

MINIMUM FRONT YARD SETBACK

MINIMUM SIDE YARD SETBACK

MINIMUM REAR YARD SETBACK

MINIMUM BUILDING SEPARATION

MINIMUM LOT COVERAGE

MAXIMUM HEIGHT

PARKING FORMULA

30' (20 UPON P.C. APPROVAL)

NONE (30' TOTAL 70' ADJACENT

TO ZONE OTHER THAN I-I). 30'

ALONG STREET (20 UPON P.C.

15' (30' ADJACENT TO ZONE OTHER

70% BLDG., 90% BLDG. & PAVING

PER 3 STUDENTS OF DRIVING AGE

I STALL PER EMPLOYEE. I STALL

APPROVAL)

THAN I-I OR I-2)

MERIDIAN (NOT FOUND)

LEGEND NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE ----- EASEMENT LINE SETBACK LINE EX. IRRIGATION LINE — — OHP— — EX. OVERHEAD POWER LINE - — —SD— — — EX. STORM DRAIN - — —SS— — — EX. SANITARY SEWER · — —SW— — — EX. SECONDARY WATERLINE - — T— — EX. TELEPHONE LINE - — CTV— — EX. CABLE TV LINE - — G— — — EX. GAS LINE - — —W— — EX. CULINARY WATERLINE SECTION CORNER STREET MONUMENT EG CONTOUR MINOR EG CONTOUR MAJOR EXISTING ASPHALT = = = = =EXISTING CURB & GUTTER EXISTING TREE PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG PROPERTY CORNER FOUND

NOTES

I- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)

2- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. 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. (SEE TABLE A, ITEM II)

3- THERE IS EVIDENCE OF RECENT EARTH MOVING WORK BEING PREFORMED ON SITE IN ANTICIPATION FOR FUTURE BUILDING CONSTRUCTION. THERE IS NO EVIDENCE OF BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)

4- 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

5- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)

DESCRIPTION FROM TITLE REPORT

LOT 4, WOODS CROSS INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE ENTRY NO. 2419323 IN BOOK 4701 AT PAGE 2930.

LESS AND EXCEPTING THE FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF LOT 13 IN THE MEADOW CROSSING SUBDIVISION PLAT V IN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE I WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 22.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE SOUTH 0°04'50" WEST ALONG SAID RIGHT-OF-WAY LINE 80.55 FEET; THENCE SOUTH 89°59'35" WEST 15.77 FEET THENCE NORTH 0°07'00" WEST 77.62 FEET ALONG THE EASTERLY LINE OF LOT 13; THENCE NORTH 65°02'01" WEST 6.94 FEET TO THE POINT OF

ALSO LESS AND EXCEPTING THE FOLLOWING:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14 IN THE MEADOW CROSSING SUBDIVISION PLAT V, DAVIS COUNTY RECORDS, LOCATED IN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE I WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 22.27 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1200 WEST STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 0°04'50" EAST 40.72 FEET; THENCE SOUTH 89°58'00" WEST ALONG THE MOST NORTHERLY LINE OF LOT 4 IN THE WOODS CROSS INDUSTRIAL PARK, DAVIS COUNTY RECORDS, 22.4I FEET; THENCE SOUTH 0°07'00" EAST ALONG THE EASTERLY BOUNDARY LINE OF LOT 14, 40.71 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BRANDON JOHNSON OF FARNSWORTH JOHNSON FOR TITLE PURPOSES. BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER AND WITNESS CORNER FOR THE CENTER OF SECTION 35. TOWNSHIP 2 NORTH, RANGE I WEST, SALT LAKE BASE & MERIDIAN, U.S.

A LINE BEARING SOUTH 0°23'07" EAST BETWEEN SAID BRASS CAP MONUMENTS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. WOODS CROSS INDUSTRIAL PARK PREPARED BY PINNACLE ENGINEERING AND LAND SURVEYING, DATED JANUARY 22, 2009, AND RECORDED JANUARY 28, 2009 WAS USED AS REFERENCE FOR THIS

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY; COTTONWOOD TITLE INSURANCE AGENCY, INC.; LEGACY PREPARATORY ACADEMY, A UTAH NON-PROFIT CORPORATION; WOODS CROSS PROPERTIES, LLC.; AND RBC CAPITAL MARKETS, LLC, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ITS 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 THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 6(a), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 17, 18, AND 19, OF "TABLE A" THEREOF.

FIELDWORK COMPLETION DATE: OCTOBER 08, 2021 DATE OF SURVEY PLAT MAP: NOVEMBER 05, 202

REGISTRATION NO.: 9239283

HEREIN-ABOVE, THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL

DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA

ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY,

(MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL

REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND

ADOPTED BY (ALTA) AMERICAN LAND TITLE ASSOCIATION AND (NSPS)

EXCEPTION NO. 24: (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY

NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY DISCLOSE.

REVISIONS:

DATE: 2/11/2022

PROJECT: **AW-037.0**4

DRAWN BY: JTF

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ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER

HYDROCARBONS, GAS, WATER, AND ANY OTHER SUBSTANCES WHETHER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ASSIGNMENT IN FAVOR OF ROCKY MOUNTAIN PIPELINE SYSTEM LLC, A

(SURVEYOR'S NOTE: NOT PLOTTED. AFFECTS ALL OF SUBJECT PROPERTY,

MAINE CORPORATION FOR THE PURPOSE FROM TIME TO TIME, OF

CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, PROTECTING,

AND REMOVING A PIPELINE AND APPURTENANCES, EQUIPMENT, AND

FACILITIES USEFUL OR INCIDENTAL TO OR FOR THE OPERATION OR

PROTECTION THEREOF, FOR THE TRANSPORTATION OF OIL,

ENTRY NO. 1777088 IN BOOK 3102 AT PAGE 696.

DELAWARE LIMITED LIABILITY COMPANY, RECORDED AUGUST 12, 2002 AS

EXCEPTION NO. 16: EASEMENT IN FAVOR OF AMOCO PIPELINE COMPANY, A

MARKING, RELOCATING, REPAIRING, REPLACING, CHANGING THE SIZE OF,

2/11/2022