

DESCRIPTION PER TITLE REPORT

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT THAT IS SOUTH 43 FEET AND SOUTH 89°07'30" WEST 125 FEET TO A POINT ON THE SOUTH RIGHT OF WAY FENCE OF STATE HIGHWAY 37; AND SOUTH 40°55'51" WEST 343.39 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER SECTION, AND RUNNING THENCE NORTH 10 FEET; THENCE SOUTH 89°07'30" WEST 10 FEET; THENCE SOUTH 10 FEET, THENCE SOUTH 89°07'30" WEST 120 FEET, TO THE EAST LINE OF THOMAS L KANE SUBDIVISION, THENCE SOUTH 0°43'07" WEST 106.67 FEET, THENCE SOUTH 42°10'26" WEST 491.01 FEET; THENCE NORTH 89°34'27" WEST 131.41 FEET; THENCE NORTH 0°43'07" EAST 739.01 FEET TO THE SOUTH LINE OF 4000 SOUTH STREET, THENCE WEST ALONG SAID STREET 328.52 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 136.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST HAVEN FARM SUBDIVISION - PHASE 1, THENCE NORTH 42°59'34" EAST 563.18 FEET, THENCE NORTH 89°57'40" EAST 952.08 FEET, MORE OR LESS TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION; THENCE NORTH 641.73 FEET TO A POINT NORTH 89°07'30" EAST OF BEGINNING, THENCE SOUTH 89°07'30" WEST 350 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 13, 2012 AS ENTRY NO. 2558081 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND, IN FEE, FOR THE CONSTRUCTION OF A TRAFFIC SIGNAL PROJECT ON THE EXISTING STATE HIGHWAY 58-37 KNOWN AS PROJECT NO. S-0037710, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN WEBER COUNTY, UTAH, THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT NORTH QUARTER CORNER OF SAID SECTION 8, AND RUNNING THENCE SOUTH 1°26'25" WEST 37.51 FEET ALONG QUARTER SECTION LINE, THENCE SOUTH 89°34'27" EAST 378.51 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 4700 WEST STREET, THENCE NORTH 9°43'07" EAST 37.50 FEET TO THE NORTH SECTION LINE OF SAID SECTION 8; THENCE NORTH 89°34'27" WEST 378.51 FEET ALONG SAID NORTH SECTION LINE OF SECTION 8 TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 13, 2012 AS ENTRY NO. 2558083 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND, IN FEE, FOR THE CONSTRUCTION OF A TRAFFIC SIGNAL PROJECT ON THE EXISTING STATE HIGHWAY 58-37 KNOWN AS PROJECT NO. S-0037710, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN WEBER COUNTY, UTAH, THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 37.50 FEET SOUTH 1°26'25" WEST ALONG QUARTER SECTION LINE AND 38.56 FEET SOUTH 89°34'27" EAST RIGHT OF WAY LINE OF 4700 WEST STREET FROM THE NORTH QUARTER CORNER OF SAID SECTION 8, AND RUNNING THENCE SOUTH 89°34'27" EAST 339.95 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STREET TO THE EASTERLY BOUNDARY LINE OF GRANITORS LAND; THENCE SOUTH 9°43'07" WEST 10.50 FEET, THENCE NORTH 89°34'27" WEST 339.95 FEET TO EAST RIGHT OF WAY LINE OF 4700 WEST STREET; THENCE NORTH 0°25'50" EAST 10.50 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN FAIR GROVE ESTATES PHASE 1.
ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN PARCEL A, FAIR GROVE PARK.
ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN FAIR GROVE RETIREMENT COMMUNITY.

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-1124234-034 OMA PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: APRIL 18, 2022 AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS

- 15. EASEMENT TO USE DISTRIBUTION SYSTEM, IN FAVOR OF BOARD OF WATER RESOURCES, AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES OF THE WILSON IRRIGATION COMPANY RECORDED MAY 17, 1996 AS ENTRY NO. 1406583 IN BOOK 1606 AT PAGE 2985 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.
- 16. TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN BOUNDARY AGREEMENT RECORDED JANUARY 21, 2003 AS ENTRY NO. 1906093 IN BOOK 2306 AT PAGE 696 OF OFFICIAL RECORDS. SURVEY FINDINGS: PERTAINS TO A LINE OF THE HISTORICAL PARCEL AND IS EAST OF THE CURRENT SURVEYED PARCEL.
- 17. TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN BOUNDARY AGREEMENT RECORDED JANUARY 21, 2003 AS ENTRY NO. 1906093 IN BOOK 2306 AT PAGE 696 OF OFFICIAL RECORDS. SURVEY FINDINGS: PERTAINS TO A LINE OF THE HISTORICAL PARCEL AND IS EAST OF THE CURRENT SURVEYED PARCEL.

SURVEYOR'S CERTIFICATE

TO KUM & GO, LLC, AN IOWA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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. THE FIELD WORK WAS COMPLETED ON MAY 27, 2022.

