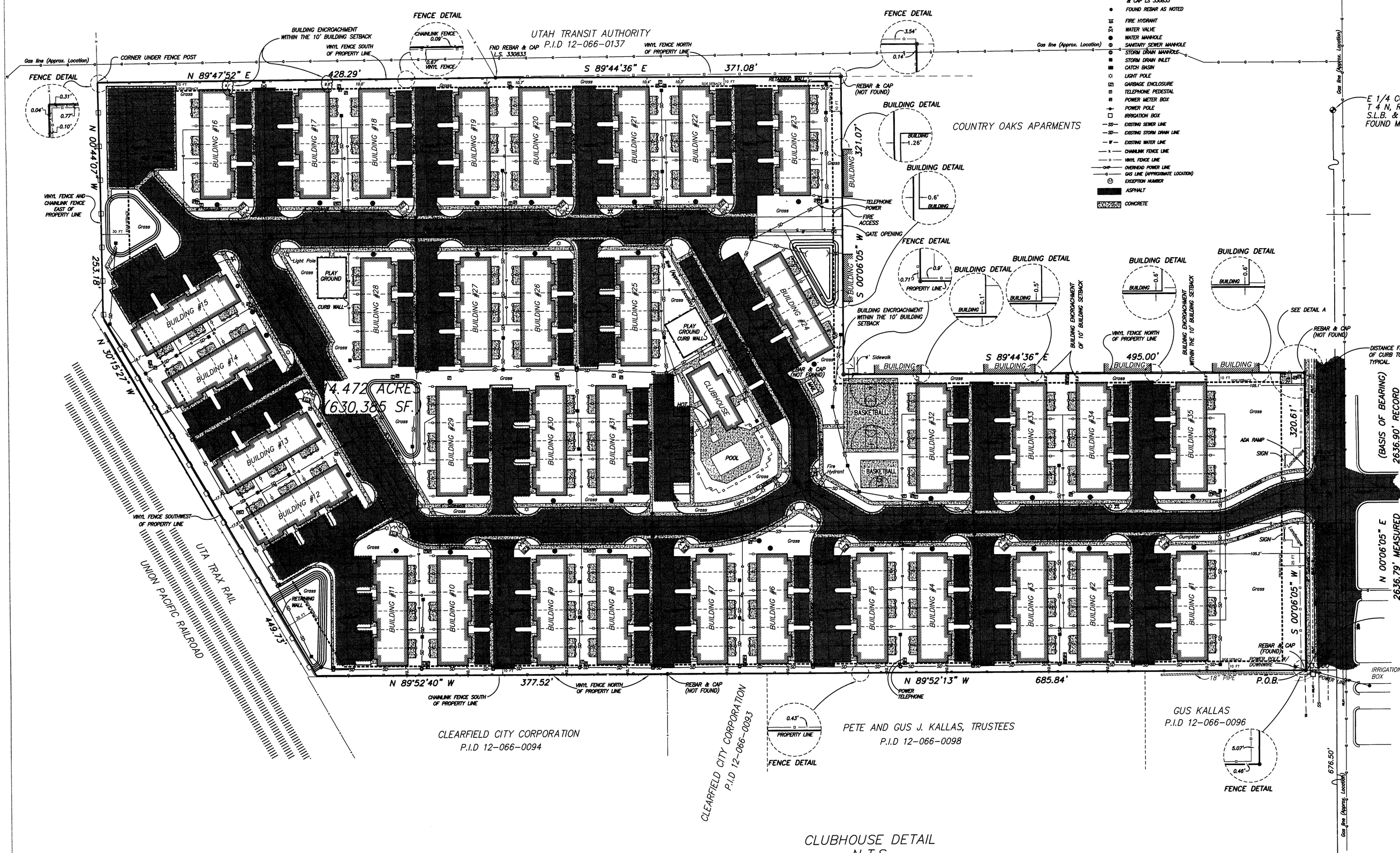
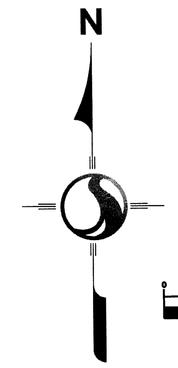
ALTA / NSPS LAND TITLE SURVEY

