

**ALTA / NSPS LAND TITLE SURVEY
2033 GRANT AVE. (PARCELS 1 AND 2)
215 SOUTH 22ND STREET (PARCEL 3)
OGDEN, UTAH 84401**

SCHEDULE B- Section 2

File Number: 17-1364 Amended
Effective Date: March 6, 2017 at 8:00 AM

To: DAVINCI ACADEMY OF SCIENCE AND THE ARTS, a Utah non-profit corporation, as to Parcels 1 and 2, and OGDEN SCHOOL DEVELOPMENT II, LLC, as to Parcel 3
Skyview Title Insurance Agency
First American Title Insurance Company

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, 7(a), 7(b)(1), 8, 9, 11, and 13 of the Table A thereof. The field work was completed on April 6, 2017.

Date of Plat: March 27, 2017


Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

Legal Description

PARCEL 1:

Lot 4, AMERICAN CAN SUBDIVISION, Ogden City, Weber County, Utah, according to the official plat thereof.

PARCEL 1A - Easement Estate:

Easement 1 - A part of Lot 14, Block 7 and part of Lot 1, Block 6, FIVE ACRE PLAT "A", OGDEN CITY SURVEY, Ogden City, Weber County, Utah, having a basis of bearing between the monumented intersection of 21st Street and Lincoln Avenue and the monumented intersection of 20th Street and Lincoln Avenue, which is North 01'18"26" East 758.66 feet, more particularly described as follows:

Beginning at a point of the East right of way line of Lincoln Avenue, which is North 01'18"26" East 611.43 feet and South 88'41"56" East 40.00 feet from the monumented intersection of 21st Street and Lincoln Avenue; thence South 88'41"56" East 661.04 feet; thence South 01'18"04" West 20.00 feet; thence North 88'41"56" West 661.04 feet to the East right of way line of Lincoln Avenue; thence North 01'18"26" East 20.00 feet to the point of beginning.

Easement 2 - A part of Lot 14, Block 7 and part of Lot 1, Block 6, FIVE ACRE PLAT "A", OGDEN CITY SURVEY, Ogden City, Weber County, Utah, having a basis of bearing between the monumented intersection of 21st Street and Lincoln Avenue and the monumented intersection of 20th Street and Lincoln Avenue, which is North 01'18"26" East 758.66 feet, more particularly described as follows:

Beginning at a point of the East right of way line of Lincoln Avenue, which is North 01'18"26" East 487.06 feet and South 88'41"56" East 40.00 feet from the monumented intersection of 21st Street and Lincoln Avenue; thence South 88'41"56" East 477.88 feet; thence South 01'18"04" West 20.00 feet; thence North 88'41"56" West 477.88 feet to the East right of way line of Lincoln Avenue; thence North 01'18"26" East 20.00 feet to the point of beginning.

Easement 3 - A part of Lot 14, Block 7 and part of Lot 1, Block 6, FIVE ACRE PLAT "A", OGDEN CITY SURVEY, Ogden City, Weber County, Utah, having a basis of bearing between the monumented intersection of 21st Street and Lincoln Avenue and the monumented intersection of 20th Street and Lincoln Avenue, which is North 01'18"26" East 758.66 feet, more particularly described as follows:

Beginning at a point, which is North 01'18"26" East 412.12 feet and South 88'41"53" East 178.00 feet from the monumented intersection of 21st Street and Lincoln Avenue; thence North 01'18"04" East 54.90 feet; thence South 88'41"56" East 20.00 feet; thence South 01'18"04" West 54.90 feet; thence North 88'41"53" West 20.00 feet to the point of beginning.

As described in Declaration of Access Easement recorded August 10, 2004, as Entry No. 2049340.

PARCEL 2:

Units 5 and 6, AMCAN CONDOMINIUMS PHASE 2, a Utah Condominium Project, as identified in the Record of Survey Map recorded May 16, 2008, as Entry No. 2342094, in Book 68, at Pages 29 and 30 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of Amcan Condominiums, Phase 2 Project, recorded March 30, 2007, as Entry No. 2252602, (as said Declaration may have been amended and/or supplemented) in the office of the Recorder of Weber County, Utah, together with the appurtenant interest in and to the common areas, limited common areas, and facilities more particularly described in said Record of Survey Map, Declaration and amendments and/or supplements thereto.