DATE OF PLAT OR MAP: JUNE 8, 2022
DAVID B. DRAPER
LICENSE NO. 6861599

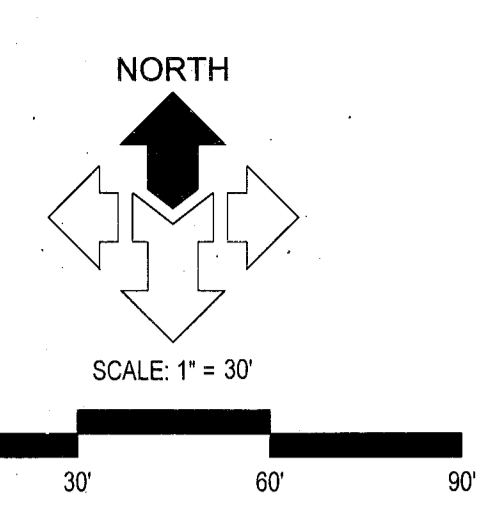
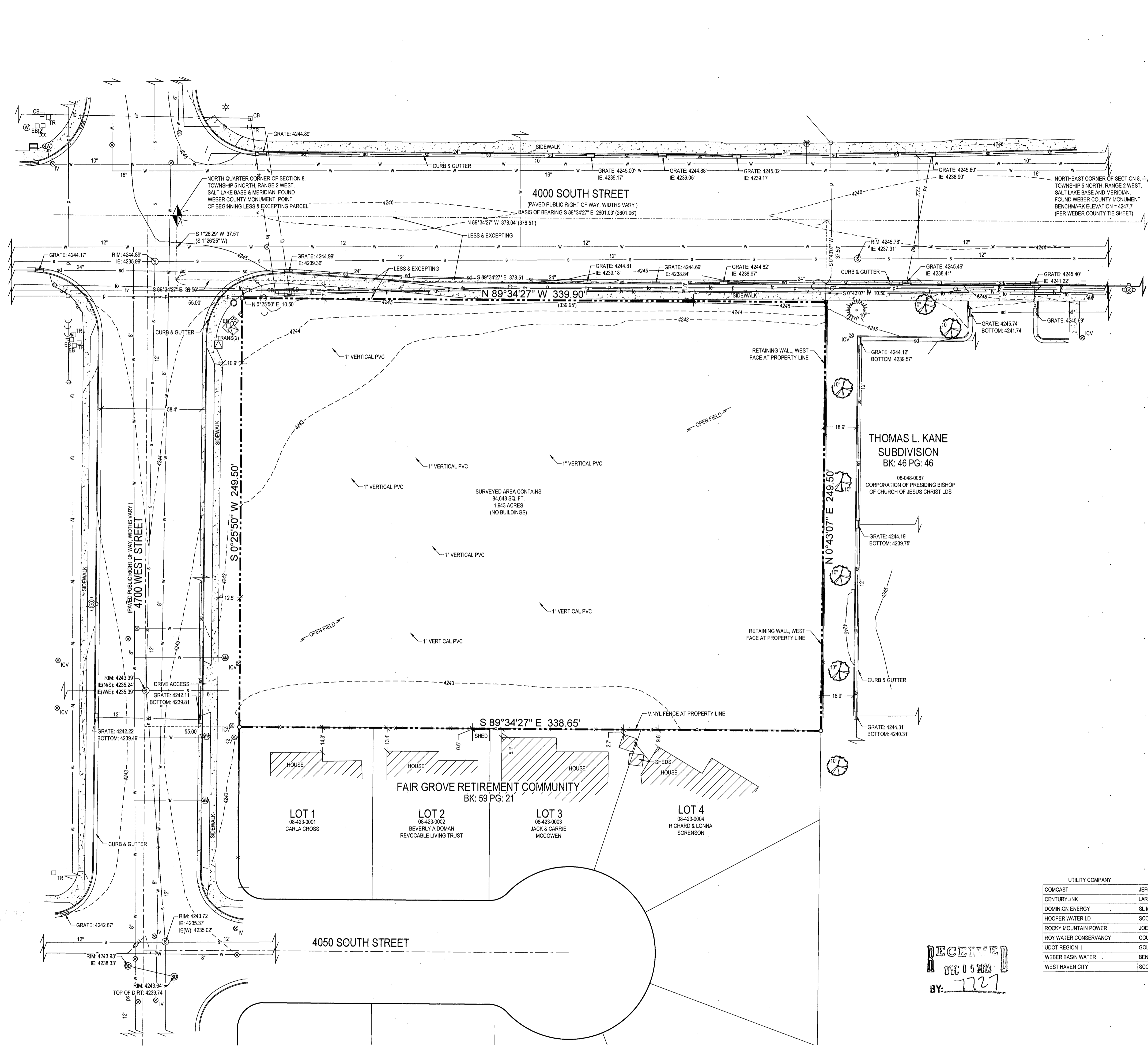
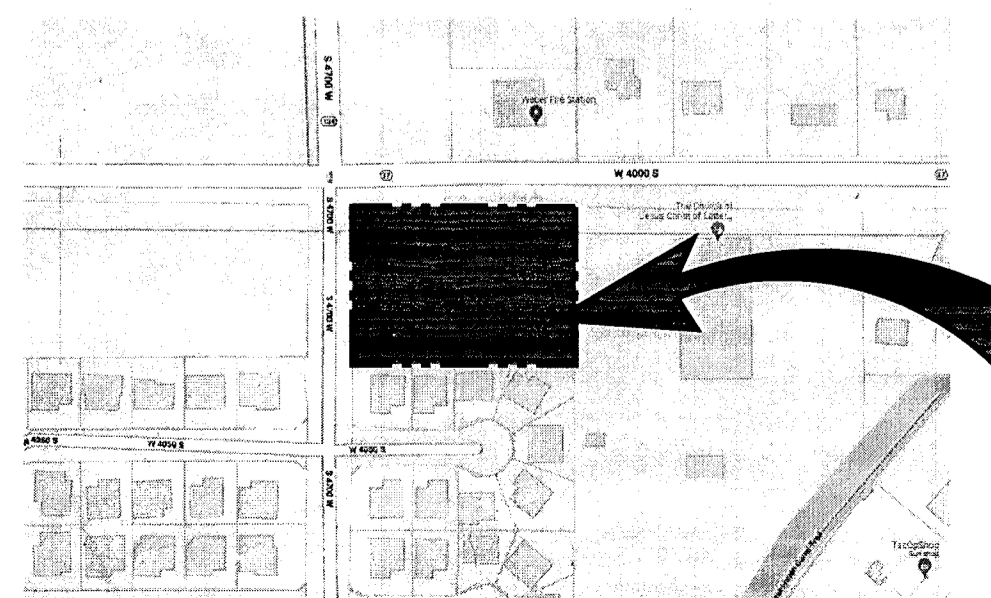
SURVEY NARRATIVE