OAKSTONE APARTMENTS
CLEARFIELD, DAVIS COUNTY, STATE OF UTAH
OAKSTONE APARTMENTS
LOCATED IN THE SE 1/4 SEC. 12, T. 4 N., R. 2 W., SALT LAKE BASE AND MERIDIAN





LEGEND

- COUNTY MONUMENT
- STN (SEARCHED FOUND NOTHING) SET REBAR & CAP LS 330833
- FOUND REBAR AS NOTED
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- CATCH BASIN
- LIGHT POLE
- GARBAGE ENCLOSURE
- TELEPHONE PEDESTAL
- POWER METER BOX
- POWER POLE
- IRRIGATION BOX
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- CHAINLINK FENCE LINE
- VINYL FENCE LINE
- OVERHEAD POWER LINE
- GAS LINE (APPROXIMATE LOCATION)
- EXCEPTION NUMBER
- ASPHALT
- CONCRETE

GENERAL NOTES:

1. Underground utilities are plotted from visible surface features.
2. Buildings, fences, or improvements encroach onto setbacks as noted on the Survey.
3. Flood zone designation is zone "X" determined to be areas outside the 0.2% annual chance floodplain. Per community panel No. 490041 0210 E. dated June 18, 2007.
4. HUD Project No. 105-11081
5. Zoning Ordinance information from the Clearfield City, UT website, City Code. Title 11. Chapter 9 Article E on 12/8/2016

NARRATIVE:

The purpose of this project is to provide OAKSTONE, L.C. A UTAH LIMITED LIABILITY COMPANY and COTTONWOOD TITLE INSURANCE AGENCY, INC. with a survey in accordance with the most recently adopted minimum standards detail requirements and classifications for ALTA/NSPS and title surveys on the above described project.

LEGAL DESCRIPTION (As Surveyed):

A part of the Southeast quarter of Section 12, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point being 676.50 feet North 00°06'05" East along the section line and 33.00 feet West of the Southeast corner of section 12 (Basis of bearing: North 00°06'05" East from the Southeast corner of section 12 along the section line to the East quarter corner); thence as follows: North 89°52'13" West 685.84 feet along the adjoining property line; thence North 89°52'40" West 377.52 feet along the adjoining property line to the east line of that parcel conveyed to Utah Transit Authority in that certain Special Warranty Deed recorded December 12, 1997 as Entry No. 1367107 in Book 2214 of Page 1115; thence along said east line (2) two courses as follows: North 30°15'27" West 449.73 feet and North 00°44'07" West 253.18 feet; thence North 89°47'52" East 428.29 feet along an existing chain link fence; thence South 89°44'36" East 371.08 feet; thence South 00°06'05" West 321.07 feet; thence South 89°44'36" East for 495.00 feet to the West line of 1000 East Street; thence South 00°06'05" West 320.61 feet along said street to the point of beginning.

LEGAL DESCRIPTION (Per Title Report):

A part of the Southeast quarter of Section 12, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point being 676.50 feet North 00°06'05" East along the section line and 33.00 feet West of the Southeast corner of Section 12 (Basis of bearing: North 00°06'05" East from the Southeast corner of Section 12 along the section line to the East quarter corner); thence as follows: North 89°52'13" West 685.84 feet along the adjoining property line; thence North 89°52'40" West 388.75 feet along the adjoining property line; thence North 29°53'42" West 431.79 feet along the railroad row fence; thence North 00°44'07" West 267.28 feet along the railroad row fence; thence North 89°47'52" East 428.29 feet along an existing chain link fence; thence South 89°44'36" East 371.08 feet; thence South 00°06'05" West 321.07 feet; thence South 89°44'36" East for 495.00 feet to the West line of 1000 East Street; thence South 00°06'05" West 320.61 feet along said street to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the "Weber County to Salt Lake Commuter Rail", a Utah Transit Authority project, being part of the Grantor's property defined in that certain Special Warranty Deed, recorded December 12, 1997 as Entry No. 1367107 in Book 2214 at Page 1115, situate in the Southeast quarter of Section 12, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the Easterly right of way line of the Oregon Short Line Railroad, and at the Southwest corner of Grantor's property, said point being North 89°46'46" West 717.26 feet along the section line to said Easterly right of way line and North 29°52'27" West 781.64 feet along said Easterly right of way line from the Southeast corner of said Section 12; thence North 29°52'27" West 428.45 feet along said Easterly right of way line to the Grantor's West property corner; thence North 00°39'00" West 14.11 feet along the Grantor's West property line; thence South 30°14'12" East 446.40 feet to the Grantor's South property line; thence North 89°47'33" West 11.23 feet along said South line to the point of beginning.

