

# ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

AUGUST, 2023

### DESCRIPTION FROM TITLE REPORT

PREPARED BY NORTHERN TITLE COMPANY AND ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO. NTWE-126170, DATED JUNE 30, 2023:

ALL OF OPEN SPACE A, TAYLOR LANDING PHASE 1A, 1ST AMENDMENT A CLUSTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

### BENCHMARK

TOP OF BRASS CAP FOR THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
VERTICAL DATUM 4239.70' (NAVD88)

### FLOOD ZONE CLASSIFICATION

THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0425E, EFFECTIVE DATE 12-16-2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

### EXCEPTIONS TO COVERAGE

PREPARED BY NORTHERN TITLE COMPANY AND ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO. NTWE-126170, SCHEDULE B-PART 2, DATED JUNE 30, 2023:

EXCEPTIONS #1-4, #6, #10-14, #18-19 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

5. EASEMENTS/RIGHT OF WAYS, COVENANTS & RESTRICTIONS, RESERVATIONS, WARNINGS, ROADWAYS, BUILDING SETBACK LINES, NOTES, COMMON AREA(S) ETC. AS DELINEATED AND/OR DEDICATED ON THE RECORDED PLAT(S).  
(SURVEYOR'S NOTE: 25' STORM WATER/IRRIGATION EASEMENT SHOWN ON SURVEY)

7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION  
PURPOSE: PUBLIC UTILITIES EASEMENT  
RECORDED: JANUARY 3, 2019  
BOOK/PAGE: N/259  
(SURVEYOR'S NOTE: TELEPHONE AND TELEGRAPH LINE EASEMENT LISTED IN REFERENCED DOCUMENT IS ACTUALLY DATED JANUARY 3, 1919. TELEPHONE AND TELEGRAPH LINE EASEMENT IS BLANKET IN NATURE AND INCLUDES ENTIRE SUBJECT PROPERTY.)

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING  
PURPOSE: PUBLIC UTILITIES EASEMENT  
RECORDED: JULY 9, 1929  
BOOK/PAGE: S/191  
(SURVEYOR'S NOTE: TELEPHONE AND TELEGRAPH LINE EASEMENT IS BLANKET IN NATURE AND INCLUDES ENTIRE SUBJECT PROPERTY.)

9. EASEMENT  
RECORDED: JUNE 16, 1997  
ENTRY NO.: 1477342  
BOOK/PAGE: 1867/119  
(SURVEYOR'S NOTE: IRRIGATION EASEMENT INCLUDES ALL OF SUBJECT PROPERTY EXCEPTING THEREFROM THE SOUTHWESTERLY PORTION SHOWN HEREON. THE WEST LINE OF SAID EASEMENT SHOWN HEREON.)

15. SUBJECT TO ALL EASEMENTS/RIGHT OF WAYS, COVENANTS & RESTRICTIONS, RESERVATIONS, WARNINGS, ROADWAYS, BUILDING SETBACK LINES, FIBER OPTICS, NOTES, ETC. AS DISCLOSED BY THE OFFICIAL PLAT OF TAYLOR LANDING PHASE 1 A, 1ST AMENDMENT FILED AUGUST 22, 2023, AS FILING NO. 3248740 IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH.  
(SURVEYOR'S NOTE: 25' STORM WATER/IRRIGATION EASEMENT SHOWN ON SURVEY)

16. DECLARATION OF OPEN SPACE PRESERVATION EASEMENT  
DATED: JULY 22, 2022  
RECORDED: AUGUST 4, 2022  
ENTRY NO.: 3248941  
(SURVEYOR'S NOTE: OPEN SPACE PRESERVATION EASEMENT APPLIES TO "OPEN SPACE A" PARCEL OF TAYLOR LANDING CLUSTER SUBDIVISION PHASE 1A 1ST AMENDMENT. SAID EASEMENT INCLUDES ENTIRE SUBJECT PROPERTY AND IS BLANKET IN NATURE.)

17. DECLARATION OF OPEN SPACE PRESERVATION EASEMENT  
DATED: JULY 22, 2022  
RECORDED: AUGUST 4, 2022  
ENTRY NO.: 3248942  
(SURVEYOR'S NOTE: OPEN SPACE PRESERVATION EASEMENT APPLIES TO "OPEN SPACE B" PARCEL OF TAYLOR LANDING CLUSTER SUBDIVISION PHASE 1A 1ST AMENDMENT. SAID EASEMENT PLOTS EAST OF SUBJECT PROPERTY.)

