMENT LINE	⊞	ELECTRICAL BOX
- · - · -	SECTION LINE	⊟	ELECTRICAL METER
- · - · -	EASEMENT LINE	⊠	LIGHT POLE
x	FENCE	⊡	STORM DRAIN CATCH BASIN
- · - · -	POWER LINE	⊢	SANITARY SEWER MANHOLE
- · - · -	CABLE TV LINE	⊣	NATURAL GAS METER
- · - · -	TELEPHONE LINE	⊤	IRRIGATION CONTROL VALVE
- · - · -	WATER LINE	⊥	TELECOMMUNICATIONS BOX
- · - · -	SANITARY SEWER LINE	⊦	CONCRETE
- · - · -	STORM DRAIN LINE	⊧	BUILDING
- · - · -	NATURAL GAS LINE	●	PROPERTY CORNER (SEE GENERAL NOTE 2)

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
BONA VISTA WATER	MATT FOX	801-621-0474	NOT RECEIVED
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
CENTURYLINK	TERESA HINTON	801-974-8181	SHOWN
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
DAVIS & WEBER COUNTIES CANAL	ROB ELGGREN	801-774-6373	NOT RECEIVED
ROY CITY WATER	COURTNEY HARRIS	801-626-9744	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	801-813-6993	SHOWN
WEBER COUNTY SURVEY	DEVRON ANDERSEN	801-399-8100	NOT RECEIVED
WEBER BASIN WATER	BEN KROCHMALSKI	801-771-1667	NOT RECEIVED
ZAYO FIBER	FINN EDMUNDS	385-228-2413	NOT RECEIVED



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Structural Engineering • Land Surveying & HDS

LOT 3, GOLDEN SPIKE TECHNOLOGY PARK
1821 WEST 4000 SOUTH
ROY, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION
1	02/10/22	22052

PROJECT NO: 22052
CAD FILE: 22052ALT
DRAWN BY: EAM/KSL
CALC BY: HBD
FIELD CREW: ZH
CHECKED BY: CHECKED
DATE: 02/10/22

**ALTA/NSPS
LAND TITLE
SURVEY**

1 OF 1