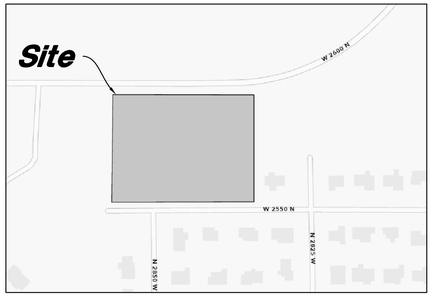


Vicinity Map
(Not to Scale)

EXCEPTIONS TO COVERAGE

(As described in Schedule B of the Title Commitment, First American Title Insurance Company National Commercial Services, Commitment No. NCS-1253314-SLC1, Commitment Date: February 03, 2025.)

EXCEPTION NO. 1-10, 14, 16-17 (NOT A SURVEY MATTER)

EXCEPTION NO. 10 (BLANKET IN NATURE, NOTHING TO PLOT)
Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA") and the terms, conditions and limitations contained therein recorded January 20, 2015 as Entry No. 2718461 of Official Records.

EXCEPTION NO. 11 (PLOTTED, AFFECTS THE PROPERTY BOUNDARY FROM ALL DIRECTIONS)
Easements, notes and restrictions as shown on S-Curve Commercial, Phase 1 subdivision plat recorded April 05, 2018 as Entry No. 2913708 in Book 83 of Plats at Page 4.

Easements, notes and restrictions as shown on Double J at S-Curve Subdivision, Amending Lot 1 of S-Curve Commercial Phase 1 and Lot 77 of S-Curve Phase 4 recorded June 26, 2018 as Entry No. 2927781 in Book 83 at Page 60 of Official Records.

EXCEPTION NO. 12 (EXCEPTION NOT PLOTTABLE RESTRICTS THE USE OF THE PROPERTY ADJOINING TO THE EAST)
Terms, conditions and provisions contained within Declaration of Use Restrictions recorded September 06, 2018 as Entry No. 2940238 of Official Records.

EXCEPTION NO. 13 (BLANKET IN NATURE FOR SITE IMPROVEMENTS WITH NOTHING TO PLOT)
Terms, conditions and provisions contained within Improvement Agreement recorded September 06, 2018 as Entry No. 2940239 of Official Records.

EXCEPTION NO. 15 (EXCEPTION NOT PLOTTABLE, AFFECTS VEHICULAR ACCESS TO THE PROPERTY)
Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2015.

LEGEND

(Note that not all Legend items may appear on survey)

- Found Section Corner
- Calculated Section Position
- Exist. Monument
- Rebar & Cap
- (Rec.) Record
- (Meas.) Measured
- Exist. Existing
- Typ. Typical
- WCS. Weber County Survey
- Exist. Asphalt Paving
- Exist. Gravel
- Exist. Concrete
- Exist. Dirt/Scrub/Gravel
- Exist. Grass/Landscaping
- Exist. Dirt/Gravel
- Exist. Power Pole
- TB Exist. Telco. Box
- Exist. Clean Out
- Exist. Light Pole
- LS Exist. Landscaping
- GM Exist. Gas Meter
- PM Exist. Power Meter
- Exist. Water Valve
- Exist. Tree
- Exist. Fire Hydrant
- T Exist. Communications Manhole
- WM Exist. Water Meter
- Exist. Post
- IB Exist. Irrigation Box
- EB Exist. Electrical Box
- Centerline Road
- Exist. Survey Monument Line
- Exist. Contour Major
- Exist. Contour Minor
- Exist. Top/Toe Line
- Exist. Fence Line
- Exist. Concrete
- OHP Exist. Overhead Power Line
- SD Exist. Underground Storm Drain
- W Exist. Underground Water Line
- S Exist. Underground Sewer Line
- Exist. Edge of Pavement Line
- Exist. 1" Diameter Power Cable
- FO Exist. Underground Fiber Optic
- UGP Exist. Underground Power Line
- G Exist. Underground Gas Line
- UGT Exist. Underground Telco Line

UTILITY STATEMENT

The underground utilities shown have been located from field survey information. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the underground utilities visible at the surface of marked by utility locaters. No underground exploration were preformed. All utility maps were requested. No maps were provided for water or storm drain.

