

DESCRIPTION PER TITLE REPORT

A PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN WEBER COUNTY, UTAH:

BEGINNING AT A POINT ON THE NORTH LINE OF CANYON ROAD LOCATED 190.90 FEET SOUTH 74°59'04" EAST; 21.33 FEET NORTH 0°49'26" EAST; AND 129.50 SOUTH 76°10'04" EAST FROM THE MONUMENT IN THE INTERSECTION OF CANYON ROAD AND MOUNTAIN ROAD; SAID INTERSECTION MONUMENT IS LOCATED 912.71 FEET SOUTH 79°33'05" WEST FROM THE CENTER OF SAID SECTION 22; AND RUNNING THENCE NORTH 0°49'26" EAST 119.00 FEET; THENCE NORTH 76°10'04" WEST 113.24 FEET; THENCE NORTH 0°49'26" EAST 95.16 FEET TO THE SOUTH LINE OF THE CALVER SUBDIVISION AS IT EXISTS ON THE GROUND; THENCE SOUTH 89°04'39" EAST (SOUTH 88°40'31" WEST PLAT) 449.23 FEET ALONG SAID SOUTH LINE AS IT EXISTS ON THE GROUND; THENCE SOUTH 1°09'55" WEST 73.28 FEET; THENCE NORTH 89°02'45" EAST 30.35 FEET; THENCE SOUTH 1°02'58" WEST 124.74 FEET TO THE NORTHERLY LINE OF CANYON ROAD; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR COURSES: NORTH 81°44'02" WEST 81.15 FEET; SOUTH 1°21'14" WEST 2.33 FEET; NORTH 83°46'19" WEST 95.65 FEET; AND NORTH 76°10'04" WEST 135.34 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED LEGAL DESCRIPTION IS THE OGDEN CITY ENGINEERING PLAT BEARING OF NORTH 1°02' EAST ALONG THE MONUMENT LINE OF MOUNTAIN ROAD FROM THE MONUMENT AT CANYON ROAD TO THE PI MONUMENT OF THE CURVE IN MOUNTAIN ROAD.

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-785623-2-SL1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: SEPTEMBER 15, 2021, AT 7:30 AM.

SCHEDULE B, PART II EXCEPTIONS

- 1. A RIGHT OF WAY FOR A DITCH, ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, FOR THE PURPOSE OF CONVEYING WATER TO A TRACT OF LAND WEST OF SAID PROPERTY, AS RESERVED IN WARRANTY DEED RECORDED IN AUGUST 1, 1907 IN BOOK 54 AT PAGE 64 OF OFFICIAL RECORDS. SURVEY FINDINGS: CALLS FOR DITCH ALONG THE NORTH LINE, NO DITCH WAS FOUND
- 2. AGREEMENT FOR A FUTURE CROSS-ACCESS EASEMENT BY AND BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND LOTUS WHISPERWOOD, LLC RECORDED JANUARY 16, 2020 AS ENTRY NO. 302885 OF OFFICIAL RECORDS. SURVEY FINDINGS: FUTURE SHARED ACCESS POINT SHOWN HEREON
- 3. AGREEMENT FOR A FUTURE CROSS-ACCESS EASEMENT BY AND BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND LOTUS WHISPERWOOD, LLC RECORDED JANUARY 16, 2020 AS ENTRY NO. 302884 OF OFFICIAL RECORDS. SURVEY FINDINGS: FUTURE SHARED ACCESS POINT SHOWN HEREON
- 4. AGREEMENT FOR A FUTURE CROSS-ACCESS EASEMENT BY AND BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND LOTUS WHISPERWOOD, LLC RECORDED JANUARY 16, 2020 AS ENTRY NO. 302885 OF OFFICIAL RECORDS. SURVEY FINDINGS: FUTURE SHARED ACCESS POINT SHOWN HEREON
- 5. AGREEMENT FOR A FUTURE CROSS-ACCESS EASEMENT BY AND BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND LOTUS WHISPERWOOD, LLC RECORDED JANUARY 16, 2020 AS ENTRY NO. 302886 OF OFFICIAL RECORDS. SURVEY FINDINGS: FUTURE SHARED ACCESS POINT SHOWN HEREON

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSIPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0°10'00" EAST ALONG THE MONUMENT LINE OF MOUNTAIN ROAD, BETWEEN THE FOUND BRASS CAP MONUMENTS, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO AN UNFILED SURVEY PREPARED BY A.W.A. ENGINEERING, SAID SURVEY WAS SUPPLIED BY THE CLIENT.