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°34'27" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THIS SURVEY. THE EAST AND SOUTH PROPERTY LINES WERE ESTABLISHED AT THEIR CORRESPONDING LINES WITH THE ADJOINING SUBDIVISIONS. THE WEST PROPERTY LINE WAS ESTABLISHED AT THE EAST RIGHT OF WAY LINE OF 4700 WEST STREET. THE NORTH PROPERTY LINE WAS ESTABLISHED PER DEEDS FOR THE LESS AND EXCEPTING PARCELS.

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 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. THE SURVEYED PARCEL CURRENTLY HAS NO IMPROVED DRIVEWAY ACCESS TO A PUBLIC ROAD.

VICINITY MAP



LEGEND

---	RIGHT OF WAY LINE
---	LOT LINE
---	PROPERTY LINE
---	MONUMENT LINE
---	SECTION LINE
---	EASEMENT LINE
---	EXISTING FENCE
---	POWER LINE
---	FIBER OPTIC LINE
---	COMCAST LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
⊙	FIRE HYDRANT
⊙	WATER MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	ELECTRIC BOX
⊙	ELECTRIC METER
⊙	GUY WIRE
⊙	LIGHT POLE
⊙	POWER POLE
⊙	TRANSFORMER
⊙	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN CATCH BASIN
⊙	STORM DRAIN MANHOLE
⊙	IRRIGATION CONTROL VALVE
⊙	COMMUNICATION MANHOLE
⊙	TELEPHONE RISER
⊙	COMMUNICATIONS BOX
⊙	SIGN
⊙	CONCRETE
⊙	BUILDING
⊙	CONIFEROUS TREE
⊙	DECIDUOUS TREE
⊙	PROPERTY CORNER (SEE GENERAL NOTE 2)

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
CENTURYLINK	LARRY BUEHLER	801-974-8181	NOT RECEIVED
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	NOT RECEIVED
HOOPER WATER, LD	SCOTT CHRISTIANSEN	801-885-1991	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	801-813-6993	SHOWN
ROY WATER CONSERVANCY	COURTNEY HARRIS	801-625-9744	SHOWN
UDOT REGION II	GOLDEN HOLT	801-887-3403	SHOWN
WEBER BASIN WATER	BEN KROCHMALSKI	801-771-1677	SHOWN
WEST HAVEN CITY	SCOTT VESTRA	801-731-4519	NOT RECEIVED

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EBJ-2, L.L.C. PARCEL
WEST HAVEN, UTAH
LOCATED IN THE NE 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: NUMBER
CAD FILE: 22370 ALTA
DRAWN BY: NAE
CALC BY: DBD
FIELD CREW: ZH/IQ
CHECKED BY: DBD
DATE: 6/8/2022

ALTA/NSPS LAND TITLE SURVEY

1 OF 1