

SCHEDULE B - SECTION 2 EXCEPTIONS

9. 2022 GENERAL PROPERTY TAXES FOR THE YEAR WERE GIVEN AN EXEMPTION AND/OR TAX RELIEF. TAX ID NO.: 12-024-0001, 12-024-0002, 12-024-0004, 12-024-0013, AND 12-024-0015
**PLEASE CONTACT THE COUNTY TREASURER'S OFFICE FOR PARTICULARS.
(AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER)
10. SUBJECT PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF TAX DISTRICT 25 AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF:
 - WEBER BASIN WATER CONSERVANCY DISTRICT
 - CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
 - SOUTH OGDEN CONSERVATION DISTRICT
 - OGDEN CITY
 - UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1
(AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER)
11. WATER RIGHTS, OR CLAIMS OR TITLE TO WATER OR ANY SPECIAL ASSIGNMENTS ARISING FROM WATER USAGE.
(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
12. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, AND/OR UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
(AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER)
13. VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS, USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS, AND DECISIONS OF COURTS AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, HEREBY GRANTED, AS PROVIDED BY LAW, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS DISCLOSED WITHIN THAT CERTAIN PATENT RECORDED JULY 25, 1876 IN BOOK K AT PAGE 31 OF THE OFFICIAL RECORDS.
(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
14. THIS EXCEPTION HAS BEEN INTENTIONALLY OMITTED.
15. CERTIFICATE OF CREATION, OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA"), AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 OF OFFICIAL RECORDS.
(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
16. 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.
(AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER)
17. NOTWITHSTANDING THOSE ITEMS DESCRIBED HEREINABOVE, THE LAND IS ALSO SUBJECT TO, ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN A.L.T.A SURVEY (MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS"), MAY DISCLOSE.
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

BOUNDARY DESCRIPTION

PARCEL 1:
ALL OF LOTS 1, 2, 3, AND 4, BLOCK 2, EAST LYNNE ADDITION TO OGDEN CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF. TOGETHER WITH A STRIP OF LAND 7 1/2 FEET WIDE, CONTIGUOUS TO THE EAST LINE OF SAID LOTS 1, 2, 3, AND 4.

PARCEL 2:
ALL OF LOTS FIVE (5) TO EIGHTEEN (18) INCLUSIVE AND ALL OF LOTS THIRTY-SEVEN (37) TO FIFTY (50) INCLUSIVE IN BLOCK TWO (2) EAST LYNNE ADDITION TO OGDEN CITY, UTAH.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACK OF LAND IN SAID BLOCK TWO-WIT: BEGINNING AT THE NORTHEAST CORNER OF LOT FIVE (5) IN SAID BLOCK TWO (2), AND RUNNING THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT (18) IN SAID BLOCK TWO (2), THENCE EAST TO THE SOUTHWEST CORNER OF LOT THIRTY SEVEN (37) IN SAID BLOCK TWO (2); THENCE NORTH TO THE NORTHWEST CORNER OF LOT FIFTY (50) IN SAID BLOCK TWO (2); THENCE WEST TO THE PLACE OF BEGINNING, SAID TRACT BEING KNOWN AS THAT PORTION OF THE ALLEY IN SAID BLOCK TWO (2) ABUTTING ALL THE LOTS FIRST ABOVE DESCRIBED.

LESS AND EXCEPTING THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 6, 1945 AS ENTRY NO. 95233 IN BOOK 216 AT PAGE 203 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF LOTS 16, 17, 38, AND 39, AND THE SOUTH 16 FEET OF LOTS 15 AND 40; ALL IN BLOCK 2 OF THE EAST LYNNE ADDITION TO OGDEN CITY, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN SAID BLOCK 2, FRONTING ON OR ABUTTING SAID LOTS.

PARCEL 3:
ALL OF LOTS 51, 52, 53, AND 54, IN BLOCK 2 EAST LYNNE ADDITION TO OGDEN CITY, UTAH.

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCEL AS THAT DESCRIBED IN TITLE COMMITMENT 2270995FA, WITH AND EFFECTIVE DATE OF SEPTEMBER 30, 2022.

