

N 89°50'11" E 173.99' (RECORD PER DAVIS COUNTY SURVEYOR TIE SHEET 173.99' (CALCULATED))

NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (NOT LOCATED)

BASEIS OF BEARING S 89°51'11" E 2484.32' (CALCULATED PER DAVIS COUNTY SURVEYOR TIE SHEET) 2485.19' (MEASURED)

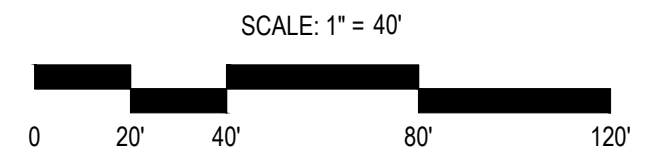
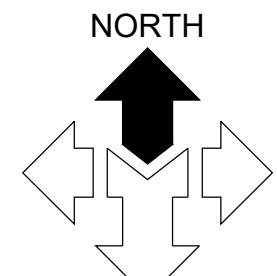
S 89°52'30" W 2634.24' (RECORD PER COLONIES OF EAST POINTE PHASE 1 SUBDIVISION AND DAVIS COUNTY SURVEYOR) 2635.14' (CALCULATED)

N 00°09'12" E 32.27' (R&C PER DAVIS COUNTY SURVEYOR TIE SHEET)

N 00°09'12" W 31.78' (R&C PER DAVIS COUNTY SURVEYOR TIE SHEET)

S 00°07'30" E 854.04' (RAM)

S 89°52'30" W 709.93' (RAM)



DESCRIPTION PER TITLE REPORT

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; U.S. SURVEY.

BEGINNING AT THE SOUTHWEST CORNER OF MEADOWBROOK HOLLOW PLAT "B", LAYTON CITY, DAVIS COUNTY, UTAH, SAID POINT BEING 709.93 FEET SOUTH 89°52'30" WEST AND 854.04 FEET SOUTH 0°07'30" EAST AND 656.56 FEET SOUTH 0°09'12" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 0°09'12" WEST 70.00 FEET; THENCE SOUTH 89°50'48" EAST 30.00 FEET; THENCE SOUTH 0°09'12" WEST 36.47 FEET; THENCE NORTH 89°50'48" WEST 892.47 FEET TO THE EAST LINE OF 400 WEST STREET; THENCE NORTH 0°08'48" EAST 588.68 FEET ALONG SAID EAST LINE; THENCE NORTH 89°46'12" EAST 461.67 FEET; THENCE SOUTH 0°09'12" WEST 161.31 FEET; THENCE SOUTH 89°50'48" EAST 100.88 FEET TO THE POINT OF BEGINNING.

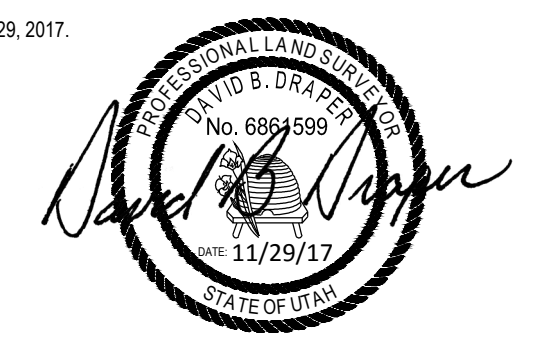
SURVEYOR'S CERTIFICATE

TO HAMILTON ZANZE & COMPANY, CHICAGO 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS; AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(B)(1), 7(C), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2017.

DATE OF PLAT OR MAP: NOVEMBER 29, 2017.