PARCEL 3:

Beginning at the Northwest corner of Block 38, PLAT A, OGDEN CITY SURVEY, Weber County, Utah, said point being South 0'58' West 49.50 feet and South 89'02' East 49.50 feet from the Ogden City Survey monument at the intersection of the centerlines of 22nd Street and Lincoln Avenue, and running thence South 89'02' East along the North line of said Block 38 a distance of 250.17 feet; thence South 0'58' West 136.00 feet; thence North 89'02' West 250.17 feet to the West line of said Block 38; thence North 0'58' East along said West line 136.00 feet to the point of beginning.

11. Subject to an Access Easement Agreement by and between Ogden City Plaza Associates, a Utah limited partnership in which Hahn Devcorp., a California corporation, is a general partner, and Ernest W. Hahn, Inc., a California corporation, dated January 10, 1979, and recorded February 13, 1979, in Book 1287, at Page 68, as Entry No. 767049. (Affects Parcel 3)

Survey Findings: The easement is located east and south of Parcel 3 as shown. This item affects the property.

12. Public Utility, Drainage and Access Easement over the North approximately 10 feet and the South approximately 10 feet of the North 124.38 feet of the West 264.19 feet of Lot 4, American Can Subdivision, as shown at plat.

Survey Findings: The easement is located in the southwest portion of the property as shown. This item affects Parcel 1.

13. Public Utility, Drainage and Access Easement 20 feet in width across the Common Area as located on the Amcan Condominiums Phase 2 dedication plat; also a No-Build, Public Utility and Drainage Easement 20 feet in width and 15 feet in width over and across the Common Area as located on the Amcan Condominiums Phase 2 dedication plat. (Affects Parcel 2)

Survey Findings: The easement is located in the south of Parcel 2 as shown. This item affects Parcel 2.

14. Easement in favor of Utah Power & Light Company, a corporation, its successors in interest and assigns for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the underground electric transmission and distribution circuits and purposes incidental thereto of said corporation, on, over, under and across a portion of Parcel 3, together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to excavate and refill ditches and trenches for the location and repair of said facilities and to cut and remove timber, trees, brush, shrubbery, undergrowth or other obstructions which may injure or interfere with the repair and maintenance of said underground facilities, as evidenced by that Easement dated , and recorded March 27, 1980, in Book 1350, at Page 458, as Entry No. 807171. (Affects Parcel 3)

Survey Findings: The width of the easement cannot be determined. The easement is located in the southeast portion of Parcel 3 as shown. This item affects Parcel 3.

15. Subject to that Declaration of Cross-Easements, Ogden City Plaza, (Ogden, Utah), executed by Ogden City Plaza Investors, Ltd., a Utah limited Partnership, dated June 25, 1997, and recorded July 29, 1997, in Book 1873, at Page 1314, as Entry No. 1484462. (Affects Parcel 3)

Survey Findings: The easement is located east and south of Parcel 3 as shown. This item affects the property.

16. A Right of Way and Easement 10 feet in width and 10 feet in length, more or less, in favor of PacificCorp., an Oregon corporation, its successors and assigns, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, vaults on, across, or under the surface of a portion of Parcels 1 and 2. Together with all rights and privileges incident thereto as contained in that Right of Way Easement, dated June 29, 2007, and recorded October 18, 2007, as Entry No. 2299162. (Affects Parcels 1 and 2)

Survey Findings: The easement is located west of Parcels 1 and 2. This item does not affect Parcels 1 and 2.

20. Party Wall and Easement Agreement by and between Amcan Properties, LLC, a Utah limited liability company and DaVinci Academy of Science and the Arts, a Utah non-profit corporation, dated March 24, 2009, and recorded March 31, 2009, as Entry No. 2401213. (Affects Parcel 1)

Survey Findings: The party wall is located on the west side of Unit 5, Parcel 2 as shown. This item affects the property.

21. Any adverse claims brought about by reason of any and all items disclosed by that ALTA/ACSM Land Title Survey prepared by Patrick M. Harris (Certificate No. 286882) at Ensign, Project No. L1814, dated March 12, 2009, including, but not limited to the following:

- a) Building corner is 0.2' South of property line. (Affects Parcel 1)
- b) Building corner is 0.3' South of property line. (Affects Parcel 1)
- c) Building is 1.6' South of property corner. (Affects Unit 5)
- d) Building is 1.6' North of property corner. (Affects Unit 5)
- e) Building is 1.6' North and 1.9' West of property corner. (Affects Unit 5)
- f) Building overhang over the common area adjoining Unit 5 on the North (no easement for said overhang exists).