NOTES

1. *This survey was conducted on February 14, 2025, while the site was covered in snow and ice which may have obscured some ground features.*
2. *Earth Moving Work; There is no observable evidence of earth moving work, building construction or building additions within recent months.*
3. *Benchmark used is the Found Northeast Corner of Section 34 T7N, R2W, located just North of 2700 North Street also known as Utah State Route 134 (SR-134). Elevation equals 4242.00' (WCS).*
4. *The closest intersection to the property is located at the intersection of 2550 North Street and 2850 West Street which is 30' away South of the property line.*

SURVEYOR'S NARRATIVE

This survey was requested by Intermountain Health prerequisite to development of this property.

This survey retraces and honors the underlying 2018 Double J at S-Curve Subdivision amending lot 1 by Gardner Engineering as it is staked on the ground.

A line between monuments found for the Northeast Corner and the East Quarter Corner was assigned the subdivision plat bearing of S 0°04'28" W as the basis of bearing to honor the subdivision of record.

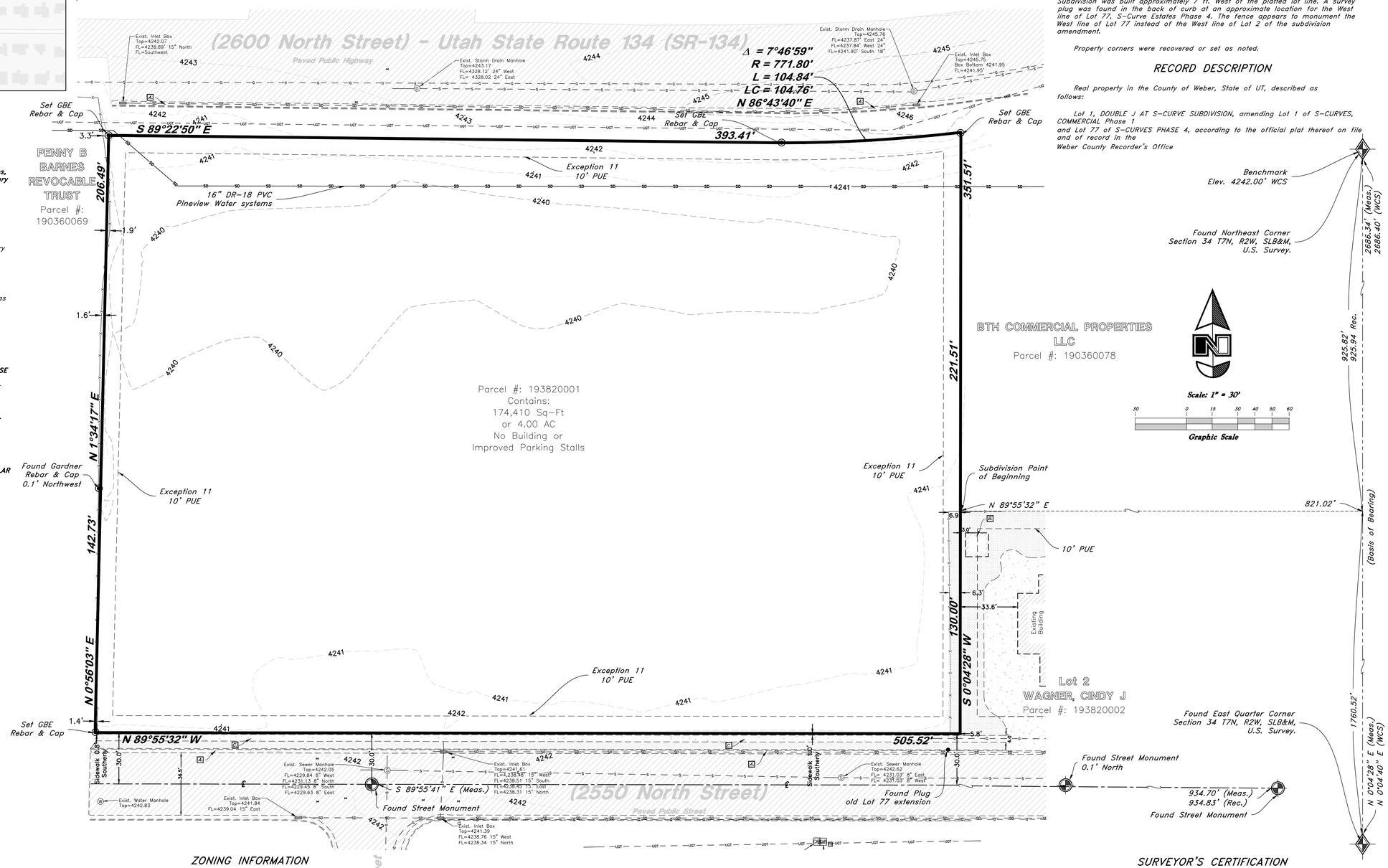
The fence along the West line of Lot 2 of the 2018 Double J at S-Curve Subdivision was built approximately 7 ft. West of the platted lot line. A survey plug was found in the back of curb at an approximate location for the West line of Lot 77, S-Curve Estates Phase 4. The fence appears to monument the West line of Lot 77 instead of the West line of Lot 2 of the subdivision amendment.