A.L.T.A. CERTIFICATION:

Certified to: Oakstone, L.C., a Utah limited liability company; Jones Lang LaSalle Multifamily, LLC, a Delaware limited liability company; Cottonwood Title Insurance Agency, Inc.; Old Republic National Title Insurance Company; and the United States department of Housing and Urban Development ("HUD"), and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 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, 6(a), 6(b), 7(a), 8, 9, 10(a), 12, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on December 21, 2016.

2-7-17
DATE

LICENSED PROFESSIONAL LAND SURVEYOR No. 5992544 Jerron R. Atkin II STATE OF UTAH

Jerron Atkin
Registered Land Surveyor
Utah Registration No. 5992544

TITLE DOCUMENTS:

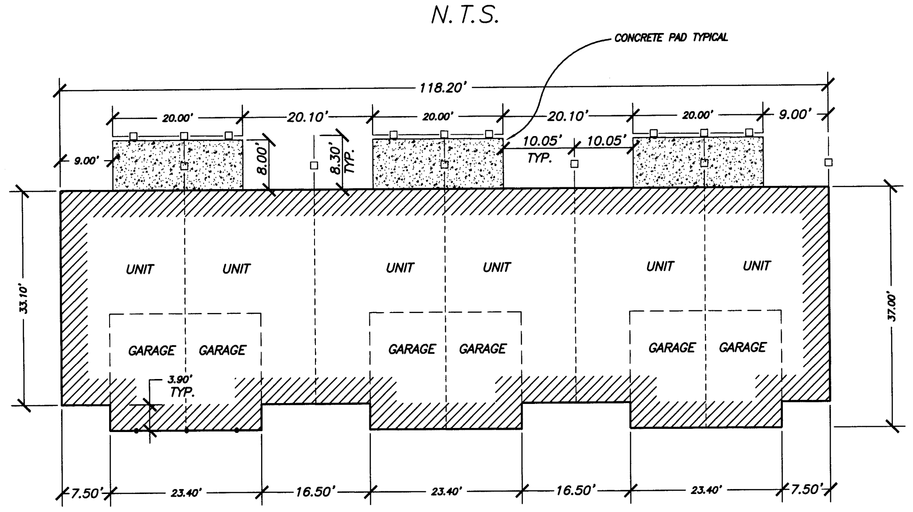
This was prepared in reliance with the commitment for title insurance report prepared by Cort Ashton of Cottonwood Title and Old Republic National Title Insurance Company, effective date July 22, 2016 Commitment number 86148-AU. The following is a list of exceptions appurtenant to this survey as they appear in schedule B.

10. The herein described property is located within the boundaries of Clearfield City, Weber Basin Water District, Mosquito Abatement District, and is subject to any and all assessments levied thereunder. (Blanket descriptions, affects this parcel and other lands)
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservation of interests that are not listed.
13. Right of Way easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove, and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded May 14, 1998, as Entry No. 1404840, in Book 2292, at Page 318. (No Description Given, unable to plot)
14. Easement Agreement in favor of US West Communications, Inc. a Colorado corporation for a perpetual easement to construct, reconstruct, modify, change, add to, operate, maintain and remove telecommunications facilities, electrical facilities and gas facilities, and appurtenances and incidental purposes, by instrument dated April 13, 1998 and recorded October 19, 1998, as Entry, no. 1449193, in Book 2375, at Page 1. (Shown on plan)

