

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.

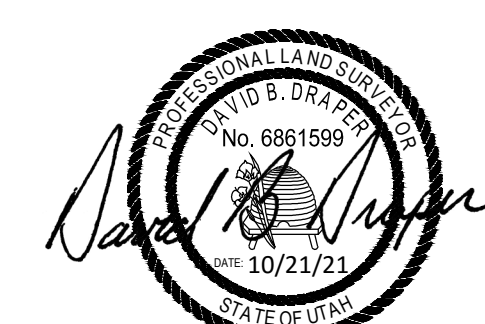
BEGINNING AT THE SOUTHWEST CORNER OF MEADOWBROOK HOLLOW PLAT "B", LAYTON CITY, DAVIS COUNTY, UTAH, SAID POINT BEING 709.93 FEET SOUTH 89°52'00" WEST AND 854.04 FEET SOUTH 0°07'30" EAST AND 558.55 FEET SOUTH 0°07'12" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 0°09'12" WEST 70.00 FEET; THENCE SOUTH 89°50'48" EAST 30.00 FEET; THENCE SOUTH 0°09'12" WEST 360.47 FEET; THENCE NORTH 89°50'48" WEST 592.47 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 FOX CREEK MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FS CREDIT ORIGINATOR LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, RIALTO CAPITAL MANAGEMENT, LLC, CHICAGO TITLE INSURANCE COMPANY, COTTONWOOD TITLE INSURANCE AGENCY, INC.

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, 5(A), 5(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 16, 2021.

DATE OF PLAT OR MAP: OCTOBER 21, 2021.



SCHEDULE B, PART II EXCEPTIONS

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, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED AUGUST 12, 1936, AS ENTRY NO. 63713, IN BOOK L OF LIENS AND LEASES, AT PAGE 103.

SURVEY FINDINGS: NO SPECIFIC EASEMENT LOCATION DESCRIBED

EASEMENT IN FAVOR OF LAYTON CITY, A MUNICIPAL CORPORATION, COUNTY OF DAVIS, STATE OF UTAH FOR THE RIGHT TO INSTALL, REPAIR, MAINTAIN AND OPERATE AN EIGHT (8) INCH SEWER AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED DECEMBER 5, 1977 AND RECORDED MARCH 10, 1978, AS ENTRY NO. 488942, IN BOOK 695, AT PAGE 367.

QUITCLAIM AND PARTIAL RELEASE OF EASEMENT BY LAYTON CITY, A MUNICIPAL CORPORATION, RECORDED JUNE 25, 1985 AS ENTRY NO. 705550 IN BOOK 1040 AT PAGE 760.

SURVEY FINDINGS: SHOWN HEREON

EASEMENT IN FAVOR OF IVORY AND COMPANY FOR A TEMPORARY 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 AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 3, 1984 AND RECORDED JANUARY 4, 1984, AS ENTRY NO. 661319, IN BOOK 974, AT PAGE 233.

ASSIGNMENT OF EASEMENT IN FAVOR OF LAYTON CITY CORPORATION, RECORDED MAY 11, 1988 AS ENTRY NO. 824586 IN BOOK 1231 AT PAGE 59.

SURVEY FINDINGS: SHOWN HEREON

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, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED MARCH 1, 1985, AS ENTRY NO. 68514, IN BOOK 1025, AT PAGE 534.

SURVEY FINDINGS: APPROXIMATE LOCATION SHOWN HEREON

RIGHT OF WAY EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED MARCH 19, 1985 AS ENTRY NO. 69712, IN BOOK 1026, AT PAGE 1262.

SURVEY FINDINGS: APPROXIMATE LOCATION SHOWN HEREON

RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED MAY 16, 1985 AS ENTRY NO. 824862, IN BOOK 1234 AT PAGE 57.

SURVEY FINDINGS: SHOWN HEREON, DESCRIPTION LANDS IN ADJOINING PROPERTY

RIGHT OF ENTRY AGREEMENT BY AND BETWEEN TCI CABLEVISION OF UTAH, INC. AND FOX CREEK ASSOCIATES, DATED OCTOBER 5, 1989 AND RECORDED JULY 10, 1989 AS ENTRY NO. 981591 IN BOOK 1512 AT PAGE 927.

