



SCALE: 1" = 30'

0 30 60

Scale in Feet

(Data in Parentheses is Record)

- TABLE "A" NOTES:**
1. - MONUMENTS FOUND AND/OR SET. (SHOWN HEREON)
  2. - ADDRESS OF THE SURVEYED PROPERTY IS 3762 NORTH HIGLEY ROAD
  3. - SUBJECT PROPERTY IS DESIGNATED AS ZONE X PER FIRM MAP NO. 49057C0200F WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2023.
  4. - GROSS LAND AREA = 2.098
  - 6(a). - CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY SET FORTH IN A ZONING REPORT OF LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE. (NO REPORT OR LETTER PROVIDED TO THE SURVEYOR)
  - 7(a). - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN HEREON)
  - 7(b)(1). - EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN HEREON)
  8. - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SHOWN HEREON)
  9. - NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. (SITE UNDER CONSTRUCTION AT TIME OF SURVEY, NO PARKING AREAS HAVE BEEN BUILT)
  10. - AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. (NO DESIGNATED LOCATION PROVIDED TO THE SURVEYOR)
  11. - EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
  - 11(a). - PLANS AND/OR REPORTS PROVIDED BY CLIENT. (SHOWN HEREON)
  - 11(b). - MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. (SHOWN HEREON)
  13. - NAMES OF ADJOINING OWNERS. (SHOWN HEREON)
  14. - AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. (NO INTERSECTION SPECIFIED BY CLIENT)
  15. - RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA. (SHOWN HEREON, ACCURACY OF DRONE PHOTO IS +/- 0.50 FEET)
  16. - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SHOWN HEREON)
  17. - PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO INFORMATION MADE AVAILABLE TO SURVEYOR)
  18. - PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. (NO OTHER DOCUMENTS PROVIDED TO OR OBTAINED BY SURVEYOR)

RECEIVED  
AUG 19 2025  
FILE # 8151

- LEGEND**
- SUBJECT PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - PREVIOUS PROPERTY LINE
  - CENTERLINE
  - EXISTING WATER
  - EXISTING SEWER
  - EXISTING STORM
  - EXISTING CABLE
  - EXISTING POWER
  - EXISTING ASPHALT
  - TOP OF SLOPE
  - TOE OF SLOPE
  - FENCE LINE
  - STREET MONUMENT
  - FOUND REBAR SET BY OTHERS
  - SET 5/8"x24" REBAR WITH CAP
  - SECTION CORNER
  - EXISTING SEWER MANHOLE
  - EXISTING WATER MANHOLE
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - TELEPHONE PEDESTAL

- EXCEPTIONS: SCHEDULE B - SECTION 2**
10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (MAY AFFECT PROPERTY, NO KNOWN CLAIMS AT TIME OF SURVEY)
  11. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: CHEVRON PIPE LINE COMPANY, FORMERLY KNOWN AS SALT LAKE PIPE LINE COMPANY  
RECORDED: NOVEMBER 10, 1981  
ENTRY NO.: 847035  
BOOK: 1392  
PAGE: 1432, OF THE OFFICIAL RECORDS  
(MAY AFFECT PROPERTY, NO KNOWN CLAIMS AT TIME OF SURVEY)
  12. ALL NON-EXCLUSIVE AND EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY WHICH AFFECT THE COMMON AREA (IF ANY), AS WELL AS ALL EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE RECORDED PLAT. (AFFECTS PROPERTY, SHOWN HEREON)
  13. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF WILLARD BAY PHASE TWO FIRST AMENDMENT 03112024, AS ENTRY NO. 3317354, OF THE OFFICIAL RECORDS. (AFFECTS PROPERTY, SHOWN HEREON)
  14. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN LONG-TERM STORM WATER MANAGEMENT AGREEMENT: RECORDED: JANUARY 2, 2024  
ENTRY NO.: 3310012, OF THE OFFICIAL RECORDS  
(AFFECTS PROPERTY, SHOWN HEREON)
  15. THE RIGHTS OF PARTIES IN POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIM AND/OR CLAIM LIENS THEREUNDER. (MAY AFFECT PROPERTY, UNABLE TO PLOT)

**RECORD BOUNDARY DESCRIPTION  
(FROM TITLE REPORT)**

LOT C19R, WILLARD BAY PHASE TWO SUBDIVISION FIRST AMENDMENT, AMENDING LOTS C17R AND C18R, WILLARD BAY PHASE TWO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

**NARRATIVE**

THIS ALTA/NSPS SURVEY WAS ORDERED BY MATT MONTANO AND WAS PREPARED USING ALTA TITLE COMMITMENT REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 2485066MGH WITH A COMMITMENT DATE OF JUNE 28, 2024 AT 8:00 AM.

THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND FEATURES, WHICH WERE OBSERVED WHILE PERFORMING THE FIELD WORK. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON AND SHOULD BE VERIFIED.

PROPERTY WAS UNDER CONSTRUCTION AT TIME OF SURVEY

THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE WILLARD BAY PHASE TWO SUBDIVISION FIRST AMENDMENT, ENTRY NO. 3317354, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 87°44'21" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

**SURVEYOR'S CERTIFICATE**

TO: AMERICA FIRST FEDERAL CREDIT UNION, ITS SUCCESSORS OR ASSIGNS, AS LENDER, COLDWATER HOLDINGS, LLC, AS BORROWER, AND OLD REPUBLIC TITLE INSURANCE COMPANY, AS TITLE COMPANY:

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 INCLUDES ITEMS: 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11, 11(a), 11(b), 13, 14, 15, 16, 17, AND 18 OF TABLE A THEREOF.

THIS ALTA/NSPS SURVEY WAS CREATED USING ALTA TITLE COMMITMENT REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 2485066MGH WITH A COMMITMENT DATE OF JUNE 28, 2024 AT 8:00 AM.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON JULY 19, 2024. THE PHOTOGRAMMETRIC MAPPING FLOWN BY DRONE ON AUGUST 2ND 2024.

SIGNED THIS 12TH DAY OF AUGUST, 2024.

MATT PRETL, PLS  
UTAH LAND SURVEYOR LICENCE NO. 10437995



HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.haies.net Brigham City Ogden (435) 723-3491 (801) 399-4905 (435) 723-8272 Celebrating over 68 Years of Business		No.	Date	By	Revision
HAI					
Drawn By: MP	Date: 8/12/2024	Designed By: GS	Checked By: GS	Approved By: Matt Pretl	Scale: 1" = 30'
Drawing File: 24-3-181v19		JOB NUMBER: 24-3-181			
ALTA / NSPS SURVEY FOR <b>MATT MONTANO</b> 3762 N. HIGLEY ROAD FARR WEST, WEBER COUNTY, UTAH A PART OF THE SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.					
Sheet		1			
of		1			
Sheets					