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY PAT BURNS FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, SOUTHWEST CORNER AND THE EAST QUARTER CORNER FOR SECTION 28 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°13'14" EAST BETWEEN THE BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 28, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR TAYLOR LANDING PHASE 1A, 1ST AMENDMENT, A CLUSTER SUBDIVISION WAS USED AS REFERENCE FOR THIS SURVEY.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### NOTES

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

NO STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PARCELS. (SEE TABLE A, ITEM 7)

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

### ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY; NORTHERN TITLE COMPANY; AND TAYLOR WESTERN WEBER PARK DISTRICT:

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, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

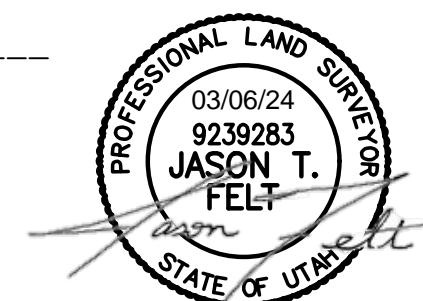
DATE OF FIELDWORK: 5-22-2023

DATE OF SURVEY: 8-14-2023

DATE SIGNED:

JASON T. FELT, P.L.S.

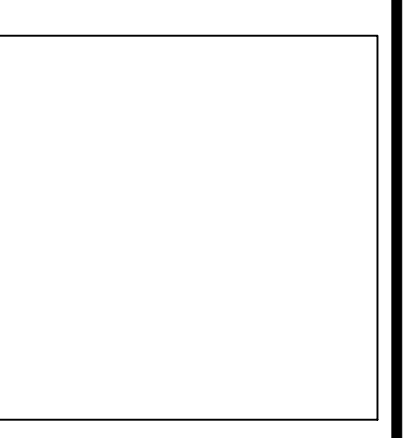
UTAH NUMBER: 9239283



REVISIONS	DATE	DESCRIPTION

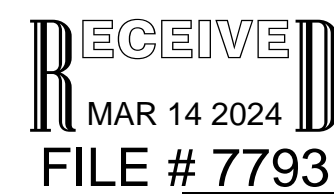
**ALTA/NSPS LAND TITLE SURVEY**  
PART OF THE NORTHWEST QUARTER OF SECTION 28  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH

**WEST WEBER PARK**



<b>Project Info.</b>	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	7-19-2023
Name:	WEST WEBER PARK
	ALTA SURVEY
Scale:	1"=50'
Checked:	
Number:	6298-25