DAVID B. DRAPER
LICENSE NO. 6861599



SCHEDULE B-2 EXCEPTIONS

1. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY.
RECORDED: AUGUST 12, 1936
ENTRY NO.: 83713
BOOK/PAGE: L1/103
AREA AFFECTED: EXACT LOCATION NOT DISCLOSED
SURVEY FINDINGS: MAY AFFECT SUBJECT PARCEL, NO SPECIFIC LOCATION SITED

2. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: LAYTON CITY
PURPOSE: AN EASEMENT TO INSTALL, REPAIR, MAINTAIN AND OPERATE AN EIGHT (8") INCH SEWER UNDER AND ACROSS A STRIP OF LAND NOT TO EXCEED 20 FEET IN WIDTH.
RECORDED: MARCH 10, 1978
ENTRY NO.: 489842
BOOK/PAGE: 695/367

3. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: LAYTON CITY
PURPOSE: AN EASEMENT AND RIGHT OF WAY FOR THE INSTALLATION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF ANY AND ALL STORM SEWER DRAINAGE LINES AND SURFACE AND SUBSURFACE WATER DRAINAGE LINES.
RECORDED: JANUARY 4, 1984
ENTRY NO.: 661319
BOOK/PAGE: 974/233

4. AREA AFFECTED: A TEN FOOT UTILITY AND DRAINAGE EASEMENT, FIVE FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF 400 WEST STREET; SAID POINT BEING 1268.48 FEET SOUTH 89°52'30" WEST AND 1354.66 FEET SOUTH 0°08'48" WEST FROM THE NORTHEAST CORNER OF SECTION 17, AND RUNNING THENCE NORTH 89°46'12" EAST 200 FEET.

5. ASSIGNMENT OF EASEMENT
GRANTEE: LAYTON CITY CORPORATION
PURPOSE: AN EASEMENT AND RIGHT OF WAY FOR THE INSTALLATION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF ANY AND ALL STORM SEWER DRAINAGE LINES AND SURFACE AND SUBSURFACE WATER DRAINAGE LINES.
RECORDED: MAY 11, 1988
ENTRY NO.: 824586
BOOK/PAGE: 1234/59

6. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY.
RECORDED: MARCH 6, 1985
ENTRY NO.: 698114
BOOK/PAGE: 1026/34

7. AREA AFFECTED: EXACT LOCATION NOT DISCLOSED
SURVEY FINDINGS: APPROXIMATE LOCATION SHOWN HEREON

8. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION
PURPOSE: A RIGHT AND EASEMENT FEET IN WIDTH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES.
RECORDED: MARCH 19, 1985
ENTRY NO.: 697102
BOOK/PAGE: 1026/1262

9. AREA AFFECTED: EXACT LOCATION NOT DISCLOSED
SURVEY FINDINGS: APPROXIMATE LOCATION SHOWN HEREON

10. RIGHT OF ENTRY AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
BETWEEN: FOX CREEK ASSOCIATES AND: TCI CABLEVISION OF UTAH, INC.
DATED: JANUARY 26, 1990
RECORDED: JULY 10, 1992
ENTRY NO.: 891591
BOOK/PAGE: 1512/927

11. SURVEY FINDINGS: BLANKETS PARCEL

12. GRANT OF EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: FOX CREEK ASSET MANAGEMENT, LLC
GRANTEE: COMCAST OF WASHCATH, INC.
PURPOSE: A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME DURING THE TERM OF THIS EASEMENT A BROADBAND COMMUNICATIONS SYSTEM.
RECORDED: MAY 24, 2016
ENTRY NO.: 2940833
BOOK/PAGE: 6523/1175

