

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. RYAN ROBINSON OF NORTH DAVIS PREP ACADEMY FOR TITLE PURPOSES. BRASS CAP MONUMENTS WERE FOUND IN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST. A LINE BEARING NORTH 84°52'31" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 14 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. PROPERTY CORNERS ARE SET AS INDICATED HEREON.

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. ON BEHALF OF STEWART TITLE GUARANTY COMPANY, FILE NO. 134024-JCP, COMMITMENT DATE, SEPTEMBER 22, 2020 AT 7:30 AM.

EXCEPTION NO. 14: THE EFFECTS, IF ANY, OF EASEMENTS AND RIGHTS-OF-WAY FOR EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES AND POWER, TELEPHONE, SEWER, GAS OR WATER LINES, WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY OF THE SUBJECT LAND. (SURVEYOR'S NOTE: NO EASEMENTS OR RIGHTS-OF-WAY OUTSIDE OF THOSE PROVIDED WERE DISCOVERED AS PART OF THIS SURVEY)

EXCEPTION NO. 15: RESERVATION BY THE UNION PACIFIC RAILROAD COMPANY AS SET FORTH IN THAT CERTAIN DEED DATED SEPTEMBER 24, 1880 AND RECORDED NOVEMBER 15, 1880 AS ENTRY NO. 152 IN BOOK F OF DEEDS AT PAGE 763 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: PLOTTED, AFFECTS THE EASTERLY LINE OF PARCEL 2)

EXCEPTION NO. 16: RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED OCTOBER 23, 1918, AS ENTRY NO. 21661, IN BOOK F OF LIENS AND LEASES, AT PAGE 290. (SURVEYOR'S NOTE: NOT PLOTTED, BLANKETS ENTIRE PARCEL 1 ALONG WITH OTHER GROUND)

EXCEPTION NO. 17: EASEMENT AS CONTAINED IN THAT CERTAIN INSTRUMENT IN FAVOR OF SALT LAKE PIPE LINE COMPANY, RECORDED AUGUST 24, 1949 AS ENTRY NO. 108023 IN BOOK 6 AT PAGE 374.

ASSIGNMENT AND ASSUMPTION OF RIGHT-OF-WAY INTERESTS IN FAVOR OF TESORO LOGISTICS NORTHWEST PIPELINE LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JUNE 24, 2013 AS ENTRY NO. 2144800 IN BOOK 5746 AT PAGE 1443. (SURVEYOR'S NOTE: PLOTTED, BLANKETS ENTIRE PARCEL 2, BUT INTERPRETED TO AFFECT MORE SPECIFICALLY THE EASTERLY 16.5 FEET OF PARCEL 2)

EXCEPTION NO. 18: EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED JUNE 27, 1986, AS ENTRY NO. 142164, IN BOOK 1096, AT PAGE 1334. (SURVEYOR'S NOTE: PLOTTED, AFFECTS THE NORTHEASTERLY 13.0 FEET OF PARCEL 1)

EXCEPTION NO. 19: EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED DECEMBER 30, 1987, AS ENTRY NO. 812132, IN BOOK 1211, AT PAGE 685. (SURVEYOR'S NOTE: PLOTTED, AFFECTS THE NORTHERLY 3 FEET OF PARCEL 1 AND THE SOUTHERLY 15 FEET OF PARCEL 2)

EXCEPTION NO. 20: EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED AUGUST 24, 1988, AS ENTRY NO. 834480, IN BOOK 1252, AT PAGE 4. (SURVEYOR'S NOTE: PLOTTED, AFFECTS THE NORTHERLY 12 FEET OF PARCEL 1)

EXCEPTION NO. 21: EASEMENT IN FAVOR OF NORTH DAVIS COUNTY SEWER DISTRICT, ITS SUCCESSORS IN INTEREST AND ASSIGNORS FOR A PERMANENT EASEMENT AND RIGHT-OF-WAY TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 6, 1997 AS ENTRY NO. 1308326 IN BOOK 2102 AT PAGE 1205. (SURVEYOR'S NOTE: PLOTTED, AFFECTS SOUTHERLY 30 FEET OF PARCEL 2)

EXCEPTION NO. 22: RESOLUTION 07-59 REQUIRING NEW DEVELOPMENT TO PAY FOR SANITARY SEWER PROJECT IMPROVEMENTS, INSTALLED PREVIOUSLY BY THE CITY IN ADVANCE OF THE DEVELOPMENT, FOR THE 2200 WEST SANITARY SEWER PROJECT, RECORDED OCTOBER 28, 2008 AS ENTRY NO. 2401310 IN BOOK 4645 AT PAGE 531. (SURVEYOR'S NOTE: NOTHING TO PLOT, NOT A SURVEYOR RELATED MATTER)