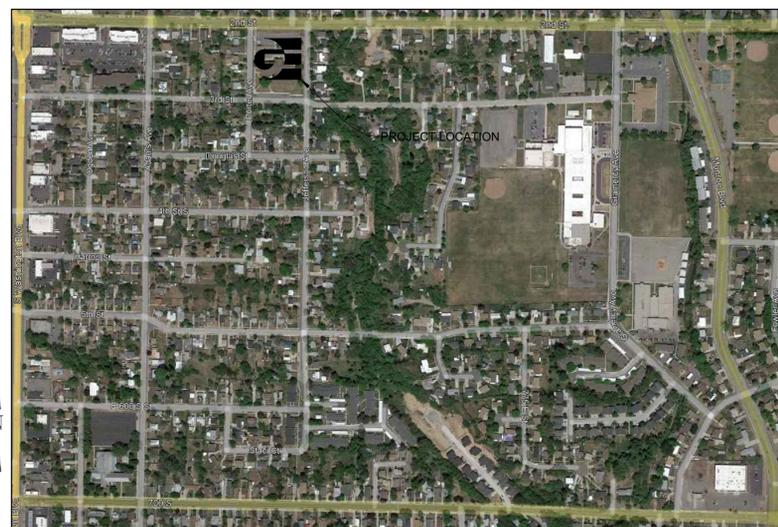
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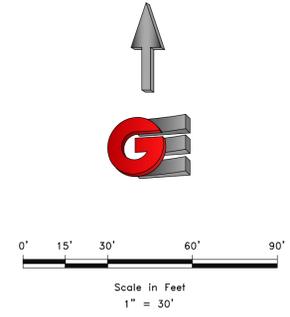
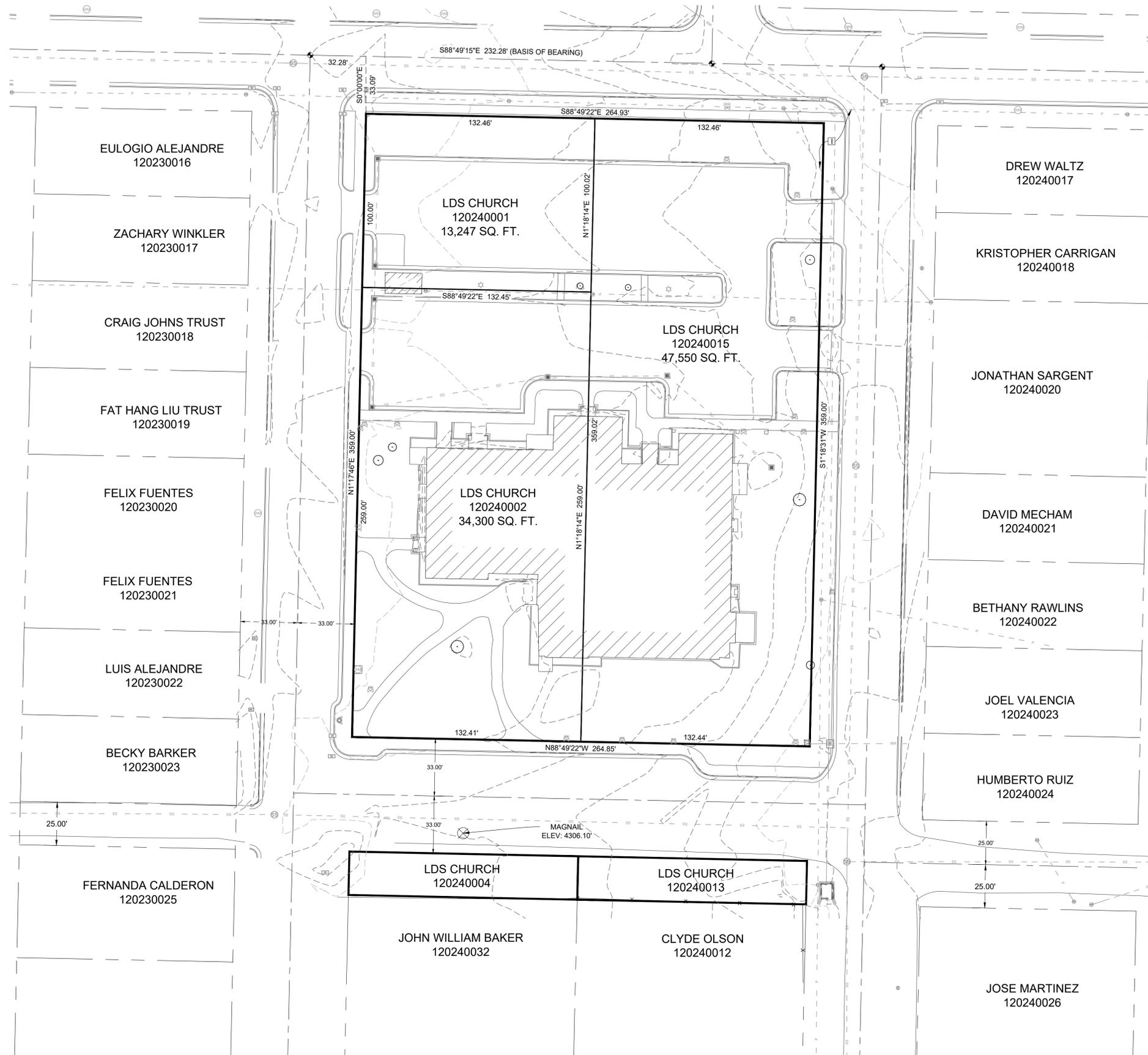
- A. THE SUBJECT PROPERTY LIES WITHIN THE ZONE R-1-6.
- B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0214E WITH AN EFFECTIVE DATE OF 12/16/2005.
- C. THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- D. THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- E. THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- F. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- G. PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- H. THE SUBJECT PARCEL CONTAINS NINETY-FOUR (94) REGULAR PARKING SPACES, NINE (9) HANDICAPPED PARKING SPACES FOR A TOTAL OF ONE-HUNDRED THREE (103) PARKING SPACES.
- I. POWER LINE ENCROACHMENT

