

DESCRIPTION PER TITLE REPORT

PARCEL 1:
PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET (1988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30" EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.64 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°53'30" EAST 208.81 FEET; THENCE NORTH 45°04'30" WEST 92.64 FEET (88.77 FEET BY RECORD); TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°31'32" EAST 201.12 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE (N 45°50'00" E 201.14 FEET BY RECORD) TO THE POINT OF BEGINNING.

PARCEL 2:
A PERMANENT SEWER LINE EASEMENT TWENTY (20) FEET WIDE SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF PARCEL 08-028-0058 (SEE PROPERTY DESCRIPTION IN EXHIBIT 1), SAID POINT ALSO BEING ON THE MIDLAND DRIVE RIGHT-OF-WAY LINE (R.O.W.) DIRECTLY ACROSS FROM THE CENTER OF 3600 SOUTH STREET; AND RUNNING THENCE NORTHEAST PARALLEL TO THE MIDLAND DRIVE, R.O.W. LINE ALONG THE ENTIRE EASTERLY PROPERTY LINE OF SAID PARCEL 170 FEET MORE OR LESS; ALL THE WHICH BEING TWENTY DEED WIDE INTO SAID PARCEL.

PARCEL 3:
TOGETHER WITH EASEMENT RIGHTS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL WHICH ARE GRANT IN THAT CERTAIN GRANT OF EASEMENT AND JOINT USE DECLARATION WHICH WAS RECORDED AUGUST 10, 2016, AS ENTRY NUMBER 2808278 OF OFFICIAL RECORDS:
PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 891.01 FEET AND SOUTH 89°08'20" EAST 2417.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 44°09'52" EAST 344.87 FEET; THENCE SOUTH 00°41'05" WEST 695.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HINKLEY DRIVE (SR 79); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 34°21'17" WEST 6.08 FEET (2) SOUTH 77°38'41" WEST 206.47 FEET AND (3) SOUTH 86°00'00" WEST 204.79 FEET; THENCE NORTH 04°00'00" WEST 82.80 FEET; THENCE SOUTH 86°40'43" WEST 19.63 FEET; THENCE NORTH 03°19'17" WEST 26.64 FEET; THENCE SOUTH 85°22'02" WEST 41.76 FEET; THENCE NORTH 00°31'13" WEST 118.73 FEET; THENCE NORTH 03°19'17" WEST 155.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH 23°12'55" WEST AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 46°53'29" WEST 28.84 FEET; THENCE NORTH 45°04'30" WEST 152.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY, 606.90 FEET TO THE POINT OF BEGINNING.

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. 17-029786 PREPARED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: OCTOBER 18, 2017, AT 12:00 AM.

SCHEDULE B-2 EXCEPTIONS

- 1. EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH POWER AND LIGHT COMPANY
RECORDED: SEPTEMBER 5, 1945
ENTRY NO: 95855
BOOK/PAGE: 215/144
SURVEY FINDINGS: SHOWN HEREON
- 2. EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: CLARA STOKES
GRANTEE: TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
DATED: SEPTEMBER 07, 1974
RECORDED: AUGUST 12, 1975
ENTRY NO: 603875
BOOK/PAGE: 1094/681
SURVEY FINDINGS: SHOWN HEREON
- 3. EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: DON N. STOKES
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
RECORDED: NOVEMBER 06, 2008
ENTRY NO: 2374148
SURVEY FINDINGS: SHOWN HEREON
- 4. EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: EVERGREEN HOLDING, LLC ET AL
GRANTEE: TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
RECORDED: APRIL 28, 2015
ENTRY NO: 2726921
SURVEY FINDINGS: SHOWN HEREON
- 5. TERMS, CONDITIONS & EASEMENTS CONTAINED IN GRANT OF EASEMENT AND JOINT USE DECLARATION DATED AUGUST 3, 2016, BY MIDLAND PARTNERS ONE, LLC, RECORDED AUGUST 10, 2016, AS ENTRY NO. 2808278.
SURVEY FINDINGS: BLANKETS PARCEL 3

