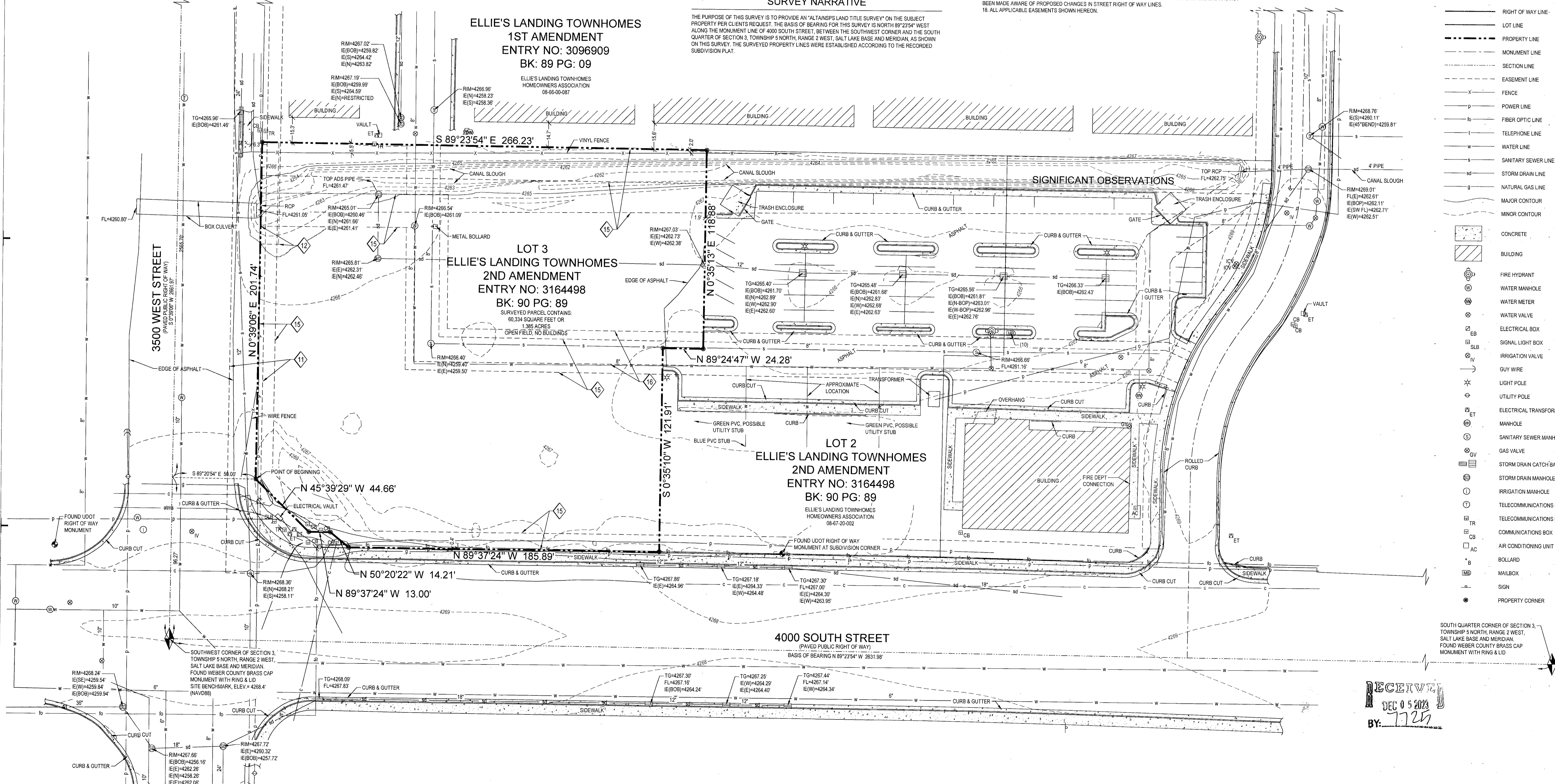


WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT WITH RINGS & LID



DESCRIPTION PER TITLE REPORT

LOT 3, ELLIE'S LANDING TOWNHOMES, 2ND AMENDMENT, AMENDING COMMERCIAL LOT 1 OF ELLIE'S LANDING TOWNHOMES, ACCORDING TO THE OFFICIAL PLAT THEREON ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.