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 NOT FOUND WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "McNEIL ENG." UNLESS NOTED OTHERWISE 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 DRIVEWAY ACCESS TO CANYON ROAD, A PAVED PUBLIC RIGHT OF WAY.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

TABLE "A" ITEMS

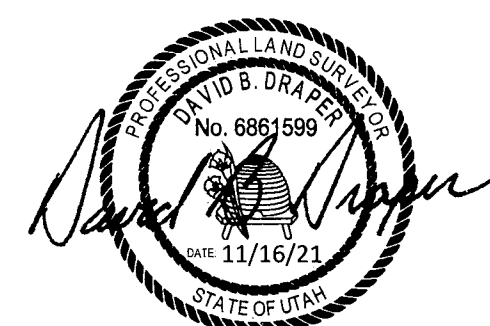
1. SEE GENERAL NOTE 2
2. ADDRESS SHOWN HEREON
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH ZONE "X" PER MAP NO. 495070001E, EFFECTIVE ON DECEMBER 16, 2005.
4. GROSS LAND AREA SHOWN HEREON
- 5(A). INFORMATION NOT PROVIDED
- 5(B). INFORMATION NOT PROVIDED
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
9. THERE ARE NO PARKING STALLS ON SITE.
10. NOT APPLICABLE
- 11(A). THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER AND OBSERVED EVIDENCE. SURVEYOR WAS NOT PROVIDED WITH RECORD DRAWINGS. 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 PROCESS 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.
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. ALL APPLICABLE PLOT-A-BLE EASEMENTS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO GREYSTONE SERVICING CORPORATION, INC, FANNIE MAE, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSIPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10, 11(A), 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2021.