EXCEPTION NO. 23: DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AND ANY OTHER OBLIGATIONS SECURED THEREBY, TRUSTOR: NORTH DAVIS PREPARATORY ACADEMY, INC., A UTAH NON-PROFIT CORPORATION; TRUSTEE: U.S. BANK NATIONAL ASSOCIATION; BENEFICIARY: STATE CHARTER SCHOOL FINANCE AUTHORITY; AMOUNT: \$15,335,000.00; DATED: JUNE 1, 2010; RECORDED: JUNE 28, 2010 AS ENTRY NUMBER 2536564 IN BOOK 5055 AT PAGE 687.

THE ABOVE STATED DEED OF TRUST WAS ASSIGNED TO U.S. BANK NATIONAL ASSOCIATION, DATED JUNE 1, 2010 AND RECORDED JUNE 28, 2010 AS ENTRY NO. 2536565 IN BOOK 5055 AT PAGE 708. (SURVEYOR'S NOTE: NOTHING TO PLOT, NOT A SURVEY RELATED MATTER)

EXCEPTION NO. 24: THE FOLLOWING MATTERS DISCLOSED ON SHEET 1 OF THAT CERTAIN SURVEY PREPARED BY PINNACLE ENGINEERING & LAND SURVEYING, INC., HAVING BEEN CERTIFIED UNDER THE DATE OF MAY/2010, AS PROJECT NO. 07-0148, BY STEPHEN J. FACKRELL, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 11517:

- A. SANITARY SEWER LINE ALONG THE SOUTHERLY PORTION
B. GAS LINES AS SHOWN
C. POWER LINES AS SHOWN
D. DETENTION POND LOCATED IN THE SOUTH-WESTERLY PORTION
E. EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO OVERHEAD POWER LINE(S), LIGHT POLE(S), POWER POLE(S), ELECTRIC BOX(ES), ELECTRIC METER(S), WATER MANHOLE(S), SANITARY SEWER MANHOLE(S), FIRE HYDRANT(S), STORM DRAIN MANHOLE(S), STORM DRAIN CATCH BASIN(S), WATER VALVE(S), FIBER OPTIC LINES LOCATED ON AND ACROSS THE LAND WITHOUT DEDICATED EASEMENTS AND ANY PRESCRIPTIVE EASEMENT RIGHTS ASSOCIATED WITH THE SAME (SURVEYOR'S NOTE: LABELED AS DESCRIBED)

EXCEPTION NO. 25: THE FOLLOWING MATTERS DISCLOSED ON SHEET 2 OF THAT CERTAIN SURVEY PREPARED BY PINNACLE ENGINEERING & LAND SURVEYING, INC., HAVING BEEN CERTIFIED UNDER THE DATE OF MAY/2010, AS PROJECT NO. 07-0148, BY STEPHEN J. FACKRELL, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 11517:

- A. SANITARY SEWER LINES AS SHOWN
B. IRRIGATION LINES AS SHOWN
C. OVERHEAD POWER LINES ALONG THE NORTHERLY PORTION
D. EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO OVERHEAD POWER LINE(S), LIGHT POLE(S), POWER POLE(S), ELECTRIC BOX(ES), ELECTRIC METER(S), WATER MANHOLE(S), SANITARY SEWER MANHOLE(S), FIRE HYDRANT(S), STORM DRAIN MANHOLE(S), STORM DRAIN CATCH BASIN(S), WATER VALVE(S), FIBER OPTIC LINES LOCATED ON AND ACROSS THE LAND WITHOUT DEDICATED EASEMENTS AND ANY PRESCRIPTIVE EASEMENT RIGHTS ASSOCIATED WITH THE SAME (SURVEYOR'S NOTE: LABELED AS DESCRIBED)

EXCEPTION NO. 26: NOTWITHSTANDING THOSE ITEMS DESCRIBED 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 A CURRENT 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) NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, MAY DISCLOSE. (SURVEYOR'S NOTE: NO ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGES IN AREA OR ENCROACHMENTS WERE DISCOVERED AS PART OF THIS SURVEY)

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: COTTONWOOD TITLE INSURANCE AGENCY, INC, STEWART TITLE GUARANTY COMPANY AND NORTH DAVIS PREPARATORY ACADEMY:

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 INCLUDED THEREIN, 2, 3, 4, 6(a), 7(a)(b), 8, 9, 10, 11, 12, 13, 16, 17, 18, AND 19, OF "TABLE A" THEREOF.