SURVEY FINDINGS: SPECIFIC EASEMENT NOT DESCRIBED, GRANTS COMPANY ACCESS TO PROPERTY TO SERVICES CABLE FACILITIES WHEREVER THEY MAY BE

GRANT OF EASEMENT IN FAVOR OF COMCAST OF WASATCH, INC., ITS SUCCESSORS AND PERMITTED ASSIGNS TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS SYSTEM AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 1, 2016 AND RECORDED MAY 24, 2016, AS ENTRY NO. 2940833, IN BOOK 6623, AT PAGE 1172.

SURVEY FINDINGS: SPECIFIC EASEMENT NOT DESCRIBED, GRANTS COMPANY ACCESS TO PROPERTY TO SERVICES CABLE FACILITIES WHEREVER THEY MAY BE

LEGEND

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

SIGNIFICANT OBSERVATIONS

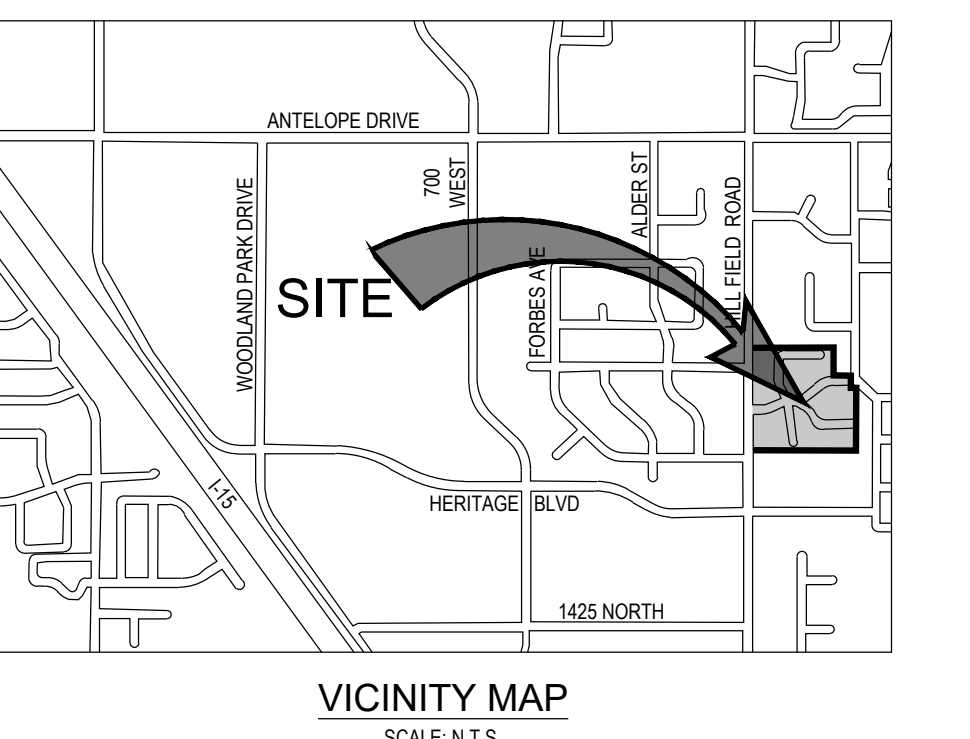
- VINYL FENCE 1'9" INSIDE PROPERTY
- VINYL FENCE 1'0" INSIDE PROPERTY
- VINYL FENCE 1'3" INSIDE PROPERTY
- VINYL FENCE 1'3" INSIDE PROPERTY
- VINYL FENCE 0'4" INSIDE PROPERTY
- VINYL FENCE 0'6" INSIDE PROPERTY
- VINYL FENCE 0'5" INSIDE PROPERTY
- CHAIN LINK FENCE 0'3" INSIDE PROPERTY
- SHED 0'6" INSIDE PROPERTY
- VINYL FENCE 0'6" INSIDE PROPERTY
- VINYL FENCE 0'3" INSIDE PROPERTY
- VINYL FENCE 0'8" INSIDE PROPERTY
- VINYL FENCE 0'2" INSIDE PROPERTY
- VINYL FENCE 0'3" INSIDE PROPERTY
- VINYL FENCE 0'6" INSIDE PROPERTY

PARKING

ADA	3
REGULAR	337
TOTAL	340

FLOOD ZONE

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



ZONING INFORMATION

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)

(INFORMATION TAKEN FROM PREVIOUS 2017 SURVEY, NO UPDATED INFORMATION PROVIDED)

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. 15035-I-APP PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: SEPTEMBER 27, 2021, AT 7:30 A.M.