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-1186798-OMHA PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: JUNE 02, 2022, AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

- WEST HAVEN SPECIAL SERVICE DISTRICT EASEMENT AGREEMENT RECORDED JULY 10, 2006 AS ENTRY NO. 2192609 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTION OF STATE ROUTE 87 KNOWN AS 4000 SOUTH STREET, PROJECT NUMBER S-0357012 AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED JUNE 25, 2008 AS ENTRY NO. 2205209 OF OFFICIAL RECORDS. SURVEY FINDINGS:
- EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON ELLIE'S LANDING TOWNHOMES SUBDIVISION PLAT RECORDED MAY 15, 2020 AS ENTRY NO. 3054536 IN BOOK 87 OF PLATS AT PAGE 70.
- EASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON ELLIE'S LANDING TOWNHOMES, 1ST AMENDMENT SUBDIVISION PLAT RECORDED OCTOBER 28, 2020 AS ENTRY NO. 3096909 IN BOOK 89 OF PLATS AT PAGE 08-010
- EASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON ELLIE'S LANDING TOWNHOMES, 2ND AMENDMENT SUBDIVISION PLAT RECORDED JUNE 29, 2021 AS ENTRY NO. 3164498 IN BOOK 90 OF PLATS AT PAGE 89 SURVEY FINDINGS: SHOWN HEREON
- CROSS ACCESS AND EASEMENT AGREEMENT RECORDED JULY 16, 2021 AS ENTRY NO. 3168837 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

SURVEY NARRATIVE

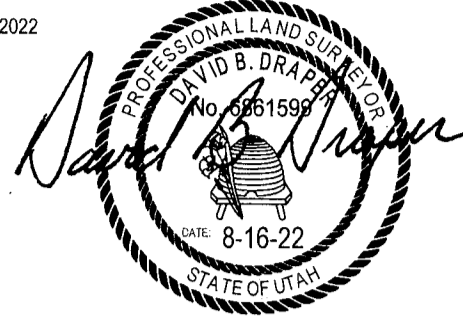
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'54" WEST ALONG THE MONUMENT LINE OF 4000 SOUTH STREET, BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER OF SECTION 3, TOWNSHIP 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.

SURVEYOR'S CERTIFICATE

TO KUM & GO, 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 10, 11, 13, 14, 15, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 28, 2022.

DATE OF PLAT OR MAP: AUGUST 10, 2022



DAVID B. DRAPER
LICENSE NO. 6861599

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. 490703426, EFFECTIVE ON DECEMBER 18, 2005.
4. GROSS LAND AREA SHOWN HEREON
5. CONTOURS SHOWN HEREON
6. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
7. LOCATION OF CERTAIN DIVISION AND/OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES ARE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
9. LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. 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 BE ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
10. ADJOINING OWNERS SHOWN HEREON
11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. 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 BE ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
12. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. NO OBSERVED RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. MCNEIL ENGINEERING HAS NOT BEEN MADE AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
14. ALL APPLICABLE EASEMENTS SHOWN HEREON.

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. UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" 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.
6. THE SURVEYED PARCEL CURRENTLY HAS NO IMPROVED DRIVEWAY ACCESS TO A PUBLIC ROAD, IT DOES ACCESS ACROSS THE EASTERLY ADJOINING PARCELS VIA EXCEPTION 16.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	JEFF HOUSTON	435-224-2356	NOT RECEIVED
LUMEN/CENTURYLINK	LARRY BUHLER	385-479-7357	NOT RECEIVED
HOOPER WATER I.D.	SCOTT CHRISTIANSEN	801-985-1991	SHOWN
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	NOT RECEIVED
ROCKY MOUNTAIN POWER - OGDEN	JOEL SIMMONS	801-813-8993	SHOWN
ROY CONSERVANCY DISTRICT	COURTNEY HARRIS	801-825-8744	NOT RECEIVED
STRYNGA NETWORKS	ENGINEERING	800-454-7214	SHOWN
TAYLOR WEST WEBER WATER I.D.	DAN WHITE-GE CIVIL	801-731-1668	SHOWN
UDOT REGION I	CHRIS SCRIBNER	801-620-1632	NOT RECEIVED
WEBER COUNTY SURVEYOR	DEVRON ANDERSEN	801-399-8100	NOT RECEIVED
WEBER BASIN WATER C.D.	BEN KROCHMALSKI	801-771-1677	SHOWN
WEST HAVEN CITY	SCOTT VESTRA	801-731-4519	SHOWN

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
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- SIGNAL LIGHT BOX
- IRRIGATION VALVE
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- ELECTRICAL TRANSFORMER
- MANHOLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION MANHOLE
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS BOX
- COMMUNICATIONS BOX
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN
- PROPERTY CORNER

KG 2515

REV	DATE	DESCRIPTION
1	8-16-22	ADD UTILITIES

PROJECT NO: 22481
CAD FILE: 22481ALT
DRAWN BY: KSL/KEG
CALC BY: DBD
FIELD CREW: IQ/HD
CHECKED BY: DBD
DATE: 8-10-22

ALTA/NSPS
LAND TITLE
SURVEY

1 OF 1

3500 WEST 4000 SOUTH
WEST HAVEN, UTAH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

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

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