UTILITY CONTACT

Code	Name	Phone Ext	Contact Name	Email	Comments	Description
CCUT00	COMCAST	435-224-2356	JEFF HOUSTON	JEFF.HOUSTON@TELECOM.CA		CATV & FIBER MRKD BY USIC
CTLUT01	LUMEN CENTURYLINK	385-479-7357	LARRY BUHLER	LARRY.BUHLER@LUMEN.COM		FIBER PHN MARKED BY USIC
OGDEN	OGDEN CITY CORPORATION	801-629-8363	TED BULLOCK	TEDBULLOCK@OGDEN.CITY.UT		SEWER & CULINARY WATER
OGCO1	DOMINION ENERGY UTAH	801-524-3970	SL MAPPING DEPARTMENT	MAP.REQUESTS@DOMINIONENERGY.COM		GAS MARKED BY ELM LOCATING
RMPOGD	ROCKY MOUNTAIN POWER - OGDEN	801-886-7007	CLAIRE HUNTER	RMPPLANNINGANDDESIGNREQUESTS@PACIFICORP.COM		POWER MRKD BY USIC

VICINITY MAP





LEGEND	
	COUNTY MONUMENT AS NOTED
	SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
	PROPERTY LINE
	ADJACENT PARCEL
	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	EXISTING FENCE LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING POWER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING POWER POLE
	WATER METER
	LIGHT POLE

REVISIONS	DATE	DESCRIPTION

SCALE: 1:30_XREF
 DATE: 1/9/23
 DESIGN: _____
 DRAWN: JTN
 CHECKED: KHW
 DWG.: E:\ALTA DIAMOND SURVEY\2021 - 3RD STREET SURVEY\03RD STREET.DWG

ALTA SURVEY FOR STEVE DIAMOND
 236 PORTER AVENUE, OGDEN, UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

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