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 88°51'51" EAST ALONG THE MONUMENT LINE AS SHOWN ON THIS SURVEY. SURVEYED PROPERTY LINES WERE ESTABLISHED PER A PREVIOUS MCNEIL ENGINEERING SURVEY DATED NOVEMBER 29, 2017 AND A PREVIOUS SURVEY PREPARED BY STANTEC ON FILE WITH THE DAVIS COUNTY SURVEYOR AS #4981.

GENERAL NOTES

- 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.
- CORNER NOT FOUND WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR" UNLESS NOTED OTHERWISE HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLANS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- SURVEYED PARCEL HAS IMPROVED DRIVEWAY ACCESS TO 285 WEST AND 400 WEST STREETS, BOTH PAVED PUBLIC RIGHTS OF WAY.

TABLE "A" ITEMS

- SEE GENERAL NOTE 2
- ADDRESS OF SUBJECT PROPERTY SHOWN HEREON PER TITLE REPORT.
- 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. 490110228E, EFFECTIVE ON JUNE 18, 2007.
- GROSS LAND AREA SHOWN HEREON
- NO UPDATED INFORMATION PROVIDED. PREVIOUS INFORMATION SHOWN HEREON
- NO UPDATED INFORMATION PROVIDED. PREVIOUS INFORMATION SHOWN HEREON
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- HEIGHT OF ALL BUILDINGS SHOWN HEREON
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- 130 REGULAR PARKING STALLS, 207 CARPORT PARKING STALLS AND 3 ADA PARKING STALLS WITH A TOTAL OF 340 PARKING STALLS
- NO NOT APPLICABLE
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, AND OTHER OBSERVED EVIDENCE ONLY. 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. UTILITY MAPS HAVE NOT BEEN SUPPLIED
- NAMES OF ADJOINERS ARE SHOWN HEREON.
- NEAREST INTERSECTION STREET SHOWN HEREON.
- NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- ALL APPLICABLE EASEMENTS SHOWN HEREON.

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 8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneileng.com

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.