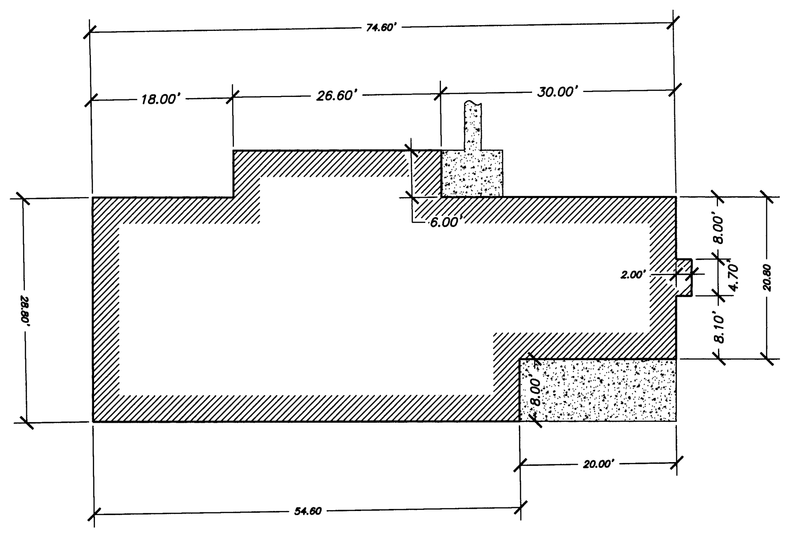
PARKING	
GARAGE STALLS	210
PAINTED STALLS	348
TOTAL STALLS	558

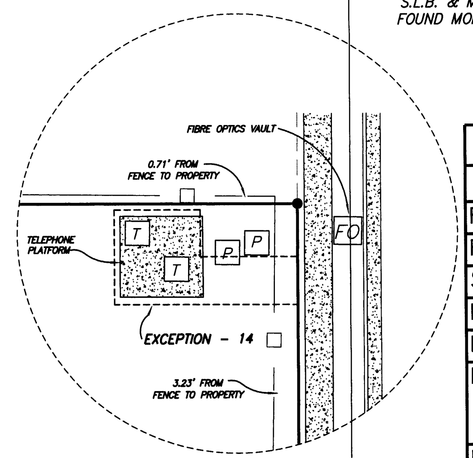
ZONING TABLE	
ZONE R-3	
FRONT SETBACK	MINIMUM 25 FT
REAR SETBACK	MINIMUM 30 FT
SIDE SETBACK	MINIMUM 10 FT EACH SIDE
BUILDING HEIGHT	MAXIMUM 35 FT
DWELLING UNITS PER ACRE	16
LOT COVERAGE	MAXIMUM 45% OF LOT/ PARCEL AREA FOR ALL BUILDINGS
LANDSCAPING/OPEN SPACE	MINIMUM 25% OF TOTAL PROJECT AREA

6 UNIT 2 STORY BUILDING DETAIL
N.T.S.



CLUBHOUSE DETAIL
N.T.S.





DETAIL "A"

Stantec

Stantec Consulting Inc.
3995 SOUTH 700 EAST, Suite 300
SALT LAKE CITY, UT 84107
Tel. 801.261.0090
Fax. 801.266.1971
www.stantec.com

Revision	Sheet
	205303261
	1 of 1

Project Number: 205303261
File Name: 03261-alta.dwg

SH	JRA	JRA	17.02.07
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Revision	By	Appd.	YY.MM.DD
Last Revised	JRA	JRA	17.02.07
Revision	By	Appd.	YY.MM.DD
Issued	JRA	JRA	17.02.07

OAKSTONE APARTMENTS
SE 1/4 SEC 12, T4N, R2W, SLB&M
1550 SOUTH 1000 EAST
CLEARFIELD, UT

Permit-Seal

ALTA/NSPS LAND TITLE SURVEY