SURVEY NARRATIVE

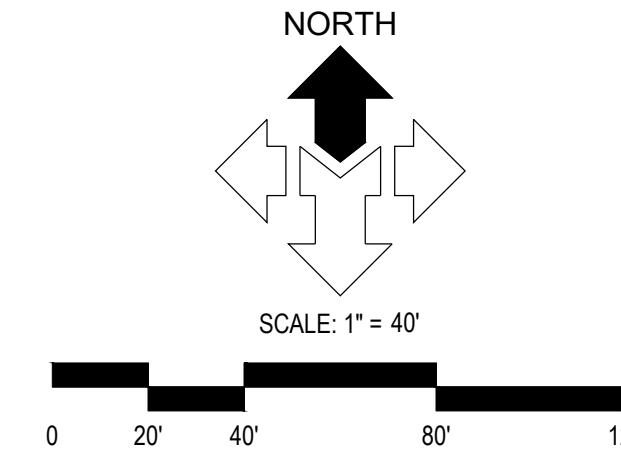
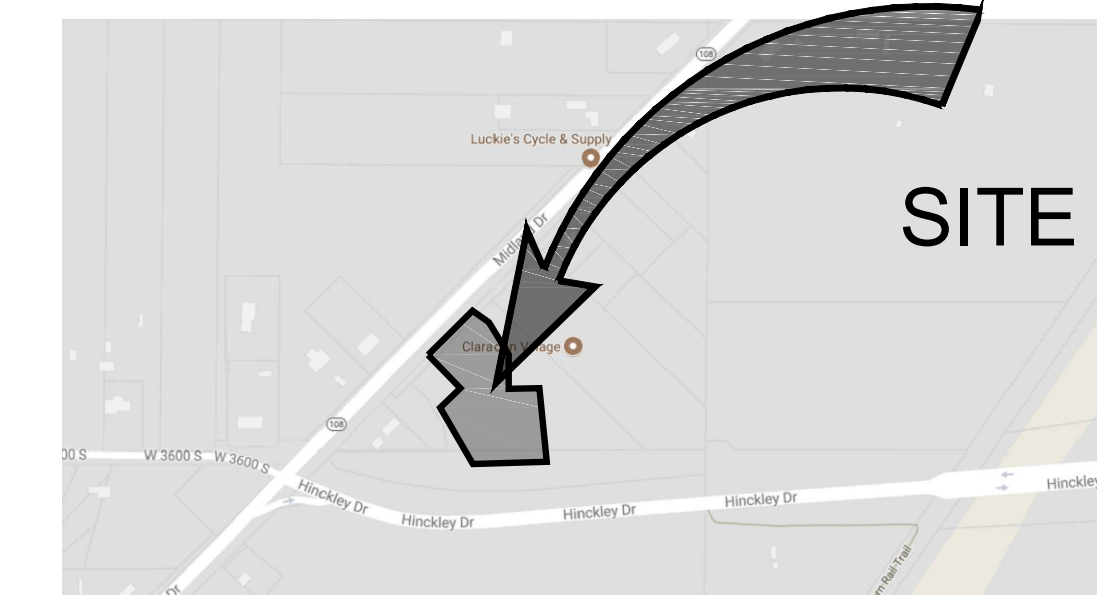
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTAINSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST ALONG THE SECTION LINE BETWEEN THE FOUND WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON THIS SURVEY. THE NORTHWESTERLY PROPERTY LINE WAS ESTABLISHED AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, AS ESTABLISHED PER UDOT PROJECT STP-007920 SHEET NO. RW-02. THE NORTHEASTERLY PROPERTY LINES WERE ESTABLISHED PER A SURVEY PREPARED BY PINNACLE ENGINEERING AND LAND SURVEYING, DATED DECEMBER 16, 2016. THE SOUTHERLY PROPERTY LINE WAS ESTABLISHED ON THE NORTHERLY RIGHT OF WAY LINE OF HINKLEY DRIVE, AS ESTABLISHED PER SAID UDOT PROJECT. THE WESTERLY PROPERTY LINES WERE ESTABLISHED PER THE PROVIDED TITLE REPORT DESCRIPTION.

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 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.