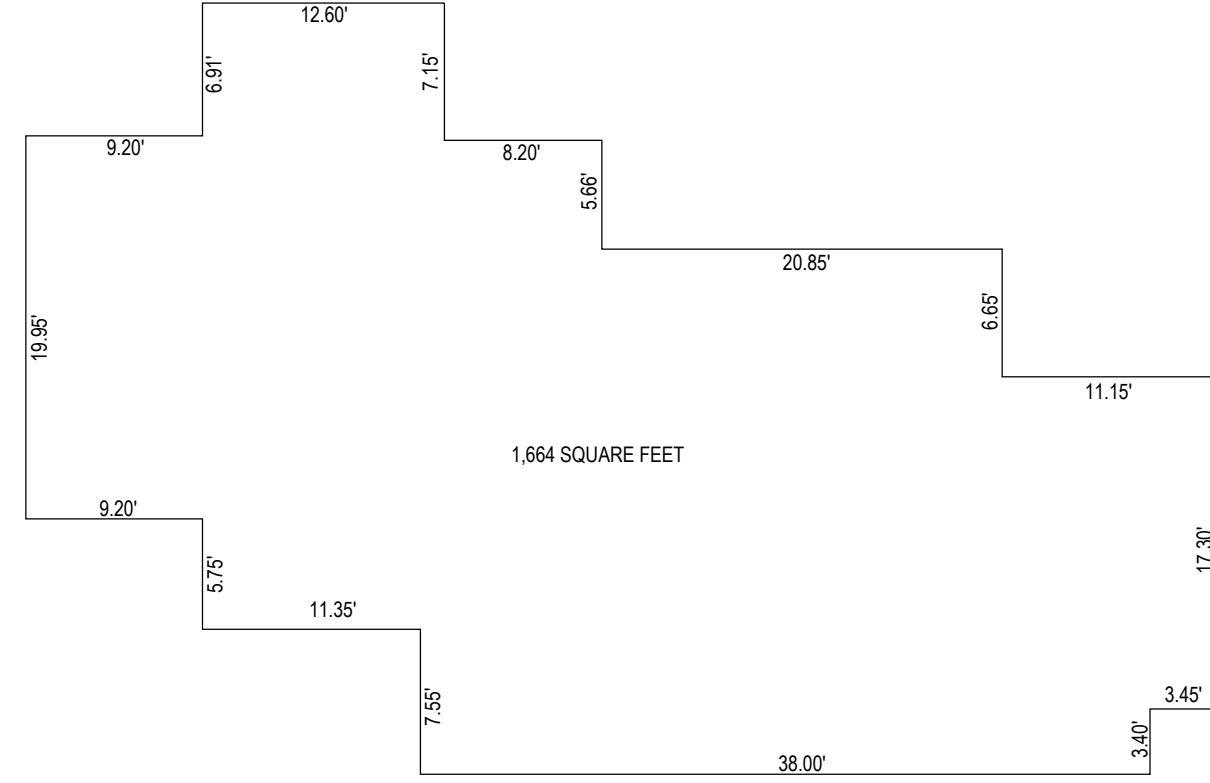
ALTA/NSPS LAND TITLE SURVEY
1 OF 2

REVISIONS

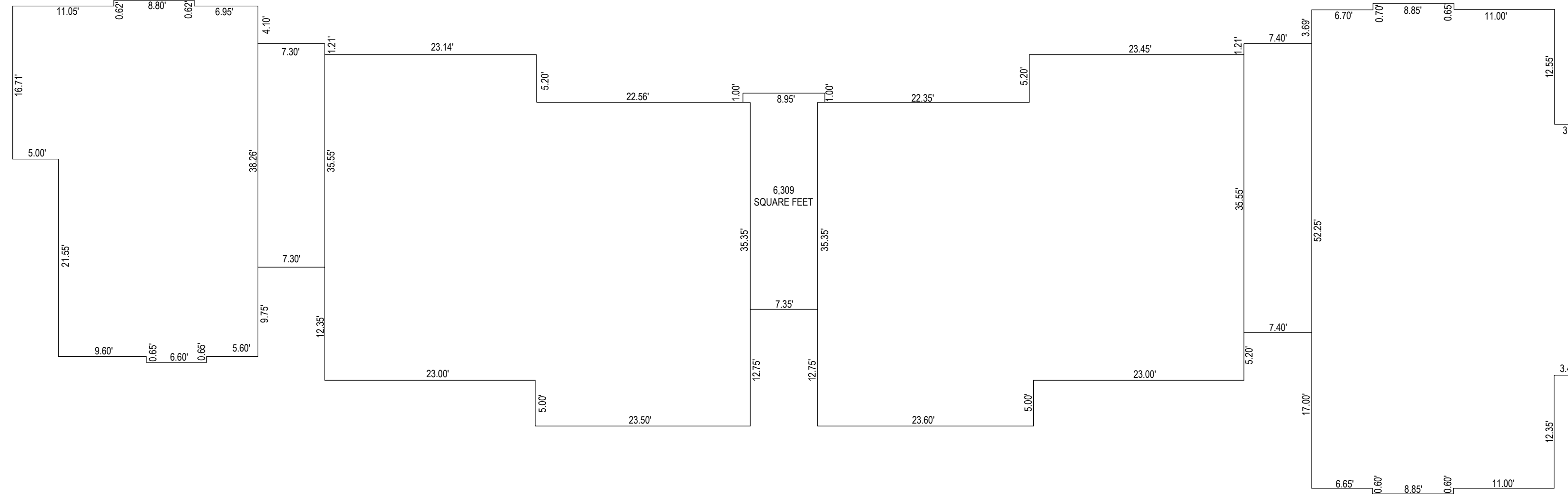
REV	DATE	DESCRIPTION

PROJECT NO: 21674
CAD FILE: 21674 ALTA FOX CREEK
DRAWN BY: KSL
CALC BY: DBD
FIELD CREW: DMP/EAM
CHECKED BY: DBD
DATE: 10/21/2021