13. SURVEY FINDINGS: BLANKETS PARCEL

LEGEND

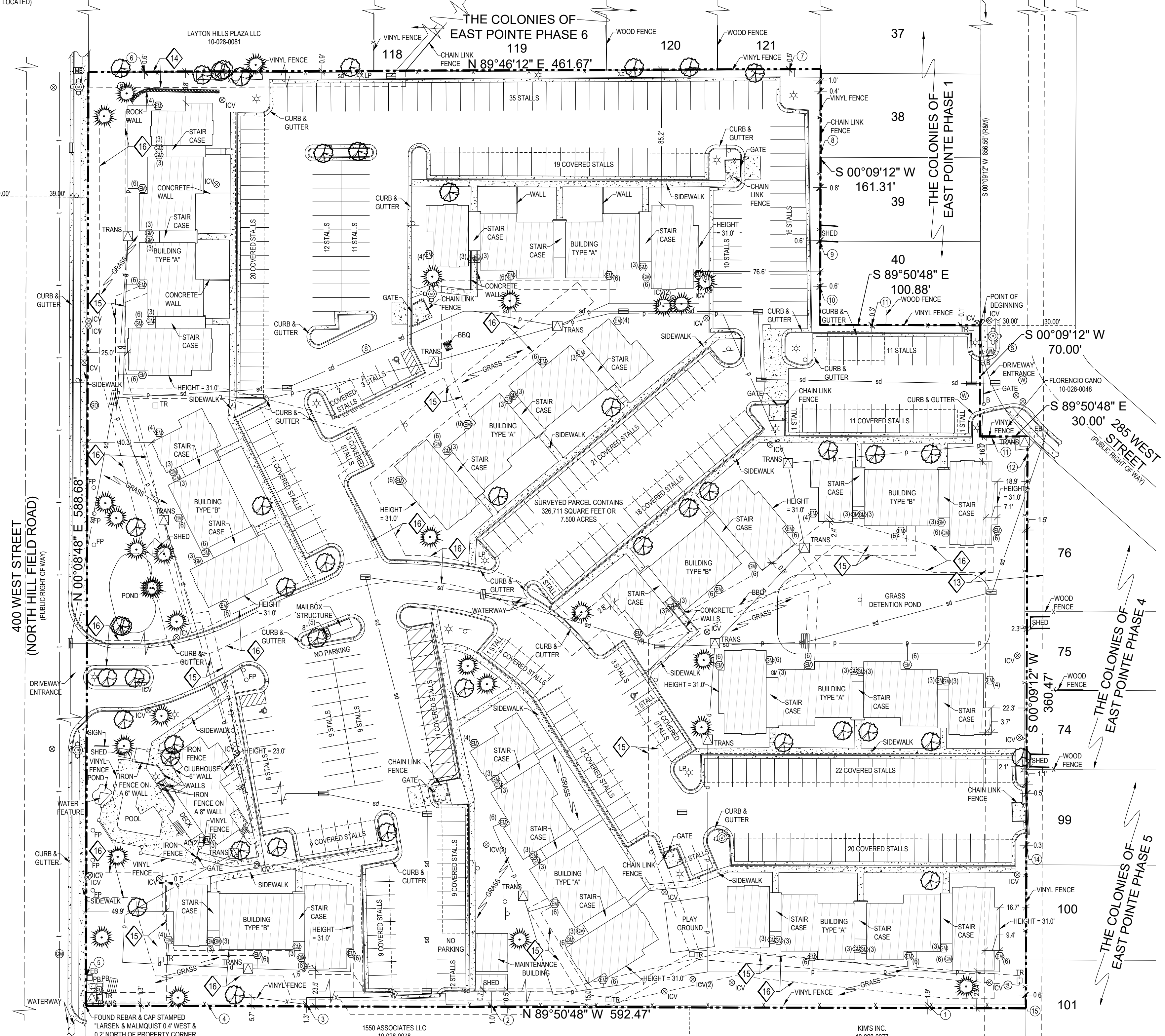
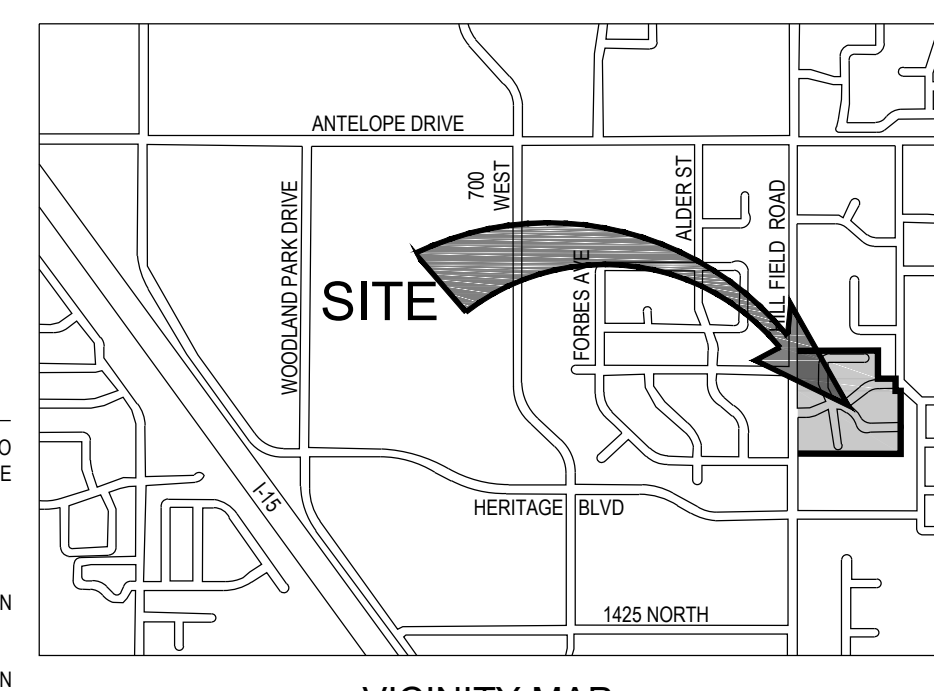
- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING FENCE
- STORM DRAIN LINE
- CONCRETE
- BUILDING
- BUILDING OVERHANG
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOUNDARY CORNER, COPPER PILEG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- RECORD
- MEASURED
- CALCULATED
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- POWER BOX
- TRANSFORMER
- SANITARY SEWER MANHOLE
- GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CONTROL VALVE
- TELEPHONE RISER
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN
- COMMUNICATION MANHOLE
- FLAG POLE

