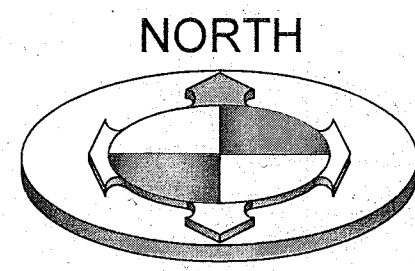


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)
1 inch = 20ft.

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY
JAKE HEMINGWAY
1100 CHILDS AVE LLC

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 INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 15, 2021.



LEGAL DESCRIPTION PER TITLE REPORT

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF CHILDS AVENUE, WHICH IS NORTH 0°58' EAST 338.87 FEET FROM THE INTERSECTION OF SAID EAST LINE AND THE NORTH LINE OF THE STATE ROAD (SAID NORTH LINE 46.57 FEET NORTH OF THE ORIGINAL NORTH LINE OF 12TH STREET); RUNNING THENCE NORTH 0°58' EAST 214.50 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°09'45" EAST 181.26 FEET; THENCE SOUTH 0°50'15" WEST 214.50 FEET; THENCE NORTH 89°09'45" WEST 181.74 FEET TO THE POINT OF BEGINNING.

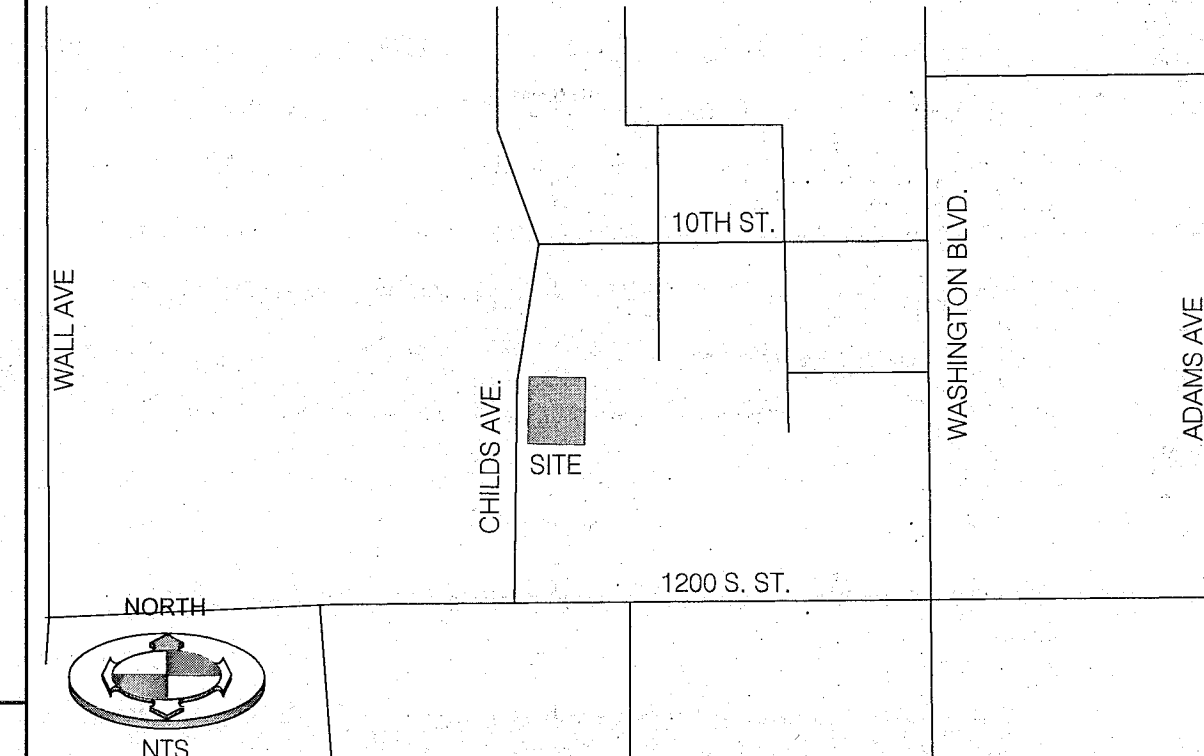
NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY 1100 CHILDS AVE, LLC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°09'45" W AS SHOWN HEREON.

BENCHMARK
STREET MONUMENT, 9TH STREET & GRANT AVENUE
ELEVATION = 4292.32 FEET

VICINITY MAP



REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 1162180, EFFECTIVE DATE FEBRUARY 12, 2021.
- R2) VICTORIA RIDGE SUBDIVISION, RECORDED AS ENTRY NO. 2224441, IN BOOK 64, AT PAGE 96 IN THE OFFICE OF THE WEBER COUNTY RECORDER.
- R3) RECORD OF SURVEY, COMPLETED JULY 25, 2017, BY ENSIGN ENGINEERING, RECORDED IN THE OFFICE OF THE WEBER COUNTY SURVEYOR.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 1162180, EFFECTIVE DATE FEBRUARY 12, 2021.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-13 NOT ADDRESSED IN THIS SURVEY

ITEM 14 SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF. (SURVEY FINDINGS: AS SHOWN)

ITEMS 15 - 16 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

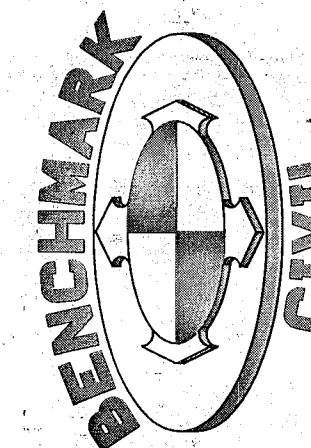
- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - FENCE SOUTH OF PROPERTY LINE AS SHOWN
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CHILDS AVENUE.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

LEGEND AND ABBREVIATIONS

STREET MON. (FOUND)	CULINARY PIPE LINE
PROPERTY CORNER (PLAT NOTED)	WATER VALVE & WATER METER
ADJACENT PL. or LOT LINES	IRRIGATION VALVE & PIPE LINE
EXISTING RIGHT-OF-WAY LINE	GAS LINE
CENTERLINE OF ROAD	DRAINAGE / DITCH CENTERLINE
CURB & GUTTER	SIGN
EDGE OF EXISTING ASPHALT	GAS METER
FENCE, CHAIN	CATCH BASIN
FENCE, IRON	
FENCE, WIRE	
CB CATCH BASIN	
TOG TOP OF GRATE	
POB POINT OF BEGINNING	

RECEIVED
MAY 25 2021
BY: 6866

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



1100 CHILDS LANE LLC

1100 CHILDS LANE
OGDEN CITY, UTAH

PROJECT NO: 2103090

ALTA/NSPS
LAND TITLE
SURVEY

SVA.01
1 OF 1