FIELDWORK COMPLETION DATE: 10/01/2020
DATE OF SURVEY PLAT MAP: 10/29/2020

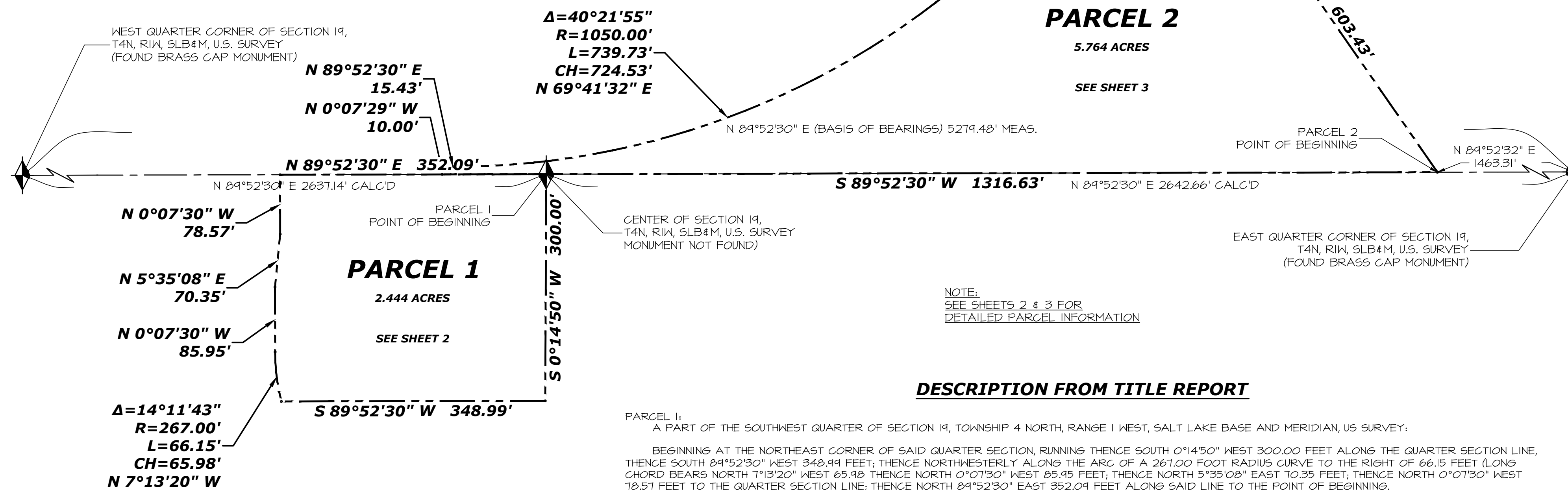
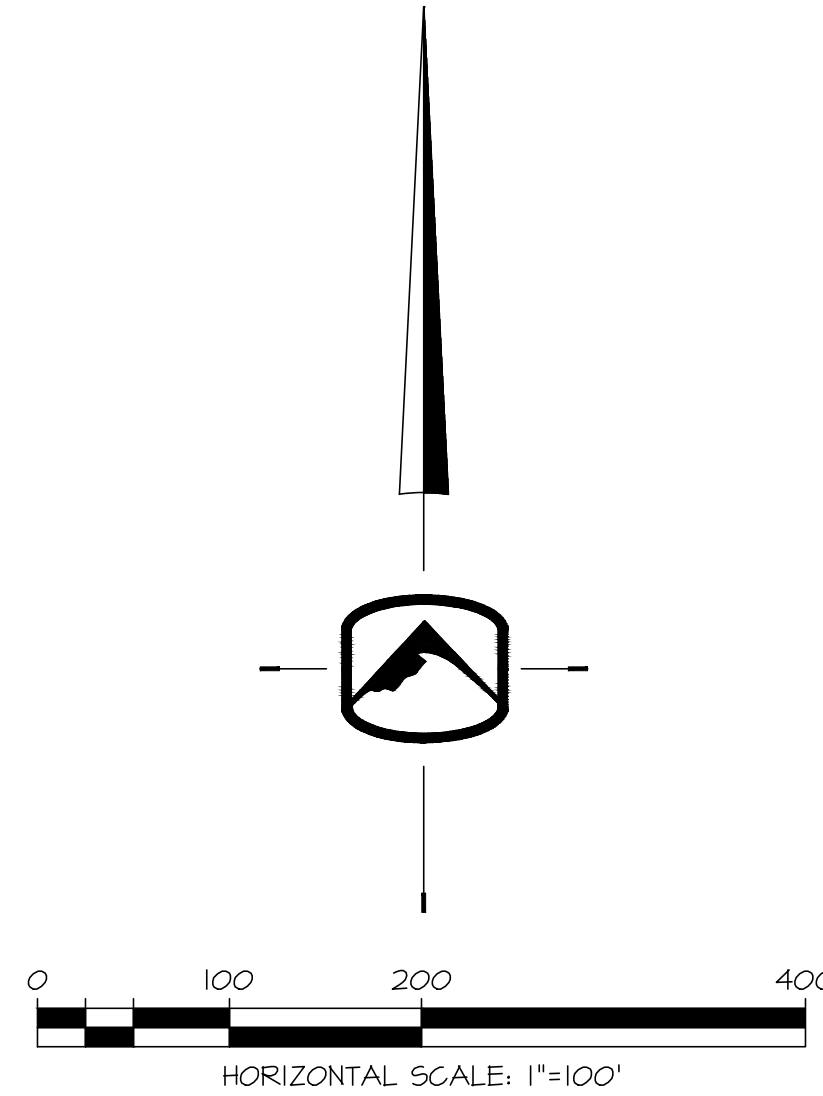
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VICINITY MAP