TABLE "A" ITEMS

1. SEE GENERAL NOTE 2
2. APPROXIMATE ADDRESS SHOWN HEREON
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "X" PER F.I.M. MAP NUMBER 4607C0432E DATED DECEMBER 16, 2009
4. SHOWN
- 6(A). SHOWN
- 6(B). SHOWN
- 7(A). SHOWN
8. SHOWN
9. THERE ARE 289 REGULAR PARKING STALLS, 2 ADA STALLS, TOTALING 291 OVERALL PARKING STALLS.
- 10(A). NOT APPLICABLE
11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED 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 EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
13. SHOWN
16. NONE OBSERVED
19. ALL PROVIDED PLOT-ABLE EASEMENTS SHOWN



LEGEND

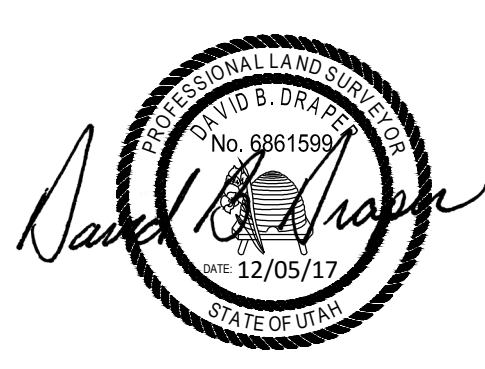
--- ADJOINING PROPERTY LINE	⊕ FIRE HYDRANT
--- RIGHT OF WAY LINE	⊙ WATER MANHOLE
--- PROPERTY LINE	⊙ WATER METER
--- SECTION LINE	⊙ WATER VALVE
--- EASEMENT LINE	⊙ ELECTRIC BOX
--- EXISTING FENCE	⊙ ELECTRIC METER
--- POWER LINE	⊙ POWER POLE
--- TELEPHONE LINE	⊙ TELEPHONE LINE
--- WATER LINE	⊙ TRANSFORMER
--- SANITARY SEWER LINE	⊙ TRANS
--- STORM DRAIN LINE	⊙ SSCO
--- GAS LINE	⊙ SANITARY SEWER CLEAN OUT
--- CONCRETE	⊙ SANITARY SEWER MANHOLE
--- BUILDING	⊙ GAS MANHOLE
--- PROPERTY CORNERS (SEE GENERAL NOTE 2)	⊙ STORM DRAIN CATCH BASIN
	⊙ STORM DRAIN MANHOLE
	⊙ IRRIGATION CONTROL VALVE
	⊙ AIR CONDITIONING UNIT

SURVEYOR'S CERTIFICATE

TO FANNIE MAE AND/OR WALKER & DUNLOP, LLC, THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, STEWART TITLE GUARANTY COMPANY, AMERICAN LAND TITLE ASSOCIATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS 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), 11, 13, 16 AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2017.

DATE OF PLAT OR MAP: NOVEMBER 28, 2017.



DAVID B. DRAPER
LICENSE NO. 6861599

BUILDING ZONE MIXED USE ZONING CONDITIONS (ZC) COMMERCIAL COMPATIBLE W/ C-2

PARKING: THE SUBJECT IS REQUIRED TO HAVE A MINIMUM OF 169 PARKING SPACES (108 UTILITY X 175) SETBACKS: NOT CITED

HEIGHT AND FLOOR SPACE RESTRICTIONS: NOT CITED

INFORMATION PROVIDED BY WALKER & DUNLOP, LLC, JOB REFERENCE #13628, DATED NOVEMBER 16, 2017.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
DOMINION ENERGY-UTAH	SL. MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	ARLENE DENNEY	801-974-8130	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	503-813-6993	NOT RECEIVED
ROY WATER CONSERVANCY DISTRICT	PHIL DURBAND	801-823-9744	NOT RECEIVED
TAYLOR WEST WEBER WATER I.D.	VAL SURRAGE	801-540-6068	NOT RECEIVED
WEST HAVEN CITY	SCOTT VERSA	801-731-4519	NOT RECEIVED

MCNEIL ENGINEERING
Economic and Sustainable Design, Professionals You Know and Trust
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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

CLARADON VILLAGE APARTMENTS PHASE II
APPROXIMATELY 3600 MIDLAND DRIVE
WEST HAVEN, UTAH
LOCATED IN THE WEST 1/2 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION
1	12/04/17	CLIENT COMMENTS/ZONING
2	12/05/17	ADDITIONAL COMMENTS

PROJECT NO: 17724
CAD FILE: 17724 ALTA
DRAWN BY: EAD
CALC BY: DBD
FIELD CREW: SS, DS
CHECKED BY: DBD
DATE: 11/28/2017

ALTA/NSPS LAND TITLE SURVEY

1 OF 1