ENCROACHMENTS

1. VINYL FENCE 1.5' INSIDE PROPERTY
2. VINYL FENCE 1.0' INSIDE PROPERTY
3. VINYL FENCE 1.3' INSIDE PROPERTY
4. VINYL FENCE 1.3' INSIDE PROPERTY
5. VINYL FENCE 0.4' INSIDE PROPERTY
6. VINYL FENCE 0.6' INSIDE PROPERTY
7. VINYL FENCE 0.5' INSIDE PROPERTY
8. CHAIN LINK FENCE 0.3' INSIDE PROPERTY
9. SHED 0.6' INSIDE PROPERTY
10. VINYL FENCE 0.6' INSIDE PROPERTY
11. VINYL FENCE 0.2' INSIDE PROPERTY
12. VINYL FENCE 0.8' INSIDE PROPERTY
13. VINYL FENCE 0.2' INSIDE PROPERTY
14. VINYL FENCE 0.3' INSIDE PROPERTY
15. VINYL FENCE 0.6' INSIDE PROPERTY

ADA	REGULAR	TOTAL
3	337	340

PANEL PREFIX	DATE	ZONE	DESCRIPTION
0228E	49011C	06-18-07	X OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN



ZONING REQUIREMENTS

ZONING DESIGNATION: "RM-2" MEDIUM DENSITY RESIDENTIAL

SETBACKS:
FRONT: 30 FEET; 40 FEET ON ARTERIAL
25 FEET FOR ACCESSORY STRUCTURE
20 FEET (LANDSCAPED)

SIDE:
10 FEET
3 FEET FOR ACCESSORY STRUCTURE
25 FEET (ADJACENT A, R-1, AND R-2)
30 FEET (3 FEET FOR ACCESSORY STRUCTURE) FOR SIDE CORNER

REAR: 30 FEET (INTERIOR; 3 FEET FOR ACCESSORY STRUCTURE)

BUILDING HEIGHT: 35 FEET MAXIMUM (PRINCIPAL STRUCTURE); 18 FEET (ACCESSORY STRUCTURE)

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. 99353 PREPARED BY METRO NATIONAL TITLE. EFFECTIVE DATE: NOVEMBER 1, 2017. AT 7:45 AM.