LEGEND table listing symbols for boundary lines, easements, utilities, monuments, and property corners.



DESCRIPTION FROM TITLE REPORT

PARCEL 1: A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 0°14'50" WEST 300.00 FEET ALONG THE QUARTER SECTION LINE...

PARCEL 2: BEGINNING AT A POINT SOUTH 84°52'32" WEST, 1463.61 FEET FROM THE EAST 1/4 CORNER OF SECTION 14-T4N-R1W, SLM, THENCE SOUTH 84°52'30" WEST, 1316.64 FEET; THENCE NORTH 0°07'29" WEST, 10.00 FEET; THENCE NORTH 84°52'31" EAST, 15.43 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1050.0 FOOT RADIUS CURVE TO THE LEFT, WITH ARC LENGTH OF 134.73 FEET AND A DELTA OF 40°21'56" (CHORD BEARS NORTH 64°41'33" EAST, 124.53 FEET); THENCE NORTH 49°30'35" EAST, 365.59 FEET TO THE RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RR; THENCE ALONG SAID LINES SOUTH 34°43'19" EAST, 603.44 FEET TO THE POINT OF BEGINNING.

PARCEL 2 HAVING ALSO BEEN DESCRIBED BY SURVEY AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 84°52'30" EAST 5274.31 FEET BETWEEN THE WEST AND EAST QUARTER CORNERS OF SAID SECTION 14) DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 14, SAID POINT BEING LOCATED NORTH 84°52'30" EAST ALONG THE QUARTER SECTION LINE 2637.01 FEET (2637.17 FEET BY RECORD) FROM THE WEST QUARTER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 84°52'30" WEST ALONG SECTION LINE 1317.47 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST HILL FIELD ROAD, SAID POINT BEING LOCATED 60 FEET PERPENDICULARLY OFFSET FROM THE CENTERLINE OF SAID STREET AS DEFINED IN THAT CERTAIN RECORD OF SURVEY 3382, RECORDED AT THE OFFICE OF THE DAVIS COUNTY SURVEYOR; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING (2) COURSES: (1) 746.78 FEET ALONG THE ARC OF A 1060.00 FOOT RADIUS NON-CENTRIC CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°21'55" (CHORD BEARS NORTH 64°41'31" EAST 131.42 FEET) TO A POINT OF TANGENCY, AND (2) NORTH 49°30'35" EAST 316.26 FEET PARALLEL WITH SAID CENTERLINE AND OFFSET 50 FEET SOUTHEASTERLY TO THE WESTERLY LINE OF THE DENVER & RIO GRANDE RAILROAD COMPANY RIGHT OF WAY, A 66 FOOT WIDE RIGHT OF WAY; THENCE SOUTH 34°43'40" EAST ALONG SAID WESTERLY LINE 602.64 FEET TO THE QUARTER SECTION LINE; AND THENCE SOUTH 84°52'30" WEST ALONG THE QUARTER SECTION LINE 1171.96 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION - PARCEL 2