Survey Findings: Some matters from said survey have different distances and are shown herein. This item affects Parcels 1 and 2.

25. Subject to that Declaration of Access Easement executed by Riverside Technology Non-Profit, dated August 10, 2004, and recorded August 10, 2004, as Entry No. 2049340. (Affects Parcels 1 and 2)

Survey Findings: The easements are shown herein. This item affects Parcels 1 and 2.

35. Subject to terms, conditions and restrictions, that may be disclosed on the recorded plat.

Survey Findings: Matters from said plat are shown herein. This item affects the property.

NOTES:

1. The basis of bearing for parcels 1 and 2 is North 01'15"26" East between the found brass cap monuments found in Lincoln Avenue at the intersections of 20th Street and 21st Street located in the Southwest Quarter of Section 28, Township 6 North, Range 1 West, and Salt Lake Base and Meridian as shown. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.

2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.

3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.

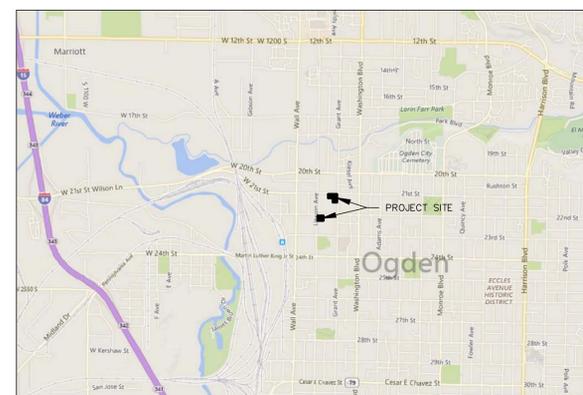
4. The locations of underground utilities as shown herein are based on above-ground structures. Locations of underground utilities/structures may vary from locations shown herein. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.

5. The Parcel 1 contains 45,906 square feet or 1.05 acres, Parcel 2 contains 18,659 square feet 0.42 acres and parcel 3 contains .

6. The Purported address of the site is Parcels 1 and 2 2033 Grant Avenue and Parcel 3 215 South 22nd Street, Ogden, Utah 84401.

7. The Parcels 1 and 2 has access to Lincoln Avenue and Parcel 3 has access to which is a public right of way.

8. There are no parking spaces on Parcels 1 and 2 and there are 4 parking spaces on Parcel 3.



VICINITY MAP
NO SCALE

RECEIVED
SEPTEMBER 21 2023
FILE # 7652

NO.	DATE	REVISIONS



DIAMOND
LAND SURVEYING, LLC

5248 South Greenpine Drive
Murray, Utah 84123
Phone: 801-396-6992
diamond@diamondsurvey.com www.diamondsurvey.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & ACSM Surveys

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DAVINCI ACADEMY OF SCIENCE AND THE ARTS

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DATE PLOTTED	4/18/17
JOB No.	17-062
SHEET	1 OF 3

DRAWN BY: MGO SURVEY DATE: 4/6/2017

No.	DATE	REVISIONS



DIAMOND LAND SURVEYING, LLC
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 Murray, Utah 84123
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 diamond@diamondsurvey.com www.diamondsurvey.com