Property corners were recovered or set as noted.

RECORD DESCRIPTION

Real property in the County of Weber, State of UT, described as follows:

Lot 1, DOUBLE J AT S-CURVE SUBDIVISION, amending Lot 1 of S-CURVES, COMMERCIAL Phase 1 and Lot 77 of S-CURVES PHASE 4, according to the official plat thereof on file and of record in the Weber County Recorder's Office



Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

ZONING INFORMATION

Source: Plain City Website, City Code 10-6A-4, Article B & Chapter 9

Zone: General Commercial Zone (C-2)

Setback: Front: 20 ft
Side: None (10 ft if adjacent to residential)
Corner Side: 20 ft
Rear: None (10 ft if adjacent to residential)

Building Height: Min: 1 story
Max: 35 ft

Lot Coverage: Max 40%

Parking Requirement for a Medical office: 4 spaces per professional staff member, plus 1 per subordinate staff member

Date & Source: Plain City Code 10-6A-4, Article B & Chapter 9 (Ord. 2017-08, eff. 7-20-2017)

FLOOD ZONE

The subject property is located in Flood Zone X, as identified on FEMA Flood Insurance Rate Map (FIRM) No. 49057C0191F. The map became effective on November 30, 2023. Zone X is classified as an area of minimal flood hazard, typically outside the 1% annual chance floodplain (100-year flood zone). This flood zone classification is derived from FEMA's National Flood Hazard Layer (NFHL) and is based on scaled map location and graphic plotting only. This determination does not constitute a field verification of flood risks.

SIGNIFICANT OBSERVATIONS

- A Existing Curb & Gutter
- B Existing Shed
- C Existing Concrete Sidewalk

RECEIVED
APR 23 2025
FILE # 8038

SURVEYOR'S CERTIFICATION

To IHC Health Services, Inc., First American Title Insurance Company National Commercial Services:

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 Table A items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, and 19 as requested by the client. The fieldwork was completed on February 14, 2025.

PROFESSIONAL LAND SURVEYOR 8707113 KEN B. HAWKES 03/11/2025 STATE OF UTAH

Ken B. Hawkes
Utah PLS No. 8707113

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

Intermountain Health Plain City Clinic

Approx. 2874 N 2600 W
Plain City, Weber County, Utah
A part of Section 34, T7S, R2W, SLB&M, U.S. Survey

March, 2025

SHEET NO.
ALTA

25-000 ICH Plain City