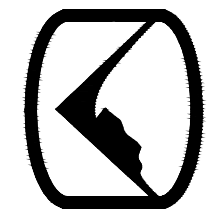
A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LAYTON CITY, DAVIS COUNTY UTAH BEGINNING AT A POINT AT THE INTERSECTION OF THE QUARTER SECTION LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD, BEING 1463.31 FEET SOUTH 84°52'30" WEST (S 84°52'32" E 1463.61' REC.) ALONG SAID QUARTER SECTION LINE FROM THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE SOUTH 84°52'30" WEST 1316.64 FEET (S 84°52'30" E 1316.64' REC.) ALONG SAID QUARTER SECTION LINE; THENCE NORTH 0°07'29" WEST 10.00 FEET (N 0°07'29" W 10.00' REC.); THENCE NORTH 84°52'30" EAST 15.43 FEET (N 84°52'31" E 15.41' REC.); THENCE 134.73 FEET NORTHEASTERLY ALONG THE ARC OF A 1050.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 40°21'55" (40°21'56" REC.), AND LONG CHORD OF NORTH 64°41'32" EAST (N 64°41'33" E REC.) 124.53 FEET; THENCE NORTH 49°30'35" EAST 316.26 FEET (365.59' REC.) TO SAID WESTERLY RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID WESTERLY LINE SOUTH 34°43'19" EAST 603.43 (603.44' REC.) FEET TO THE POINT OF BEGINNING. CONTAINS: 5.764 ACRES

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR DAVIS COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 4401C0228 E, EFFECTIVE DATE JUNE 18, 2007. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".

- 1- NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY. (SEE TABLE A, ITEM 6)
2- THERE ARE 178 PAVED PARKING STALLS, OF WHICH THERE ARE 6 STALLS DESIGNATED FOR ADA PARKING AND ACCESS. (SEE TABLE A, ITEM 4)
3- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
4- 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 11)
5- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
6- 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, ITEM 17)
7- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)

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SILVERPEAK ENGINEERING

STRUCTURAL CIVIL SURVEY

NORTH DAVIS ACADEMY - LAYTON
1591 WEST AND 1765 WEST HILLFIELD ROAD
LAYTON, UTAH

DATE: 10/29/2020

PROJECT: AW-003

DRAWN BY: JRF

REVISIONS:

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:



177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054



**NORTH DAVIS ACADEMY - LAYTON**  
1591 WEST AND 1765 WEST HILLFIELD ROAD  
LAYTON, UTAH

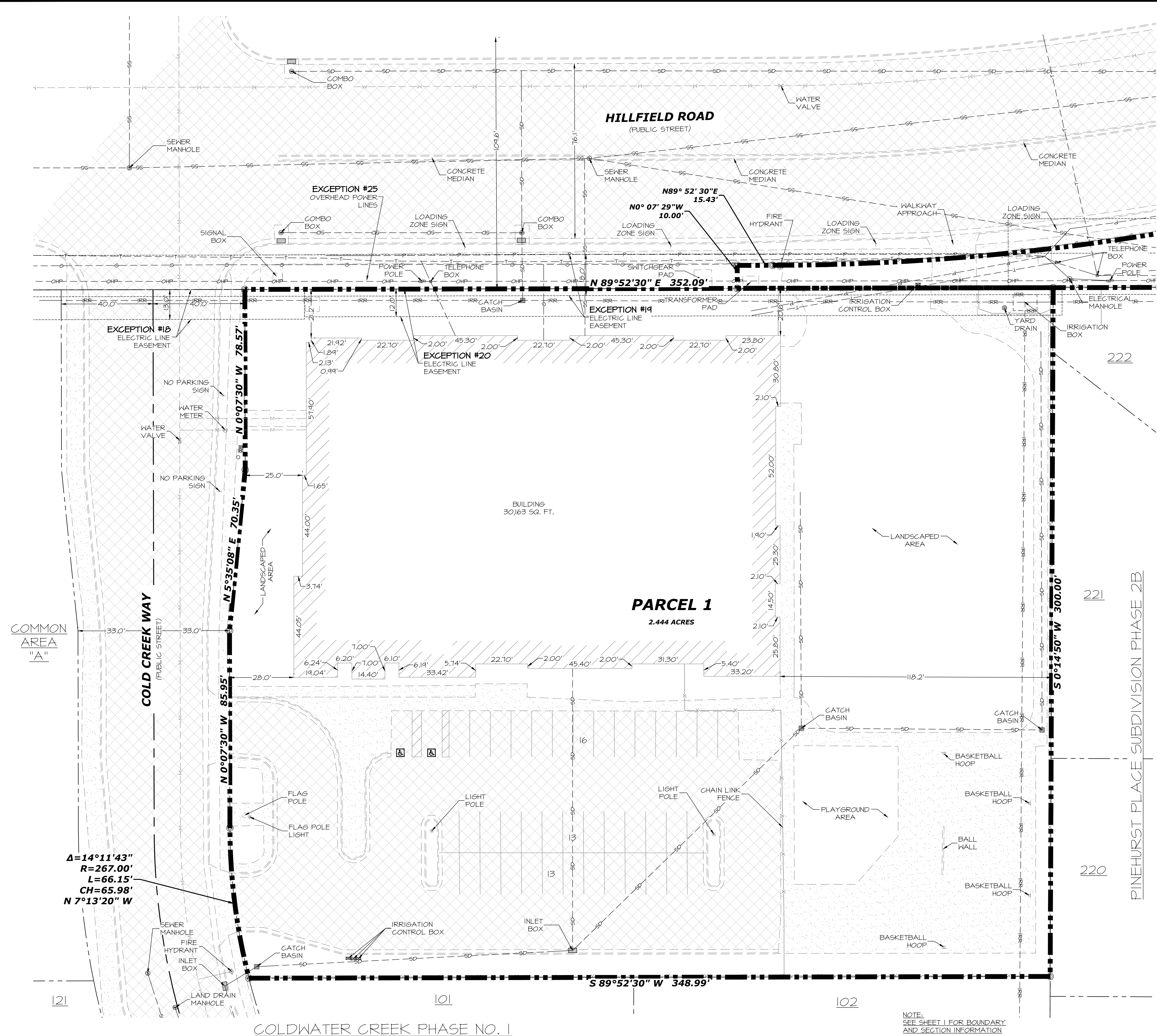
DATE: 10/29/2020  
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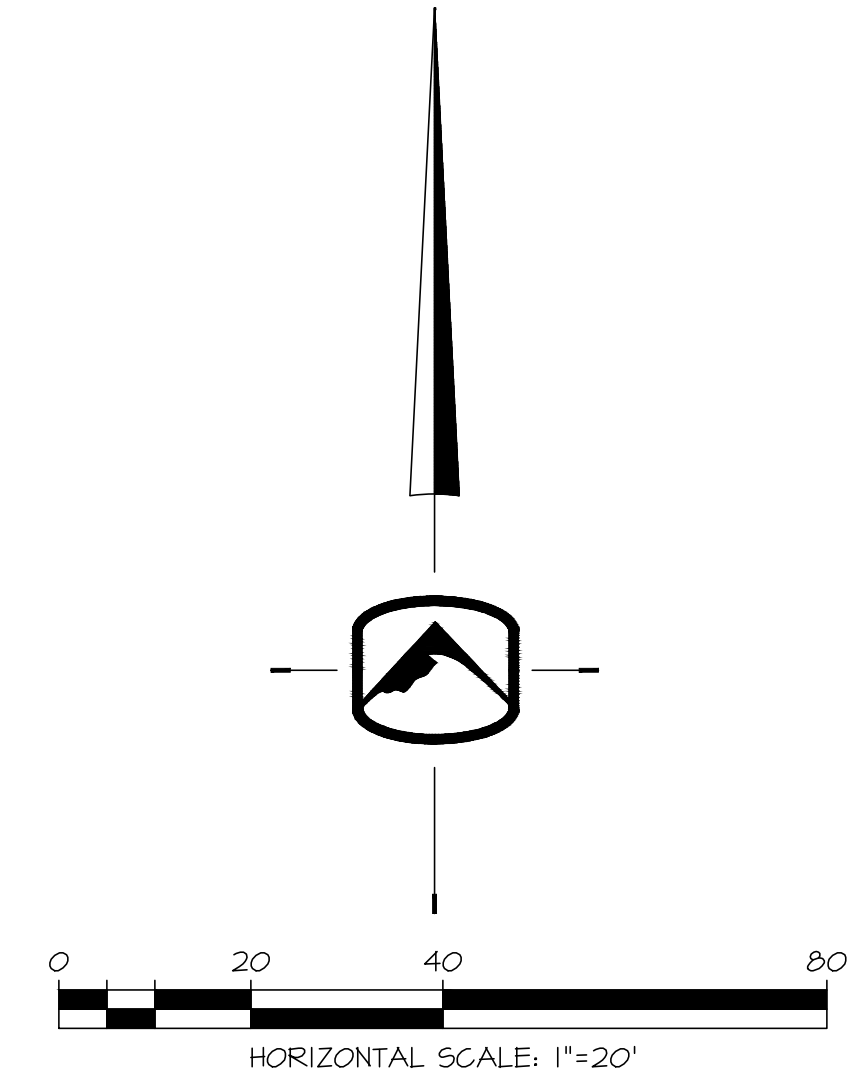
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**2**

