MCNEIL ENGINEERING - SURVEYING, L.C.

MCNEIL ENGINEERING STRUCTURAL, L.C.

CURB WALL --

CURB WALL

SIDEWALK

-EAST 25.91' (M)

FOUND BRASS CAP MONUMENT

POINT OF BEGINNING -

CURB & GUTTER -

DRIVEWAY -

EAST 60.00' (R) 60.24'(M)

NORTHWEST CORNER SECTION 10, -

TOWNSHIP 5 NORTH, RANGE 1 WEST,

SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY MONUMENT.

SOUTHWEST CORNER SECTION 10, -

TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY MONUMENT.

SURVEYOR'S CERTIFICATE

TO JP MORGAN CHASE NA, FIRST AMERICAN TITLE INSURANCE NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON

DATE OF PLAT OR MAP: APRIL 30, 2013

DAVID B. DRAPER

LICENSE NO. 6861599



NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

2. 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: NCS-601706-PHX1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVES, EFFECTIVE DATE: MARCH 28, 2013,

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT;

AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THAT PORTION OF THE VACATED STREET, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID STREET, RECORDED DECEMBER 02, 1964 AS ENTRY NO. 439797 IN BOOK 791 AT PAGE 379 OF OFFICIAL RECORDS. (APPROXIMATE ROAD LOCATION SHOWN HEREON)

(11) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION BY INSTRUMENT RECORDED MAY 13, 1970 AS ENTRY NO. 534958 IN BOOK 941 AT PAGE 97 OF OFFICIAL RECORDS. (AS SHOWN HEREON)

42) AN PERPETUAL EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR INGRESS, BY THAT CERTAIN EASEMENT RECORDED MARCH 19, 1984 AS ENTRY NO. 904300 IN BOOK 1442 AT PAGE 591 OF OFFICIAL RECORDS. (AS SHOWN HEREON)

13) AN PERPETUAL EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR INGRESS AND EGRESS, BY THAT CERTAIN EASEMENT RECORDED MARCH 20, 1985 AS ENTRY NO. 932773 IN BOOK 1464 AT PAGE 591 OF OFFICIAL RECORDS. (AS SHOWN HEREON)

3. 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.

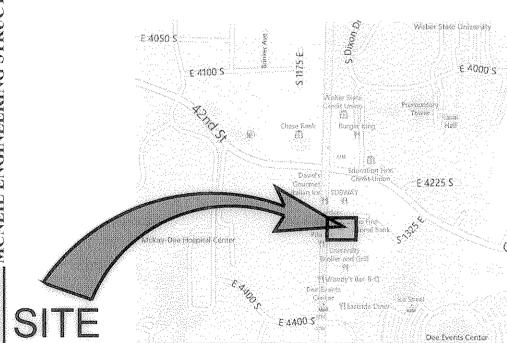
4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°29'44" EAST ALONG THE SECTION LINE BETWEEN THE FOUND WEBER COUNTY MONUMENTS MARKING THE SOUTHWEST AND THE NORTHWEST CORNERS OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON THIS SURVEY. THE NORTHERLY LINE WAS ESTABLISHED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 4275 SOUTH STREET AS ESTABLISHED PER HALVERSON SUBDIVISION PLAT. THE EASTERLY AND SOUTHERLY LINES WERE ESTABLISHED ACCORDING TO THE DISTANCES CALLED FOR BY DEED ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY RIGHT OF WAY OF HARRISON BOULEVARD. THE WESTERLY LINE WAS ESTABLISHED AT SAID EASTERLY RIGHT OF WAY LINE, AS ESTABLISHED ACCORDING TO MONUMENTS FOUND IN HARRISON BOULEVARD MARKING THE CENTER LINE.

5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED AS NOTED HEREON.

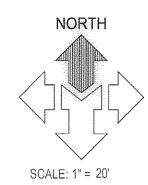
6. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES ONLY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY ANY BURIED UTILITIES/STRUCTURES, BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

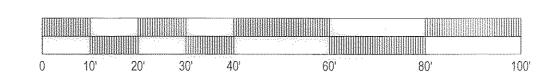
7. NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

8. NO OBSERVABLE EVIDENCE OF SPRINGS, PONDS, LAKES, STREAMS OR RIVERS.

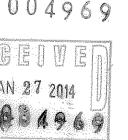


VICINITY MAP SCALE: N.T.S.





----- SECTION LINE FIRE HYDRANT RIGHT OF WAY LINE WATER MANHOLE WATER VALVE PROPERTY LINE ELECTRIC BOX ----- CENTER/MONUMENT LINE ELECTRIC METER ---- EASEMENT LINE LIGHT POLE CONCRETE SANITARY SEWER MANHOLE STORM DRAIN CATCH BASIN STORM DRAIN MANHOLE IRRIGATION CLEAN OUT BUILDING OVERHANG AIR CONDITIONING UNIT BOLLARD CONIFEROUS TREE MAILBOX DECIDUOUS TREE RECORD PROPERTY CORNER MEASURED



LEGEND CALCULATED ZOINS FIF SYN

004969

PROJECT NO: 13198 CAD DWG. FILE: 13198ALT DRAWN BY: KSL CALC BY: DBD

FIELD CREW: CL/SB CHECKED BY: DBD 4-30-13 DATE:

> ALTA/ACSM LAND TITLE

> > OF

≡MCNEIL ENGINEERING STRUCTURAL, L.C. ≡ MCNEIL ASPEN CONSULTANTS, L.C. ≡ **■**MCNEIL ENGINEERING - SURVEYING, L.C.

SIDEWALK :

4275 SOUTH STREET

- CURB WALL

RETAINING WALL

PILLAR /BU

SURVEYED PARCEL

CONTAINS 21,585 SQ. FT.

OR 0.496 ACRES

`S 89°57'52" W 168.00'

MKH PROPERTIES CO., LLC 06-107-0019 SPECIAL WARRANTY DEED ENTRY # 2623230

RETAINING WALL

1 11

SIDEWALK

TRANSFORMER

MKH PROPERTIES CO., LLC

SPECIAL WARRANTY DEED

ENTRY # 2623230

CURB WALL

CURB & GUTTER

CURB & GUTTER -

BRICK WALL

SINGLE STORY BRICK BUILDING

SIDEWALK