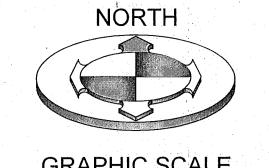
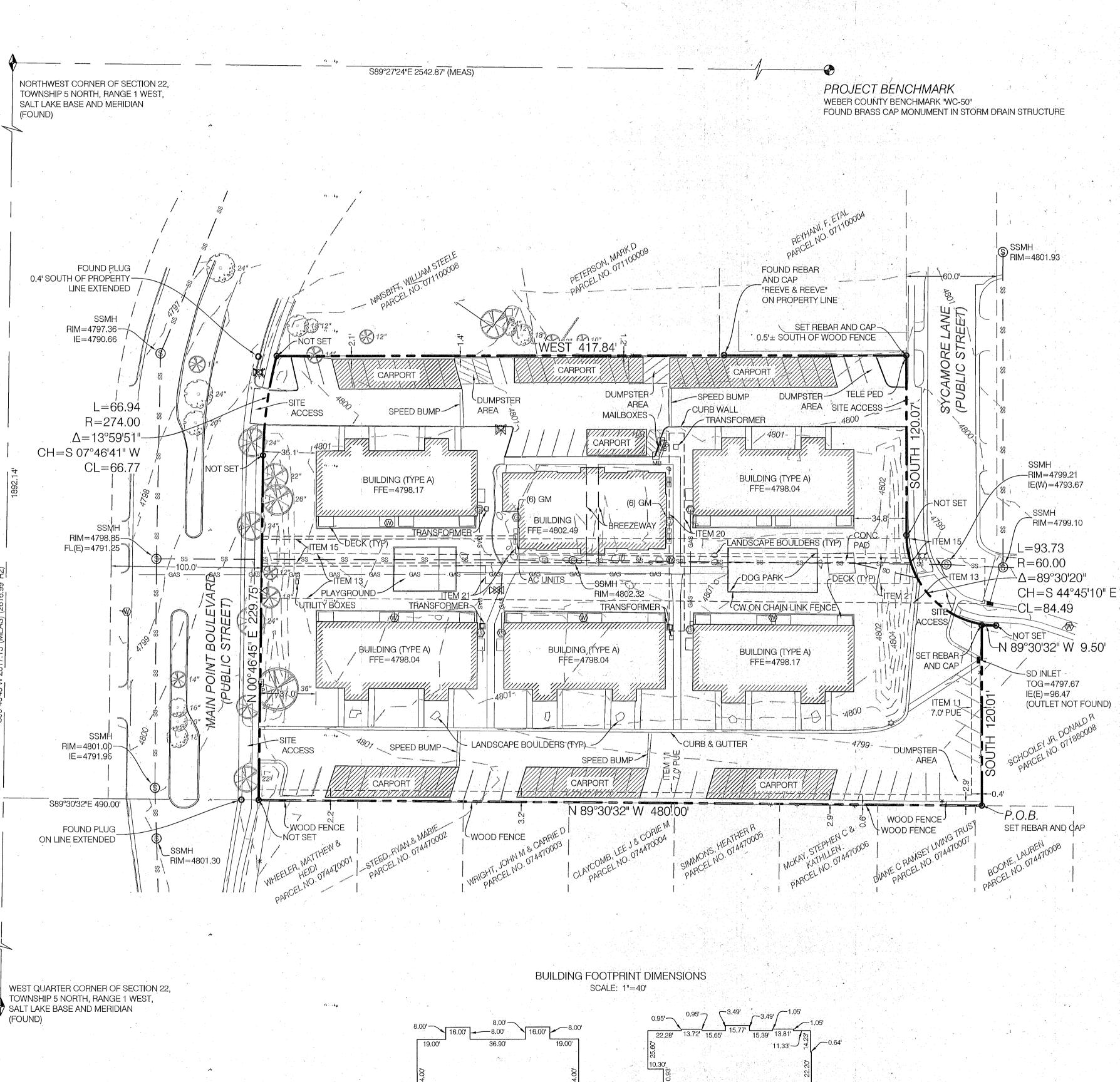
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SOUTH OGDEN, WEBER COUNTY, UTAH





1 inch = 40 ft



SURVEYOR'S CERTIFICATE

WORK HORSE PARTNERS, L.L.C FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18, AND 19 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 6, 2020,