DATE OF PLAT OR MAP: NOVEMBER 16, 2021

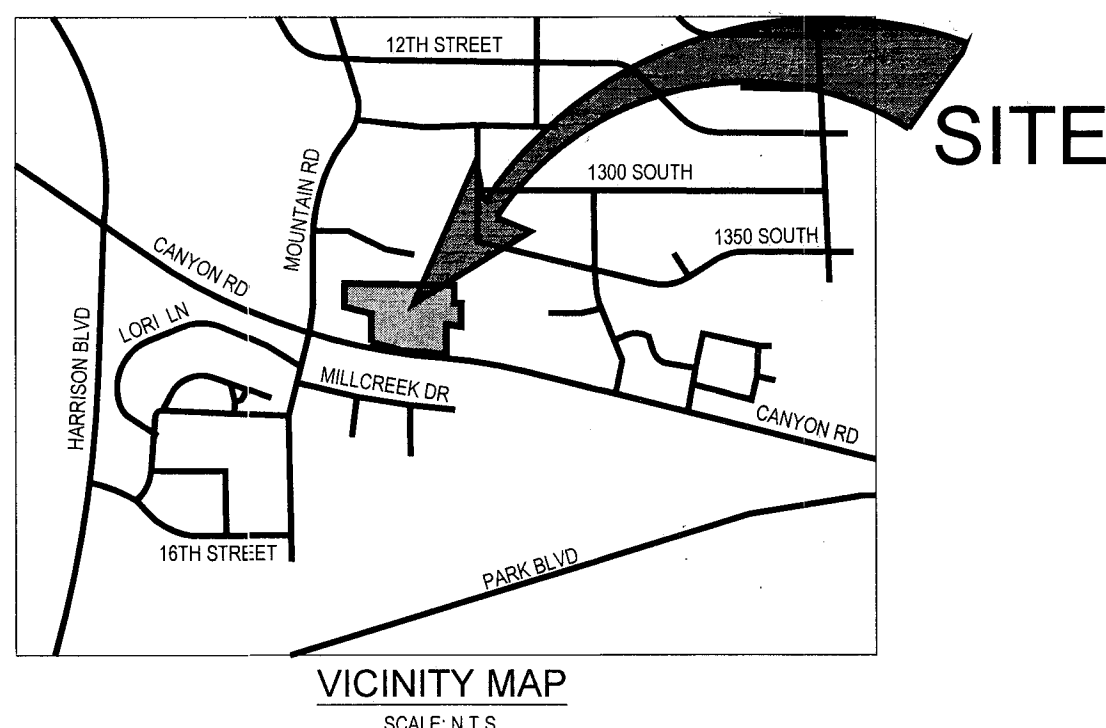


DAVID B. DRAPER
LICENSE NO. 6881599

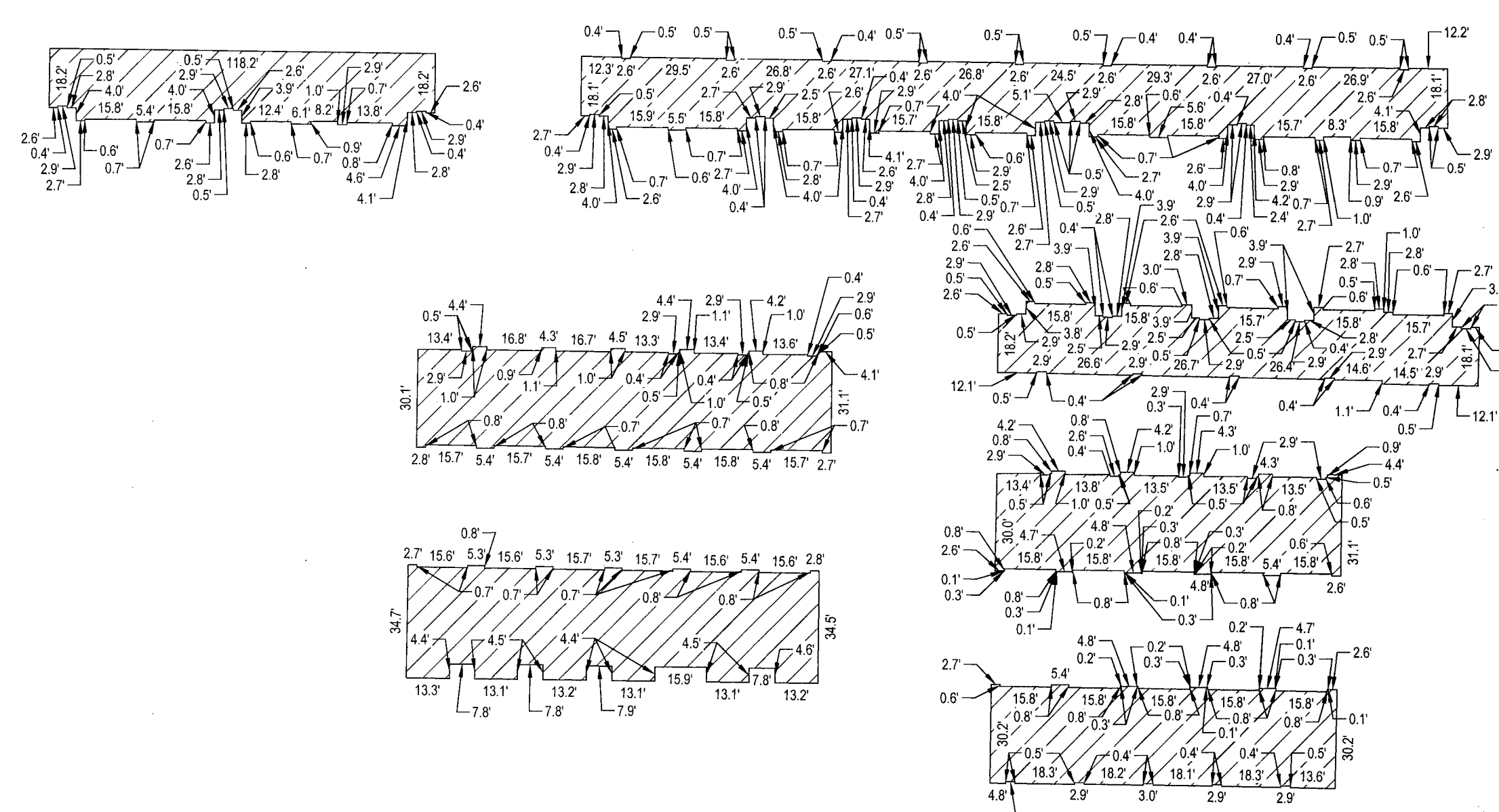
NORTH

SCALE: 1" = 40'

0 20' 40' 80' 120'



BUILDING DIMENSIONS



MOUNTAIN ROAD
BASIS OF BEARINGS N 1°02'00" E 812.71' (812.80')