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM



SEE SHEET 3



**LEGEND**

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	SETBACK LINE
	EX. IRRIGATION LINE
	EX. OVERHEAD POWER LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. SECONDARY WATERLINE
	EX. TELEPHONE LINE
	EX. CABLE TV LINE
	EX. GAS LINE
	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\"/>
	PROPERTY CORNER FOUND

**NOTES**

- NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY. (SEE TABLE A, ITEM 6)
- THERE ARE 118 PAVED PARKING STALLS, OF WHICH THERE ARE 6 STALLS DESIGNATED FOR ADA PARKING AND ACCESS. (SEE TABLE A, ITEM 9)
- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
- 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 11)
- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
- 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, ITEM 17)
- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)

NOTE:  
SEE SHEET 1 FOR BOUNDARY AND SECTION INFORMATION

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.



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**NORTH DAVIS ACADEMY - LAYTON**  
1591 WEST AND 1765 WEST HILLFIELD ROAD  
LAYTON, UTAH

DATE: 10/29/2020  
PROJECT: AW-003  
DRAWN BY: JRF  
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ALTA/NSPS LAND TITLE SURVEY

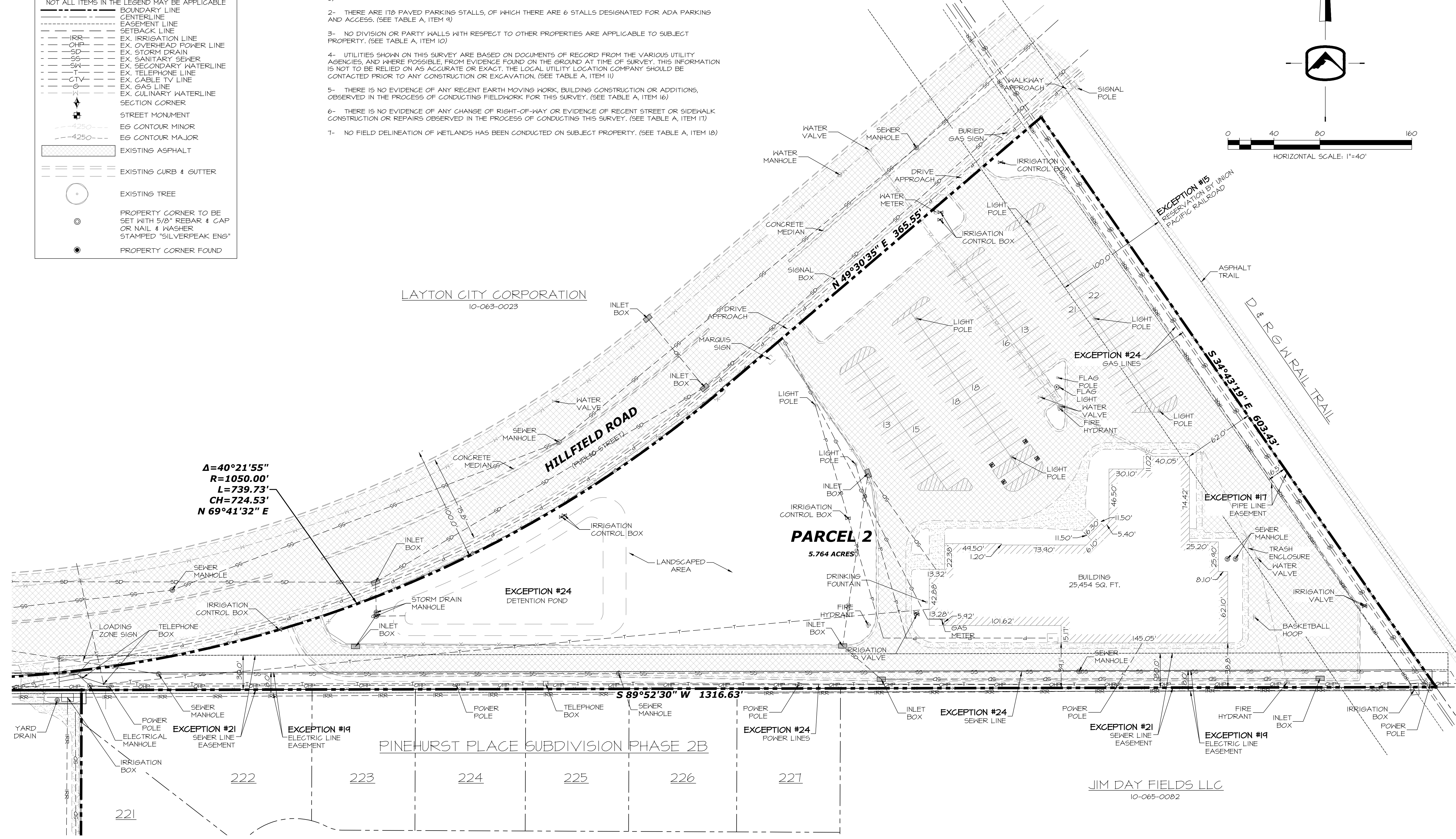
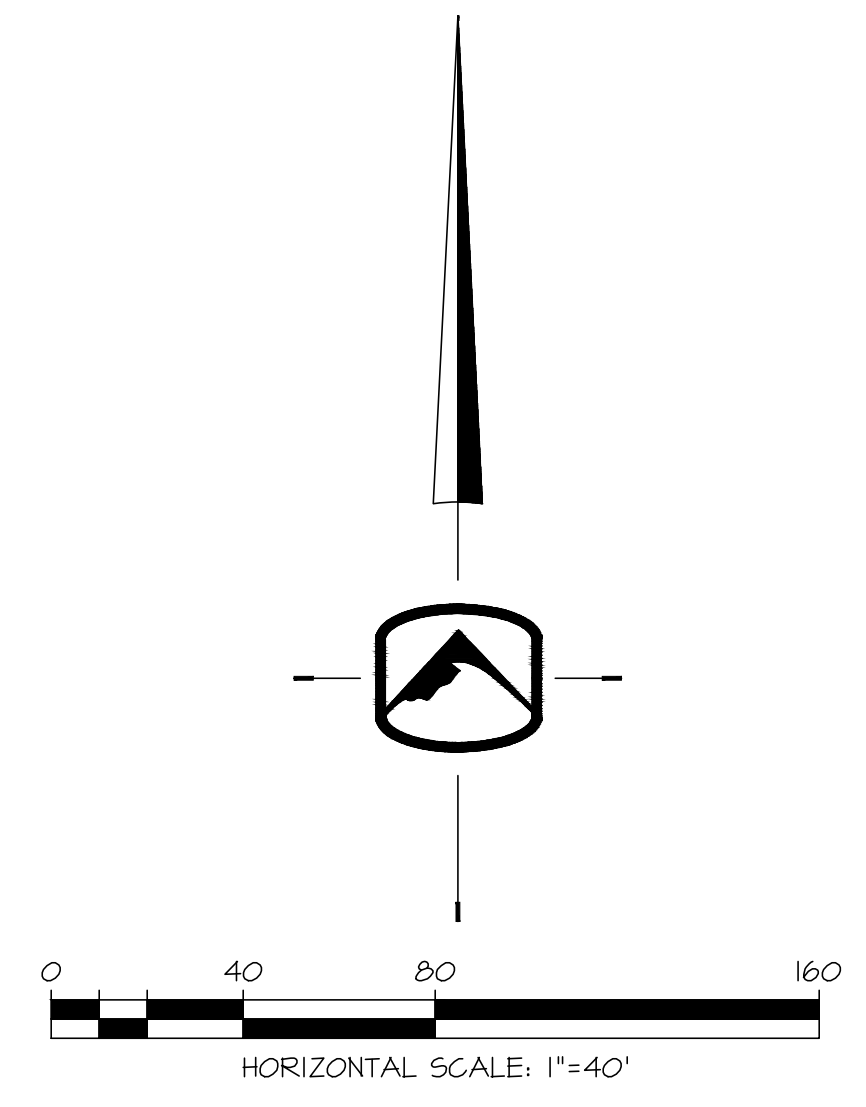
SHEET NUMBER:  
**3**

**NOTES**

- 1- NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY. (SEE TABLE A, ITEM 6)
- 2- THERE ARE 178 PAVED PARKING STALLS, OF WHICH THERE ARE 6 STALLS DESIGNATED FOR ADA PARKING AND ACCESS. (SEE TABLE A, ITEM 4)
- 3- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
- 4- 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 11)
- 5- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
- 6- 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, ITEM 17)
- 7- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)

**LEGEND**

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
  - CENTERLINE
  - EASEMENT LINE
  - SETBACK LINE
  - IRR - EX. IRRIGATION LINE
  - OHP - EX. OVERHEAD POWER LINE
  - SD - EX. STORM DRAIN
  - SS - EX. SANITARY SEWER
  - SK - EX. SECONDARY WATERLINE
  - T - EX. TELEPHONE LINE
  - CTV - EX. CABLE TV LINE
  - G - EX. GAS LINE
  - C - 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



NOTE:  
SEE SHEET 1 FOR BOUNDARY  
AND SECTION INFORMATION

SEE SHEET 2