LEGAL DESCRIPTION PER TITLE REPORT

A PART OF LOT 1, MAIN POINT SOUTH SUBDIVISION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH AND A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH 89°30'32" WEST 480.0 FEET; THENCE NORTH 0°46'45" EAST 229.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A REGULAR CURVE TO THE RIGHT 66.92 FEET (R=274.84 OF A REGULAR CURVE TO THE LEFT 93.73 FEET (R=60.00 FEET); THENCE NORTH 89°30'32" WEST 9.47 FEET; THENCE SOUTH 120.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE OF SURVEY

BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY KENT NELSON, NXT PROPERTY MANAGEMENT, TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

MONUMENTS FOUND MARKING THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

WEBER COUNTY BENCHMARK "WC-50" ELEVATION; 4816.791 (AS PUBLISHED BY THE WEBER COUNTY SURVEYOR)

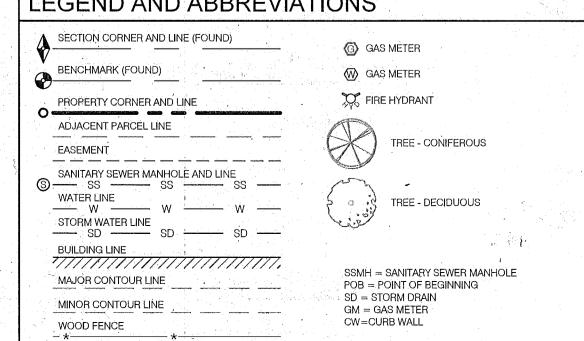
THE SURVEY CONTROL AND BOUNDARY WERE DETERMINED DURING THE PERFORMANCE OF A PRIOR SURVEY BY BENCHMARK ENGINEERING (SEE R5)

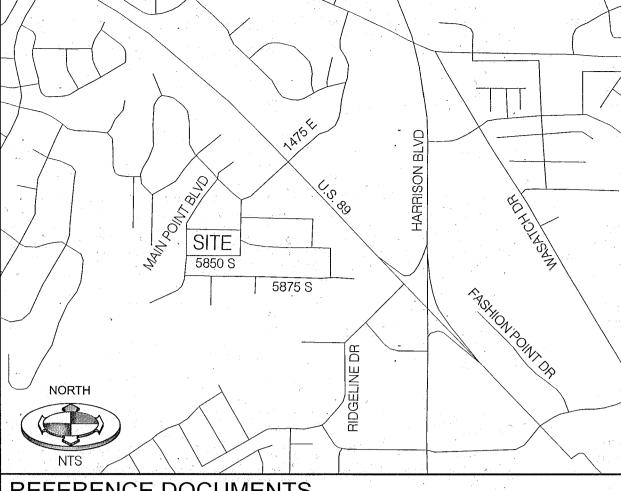
GENERAL NOTES

- FEMA FLOOD INSURANCE RATE MAP NUMBER 49057C0437E
 - EFFECTIVE DATE: DECEMBER 16, 2005 FLOOD ZONE: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
- NO ZONING REPORT WAS PROVIDED.
- PARKING STALL COUNT
- STANDARD: 91 ADA: 1
- TOTAL = 92
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. BUILDING (TYPE B), PLAYGROUND, DOG PARK, AND INTERIOR SIDEWALKS WERE CONSTRUCTED WITHIN THE LAST 3 YEARS OF THIS SURVEY.
- THERE WERE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
- THERÉ WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OF SANITARY LANDFILL. NO WETLANDS DELINEATION MARKERS WERE OBSERVED OR PLACED BY A QUALIFIED
- SPECIALIST. THERE ARE NO OFFSITE EASEMENTS BENEFITING THE SURVEYED PROPERTY.
- NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY. CLIENT DID NOT DESIGNATE WALLS TO BE DETERMINED AS PLUMB AT TIME OF SURVEY.
- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS, NONE OBSERVED ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 12) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OF BURIAL GROUNDS CONTAINED
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MAIN POINT BOULEVARD AND SYCAMORE LAND, BOTH BEING PUBLIC STREETS.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL), FILE NO. NCS-1011285-SLC1, EFFECTIVE DATE APRIL 20, 2020.