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°51'11" EAST ALONG THE MONUMENT LINE AS SHOWN ON THIS SURVEY.

TABLE "A" ITEMS

2. ADDRESS OF SUBJECT PROPERTY SHOWN HEREON

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NO. 49011C0228E, EFFECTIVE ON JUNE 18, 2007

4. GROSS LAND AREA SHOWN HEREON

5(A). SHOWN HEREON PER PREVIOUS SURVEY DONE BY MCNEIL ENGINEERING

7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON

7(B)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON

7(C). HEIGHT OF ALL BUILDINGS SHOWN HEREON

8. SUBSTANTIAL FEATURES AT THE TIME OF THE SURVEY SHOWN HEREON

9. 3' BY 3' REGULAR PARKING STALLS AND 3 ADA PARKING STALLS

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. NAMES OF ADJOINERS ARE 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. CORNER MONUMENTS WERE NOT SET AS A PART OF THIS PROJECT.
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 PARENTHESIS, 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.

MCNEIL ENGINEERING
Economic and Sustainable Design, Professionals You Know and Trust
8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

FOX CREEK APARTMENTS
1656 NORTH HILL FIELD ROAD
LAYTON, UTAH
LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B. & M.

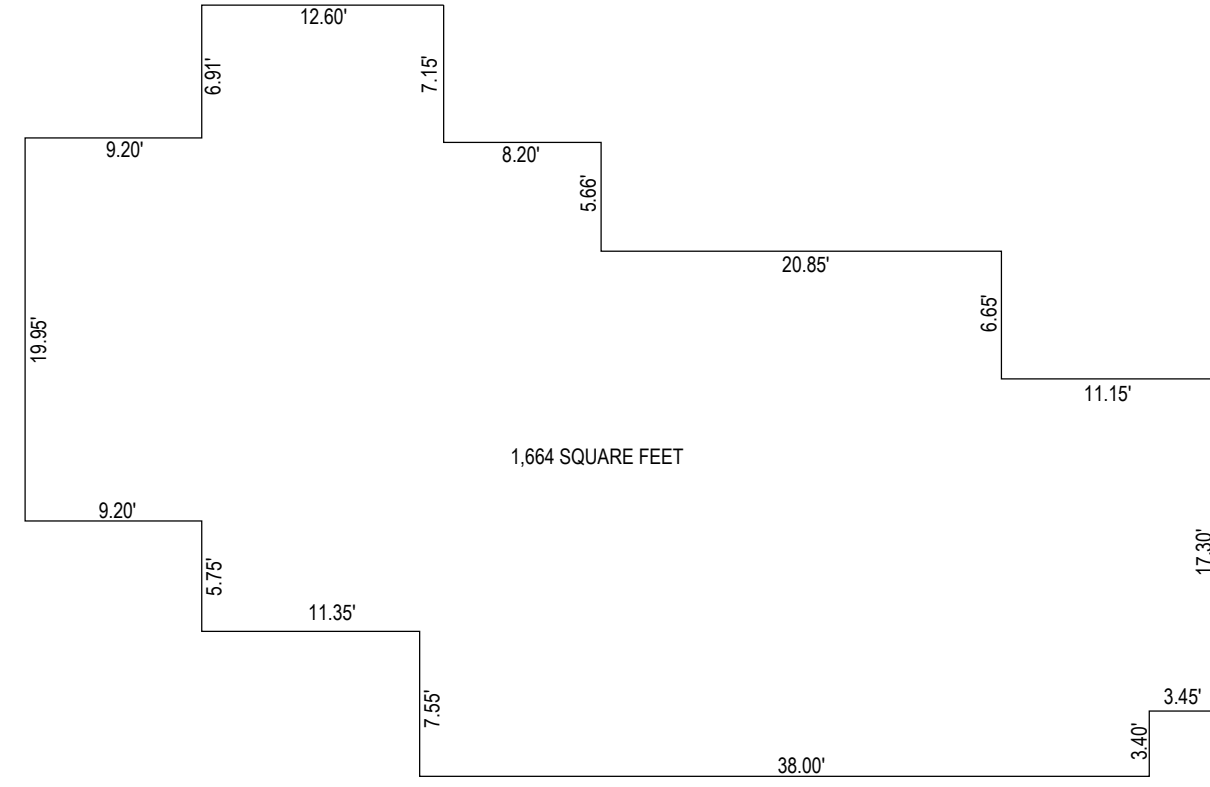
REV	DATE	DESCRIPTION

PROJECT NO: 17725
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DRAWN BY: KSL
CALC BY: DBD
FIELD CREW: DMP/EAD
CHECKED BY: DBD
DATE: 11/29/17