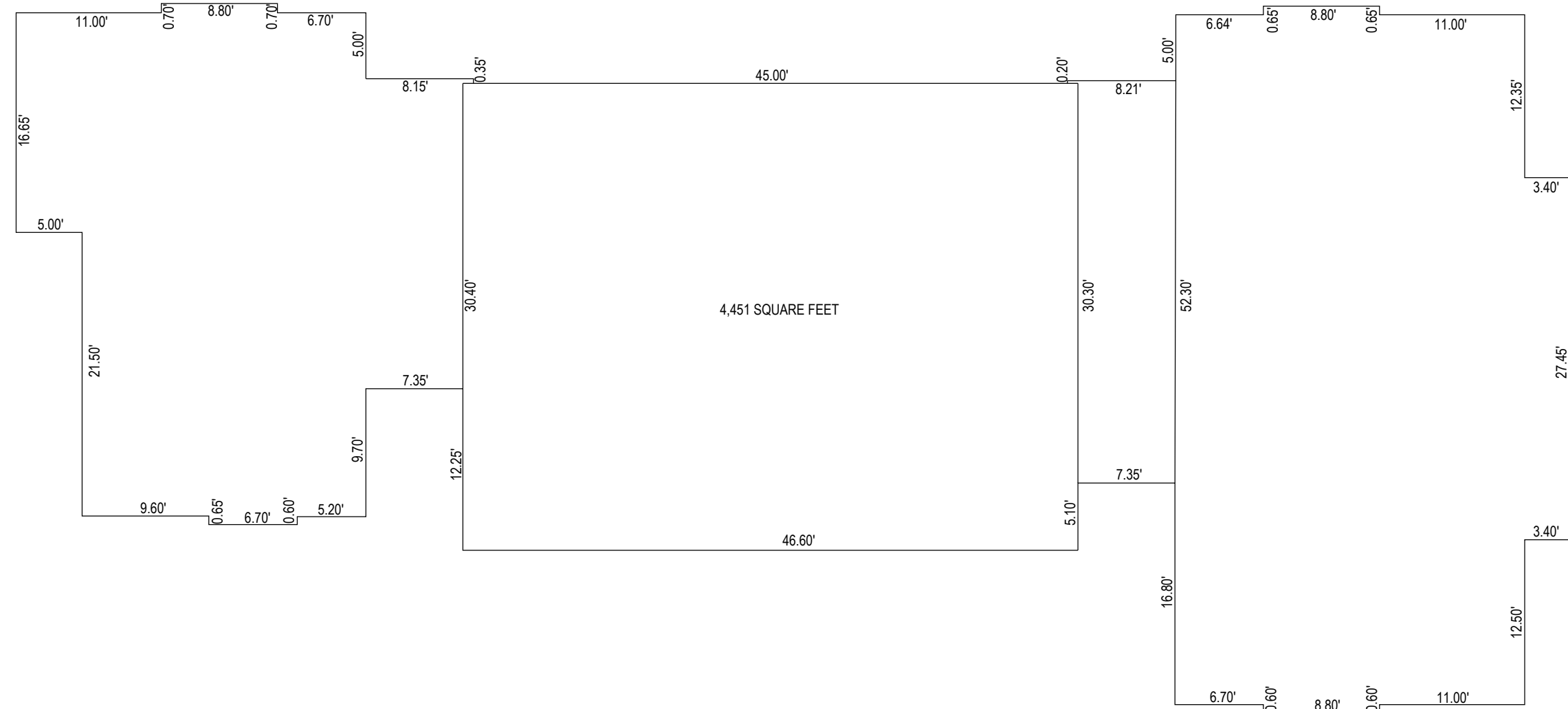
S:\2021Files\21674\Survey\Prod_Dwg\21674 ALTA FOX CREEK.dwg D:\dd Oct. 21, 2021 - 2:09pm



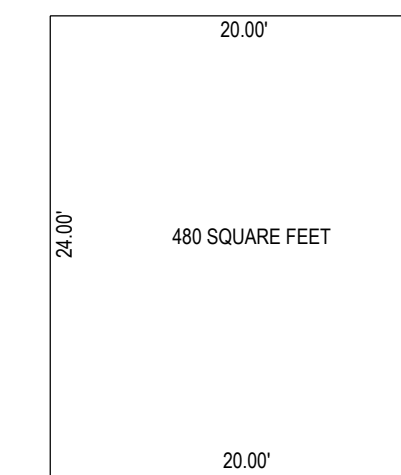
CLUBHOUSE



BUILDING TYPE "A"



BUILDING TYPE "B"



MAINTENANCE BUILDING



REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO:	21674
CAD FILE:	21674 ALTA FOX CREEK
DRAWN BY:	KSL
CALC BY:	DBD
FIELD CREW:	DMP/EAM
CHECKED BY:	DBD
DATE:	10-21-21

ALTA/NSPS
LAND TITLE
SURVEY