LEGEND AND ABBREVIATIONS

CHAIN LINK FENCE





REFERENCE DOCUMENTS

VICINITY MAP

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL) FILE NO. NCS-1011285-SLC1, EFFECTIVE DATE APRIL 20, 2020.
- MAIN POINT SOUTH SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY MAIN POINT SOUTH SUBDIVISION NO. 2. ON FILE WITH THE OFFICE OF THE WEBER
- COUNTY RECORDER. OVERLOOK POINTE SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY
- ALTA/ACSM SURVEY BY KAGAN M. DIXON, BENCHMARK ENGINEERING, ON FILE WITH

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL), FILE NO. NCS-1011285-SLC1, EFFECTIVE DATE APRIL 20, 2020.

PROPERTY LINES AS SHOWN HEREON

2) NOTES PERTÂINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED PRELIMINARY REPORT:

ITEMS 1 - 10 NOT ADDRESSED BY THIS SURVEY, NOT A SURVEY ITEM.

ITEM 11 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE OFFICIAL PLAT OF MAIN POINT SOUTH SUBDIVISION RECORDED JULY 12, 1968 AS ENTRY NO. 507295 OF OFFICIAL

(SURVEY FINDINGS: AS SHOWN, SEE ALSO ITEM 12.)

ITEM 12 ORDINANCE NO. 524 OF SOUTH OGDEN CITY PROVIDING FOR THE VACATION OF A PART OF MAIN POINT SOUTH SUBDIVISION NO. 2 RECORDED MARCH 13, 1972 AS ENTRY NO. 566915 IN BOOK 988 AT PAGE 316 OF OFFICIAL RECORDS (SURVEY FINDINGS: AFFECTS ALL OF SUBJECT PROPERTY.)

ITEM 13 A RIGHT OF WAY AND EASEMENT OVER AND ACROSS SAID LAND FOR THE PURPOSE OF UTILITIES AND/OR INSTALLATION AND MAINTENANCE OF SEWER AND WATER LINES DISTRIBUTION, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO CITY OF SOUTH OGDEN BY THAT DEED OF DEDICATION RECORDED JUNE 19, 1972 IN BOOK 996 AT PAGE 642 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN.)

ITEM 14 COVENANT AND AGREEMENT SECURING THE INSTALLATION OF SPECIAL IMPROVEMENTS IN FAVOR OF SOUTH OGDEN CITY, RECORDED JUNE 19. IN BOOK 996 AT PAGE 643 OF OFFICIAL RECORDS.

NOTICE OF TERMINATION OF COVENANT AND AGREEMENT RECORDED MARCH 11, 2015 AS ENTRY NO. 2725476 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS ALL OF SUBJECT PROPERTY.

ITEM 15 🔧 A RIGHT OF WAY AND EASEMENT OVER AND ACROSS SAID LAND TO LAY, OPERATE, MAINTAIN AND REPLACE PIPELINES, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, BY INSTRUMENT RECORDED JULY 6, 1972 IN BOOK 998 AT PAGE 123 OF OFFICIAL RECORDS.

QUIT CLAIM DEED EXECUTED BY QUESTAR GAS COMPANY RECORDED APRIL 21, 2017 AS ENTRY NO.2853357 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN.)

ITEM 16 A RIGHT OF WAY AND EASEMENT OVER AND ACROSS SAID LAND TO CONSTRUCT OPERATE AND MAINTAIN A BURIED TELEPHONE FACILITY, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, BY INSTRUMENT RECORDED DECEMBER 12, 1972 AS ENTRY NO. 583958 IN BOOK 1011 AT PAGE 647 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS ALL OF SUBJECT PROPERTY.

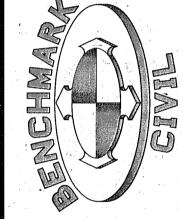
ITEM 17-19 NOT ADDRESSED IN THIS SURVEY. NOT SURVEY ITEMS

ITEM 20 UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION RECORDED NOVEMBER 17, 2016 AS ENTRY NO. 2827057 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN.)

ITEM 21 RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF QUESTAR GAS COMPANY, A CORPORATION RECORDED APRIL 21, 2017 AS ENTRY NO. 2853358 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN.)

ITEM 22 GRANT OF EASEMENT IN FAVOR OF COMCAST OF UTAH II, INC. RECORDED FEBRUARY 16, 2018 AS ENTRY NO. 2905511 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS ALL OF SUBJECT PROPERTY.)

NOT ADDRESSED IN THIS SURVEY. NOT A SURVEY ITEM.



280 EAST 5850 SOUTH SOUTH OGDEN, UTAH

OJECT NO. 2005108

ALTA/NSPS LAND TITLE SURVEY

SVA.01