Sheet	2
1	Sheets



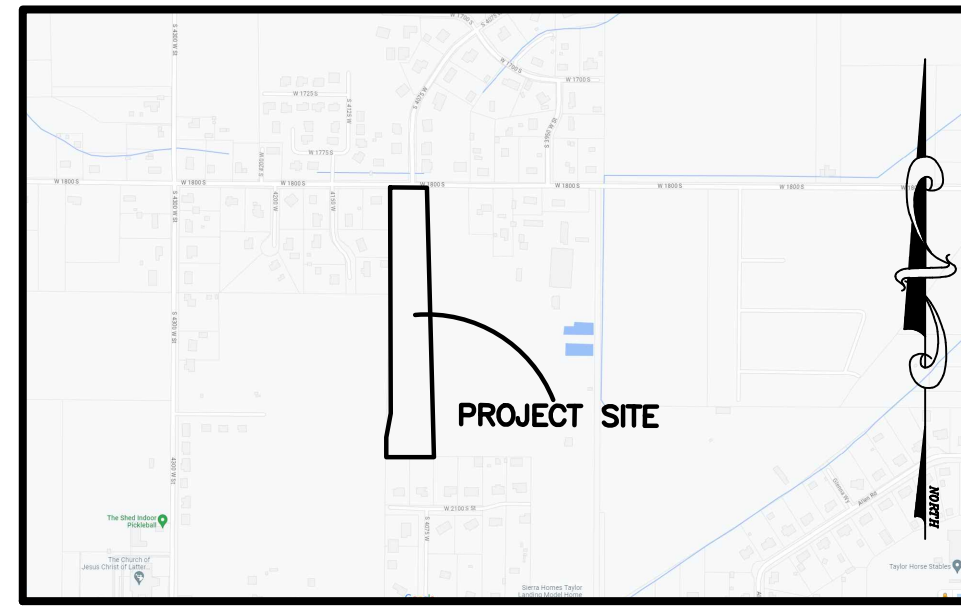


# ALTA/NSPS LAND TITLE SURVEY

## PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

### WEBER COUNTY, UTAH

### AUGUST, 2023

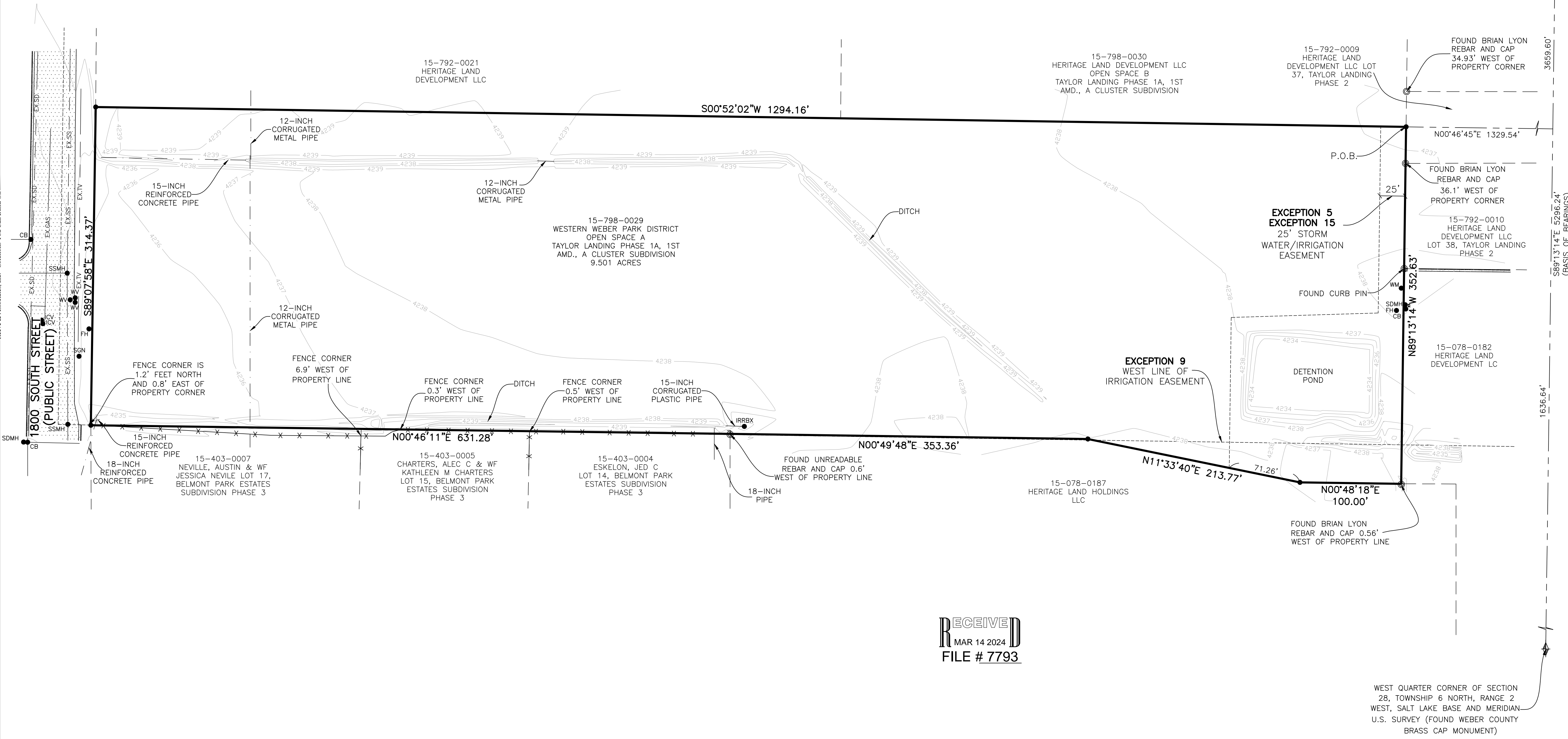


VICINITY MAP  
NOT TO SCALE

**LEGEND**

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND AS SHOWN
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = EASEMENT
- = EXISTING FENCE
- = EX. GAS
- = EX. SS
- = EX. SD
- = EX. TV
- = EXISTING CONCRETE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = CATCH BASIN
- = POWER TRANSFORMER BOX
- = SANITARY SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = SIGN
- = IRRIGATION CONTROL VALVE
- = FIRE HYDRANT
- = IRRIGATION BOX

Scale: 1" = 50'



EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY (FOUND WEBER COUNTY BRASS CAP MONUMENT, STAMPED 2018)

S89°13'14"E 5296.24'  
(BASIS OF BEARINGS)  
(RECORD: 5296.25)

1636.64'

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY (FOUND WEBER COUNTY BRASS CAP MONUMENT)

**Reeve & Associates, Inc.**  
5180 SOUTH 1000 WEST, PROVO, UTAH, 84603  
TEL: 801-734-1100 FAX: 801-734-1101  
WWW.REEVE-ASSOCIATES.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION

**ALTA/NSPS LAND TITLE SURVEY**  
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH

**WEST WEBER PARK**

RECEIVED  
MAR 14 2024  
FILE # 7793

**Project Info.**

Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	7-19-2023
Name:	WEST WEBER PARK ALTA SURVEY
Scale:	1"=50'
Checked:	
Number:	6298-25