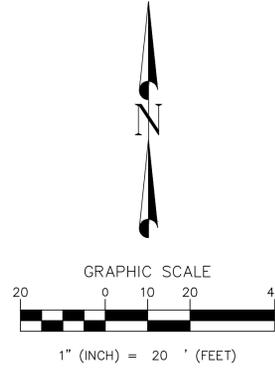
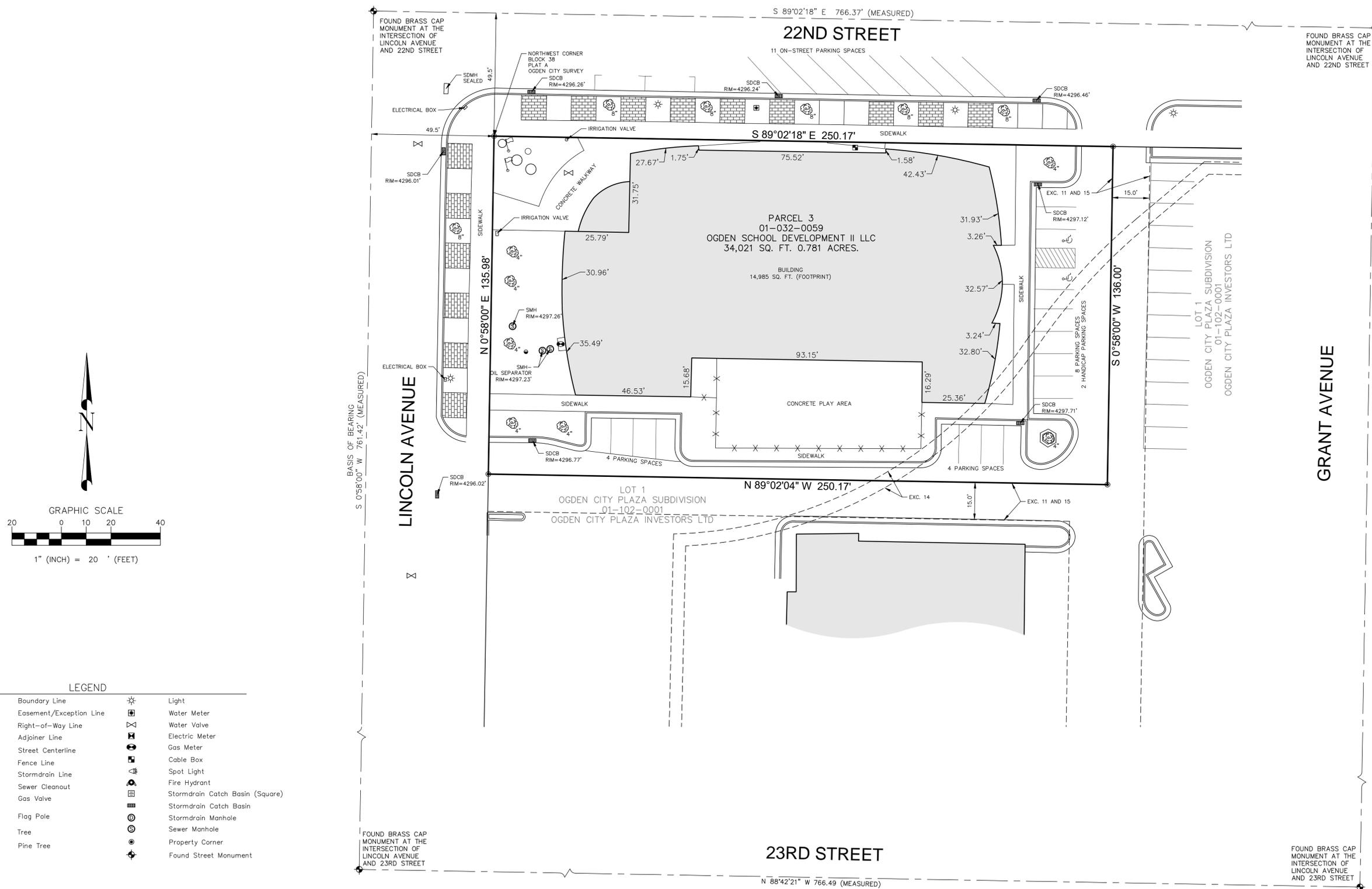
Boundary Surveys
 Topography Surveys
 Subdivisions
 Construction Staking
 A.L.T.A. & A.C.S.M. Surveys

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DATE PLOTTED	4/18/17
JOB No.	17-062
SHEET	3 OF 3



LEGEND			
	Boundary Line		Light
	Easement/Exception Line		Water Meter
	Right-of-Way Line		Water Valve
	Adjoiner Line		Electric Meter
	Street Centerline		Gas Meter
	Fence Line		Cable Box
	Stormdrain Line		Spot Light
	Sewer Cleanout		Fire Hydrant
	Gas Valve		Stormdrain Catch Basin (Square)
	Flag Pole		Stormdrain Catch Basin
	Tree		Stormdrain Manhole
	Pine Tree		Sewer Manhole
			Property Corner
			Found Street Monument

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DRAWN BY: MGO SURVEY DATE: 4/6/2017