CALVER SUBDIVISION
FIRST AMENDMENT LOT 2

CALVER SUBDIVISION
PAGE: 58, PAGE: 38

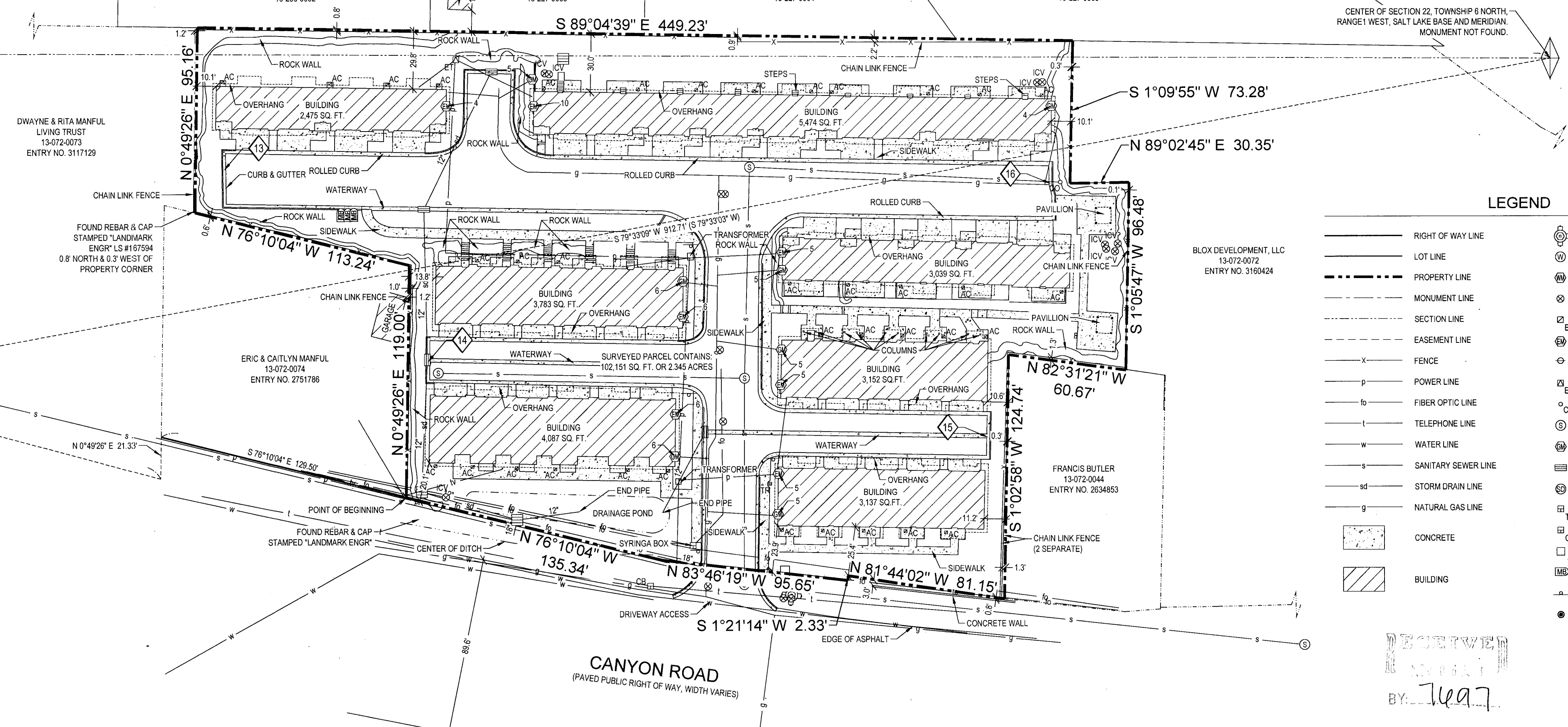
CALVER SUBDIVISION
PAGE: 58, PAGE: 38

LOT 2B
KSAK NELSON INVESTMENTS, LLC
13-236-0002

LOT 3
WILDROSE II, LLC
13-227-0003

LOT 4
ANTONIO & CHARLENE MELGAREJO
13-227-0004

LOT 5
GREG & JENNIFER HARRIS
13-227-0005



LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- NATURAL GAS LINE
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- ELECTRICAL METER
- UTILITY POLE
- ELECTRICAL TRANSFORMER
- CLEAN OUT
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS BOX
- COMMUNICATIONS BOX
- AIR CONDITIONING UNIT
- MAILBOX
- SIGN
- PROPERTY CORNER

WHISPERWOOD TOWNHOMES

**1450 CANYON ROAD
OGDEN, UTAH 84404**

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

McNEIL ENGINEERING
Economic and Sustainable Designs. Professionals You Know and Trust
8460 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

REV	DATE	DESCRIPTION

PROJECT NO: 21713
CAD FILE: 21713 ALT
DRAWN BY: EAM, KES
CALC BY: DBD
FIELD CREW: SS, DW
CHECKED BY: DBD
DATE: 11/16/2021
**ALTA/NSPS
LAND TITLE
SURVEY**
1 OF 1