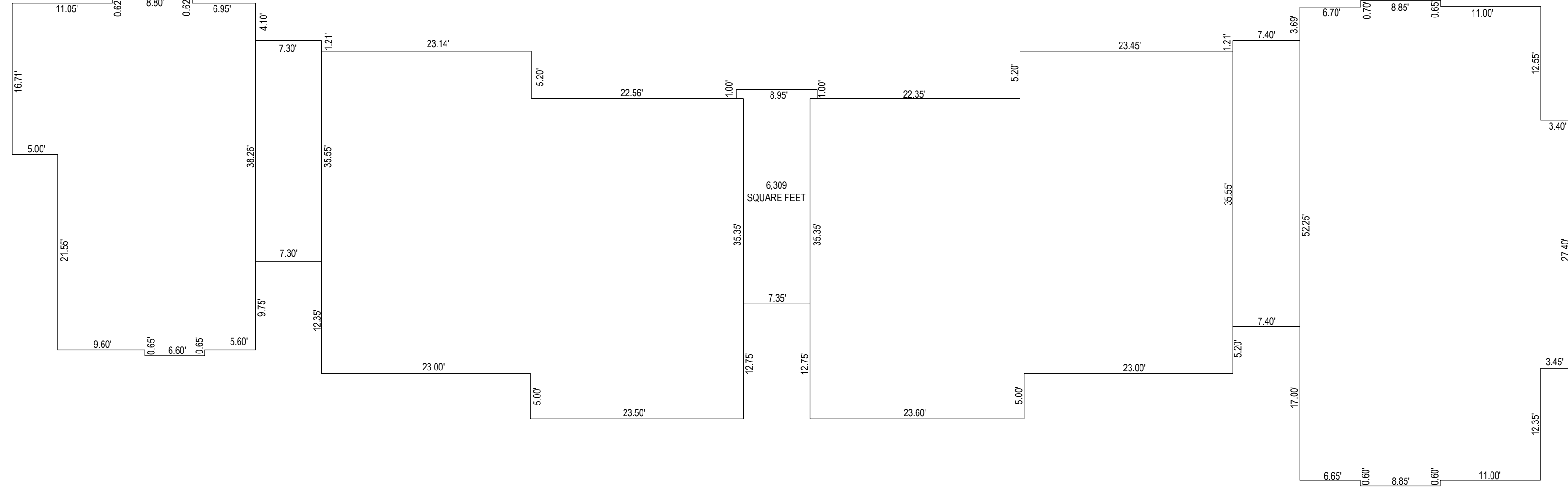
ALTA/NSPS LAND TITLE SURVEY

1 OF 2

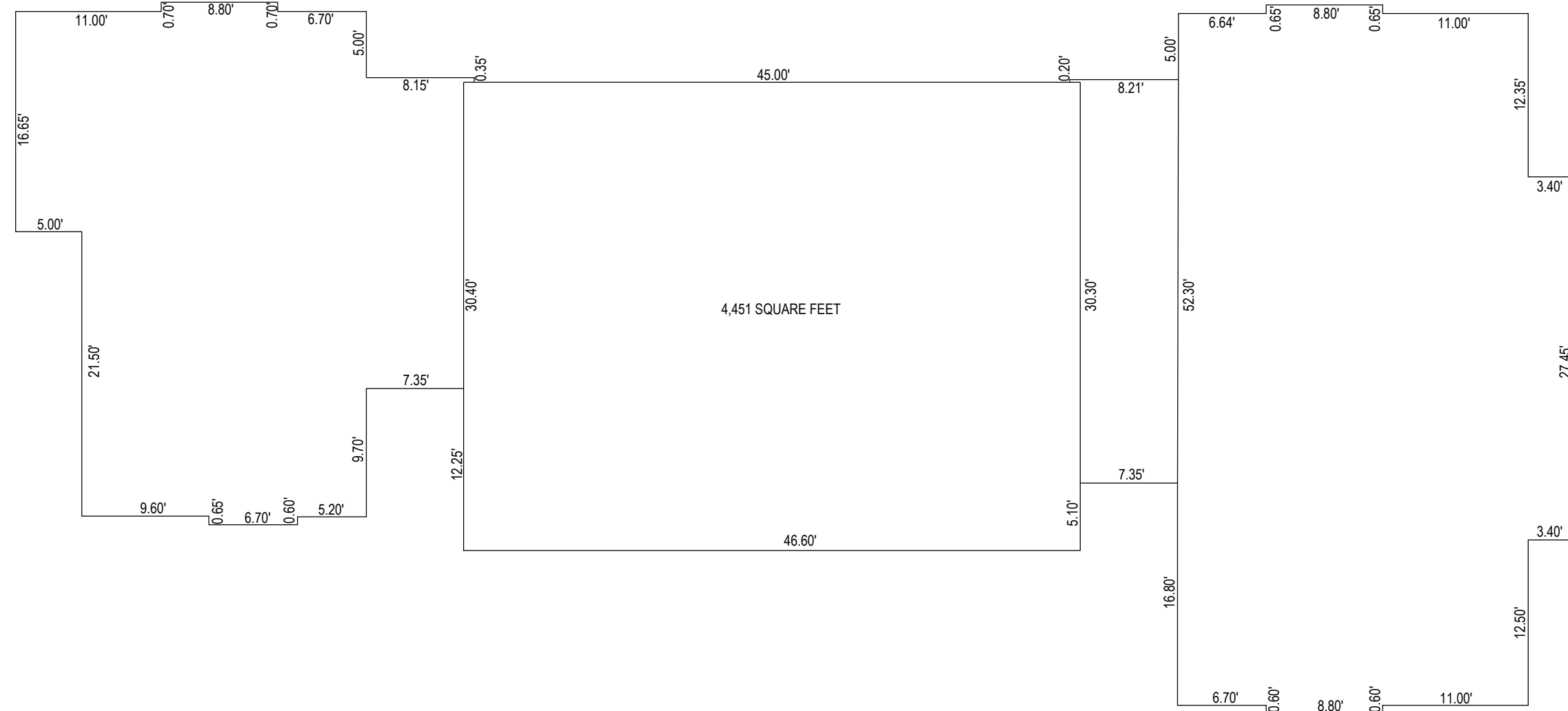
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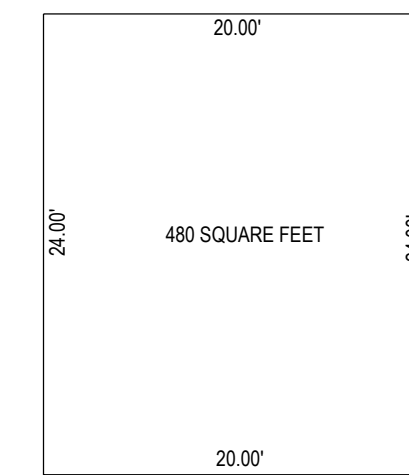
CLUBHOUSE



BUILDING TYPE "A"



BUILDING TYPE "B"



MAINTENANCE BUILDING



REV	DATE	DESCRIPTION

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 CAD FILE: 17725 ALTA UPDATE
 DRAWN BY: KSL
 CALC BY: DBD
 FIELD CREW: DMP/EAD
 CHECKED BY: DBD
 DATE: 11/29/17

**ALTA/NSPS
 LAND TITLE
 SURVEY**