

SCHEDULE BII EXCEPTIONS

NOTE: EXCEPTIONS 1-12 & 18-21 ARE NOT SURVEY MATTERS & ARE NOT SHOWN HEREON.

- 13) Matters as shown on the official dedication plat for West Ogden Heights Addition to Ogden City in Plat Book 4 of Plots, Page 28, of the Public Records of Weber County, Utah.
[416' ALLEY WAY PER SUBDIVISION PLAT IS VACATED BY ENTRY NUMBER 2442047. AS SHOWN HEREON.]
- 14) Deed of Right-of-Way recorded in Official Records Book 5575, Page 26, of the Public Records of Weber County, Utah.
[ITEM IS ONE IN THE SAME AS EASEMENT PARCEL 3A/4A AND IS SHOWN AND HATCHED HEREON ON AS SUCH. SAID RIGHT OF WAY IS IN FAVOR OF LOTS 1-9 AND 23-32 OF BLOCK 1, WEST OGDEN HEIGHTS ADDITION.]
- 15) Deed of Right-of-Way recorded in Official Records Book 975, Page 444, of the Public Records of Weber County, Utah.
[ITEM IS ONE IN THE SAME AS EASEMENT PARCEL 3A/4A AND IS SHOWN AND HATCHED HEREON ON AS SUCH. SAID RIGHT OF WAY IS IN FAVOR OF LOTS 12-22 OF BLOCK 1, WEST OGDEN HEIGHTS ADDITION.]
- 16) Deed of Right of Way recorded in Official Records Book 992, Page 28, of the Public Records of Weber County, Utah.
[ITEM IS ONE IN THE SAME AS EASEMENT PARCEL 3A/4A AND IS SHOWN AND HATCHED HEREON ON AS SUCH. SAID RIGHT OF WAY IS IN FAVOR OF LOTS 12-22 OF BLOCK 1, WEST OGDEN HEIGHTS ADDITION.]
- 17) Request for Closure of an Abutter's Alley recorded in Instrument No. 2442047, of the Public Records of Weber County, Utah.
[ITEM VACATES AND BLANKETS THE ALLEY WAY WITHIN BLOCK 1 OF THE WEST OGDEN HEIGHTS ADDITION. AS SHOWN HEREON.]

MISCELLANEOUS NOTES

- MIN1** ADDRESS AS OBSERVED: 807 WEST 24TH STREET, 2405 G AVENUE, 815 WEST CAPITOL STREET, AND 827 WEST CAPITOL STREET, OGDEN UTAH
- MIN2** AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING.
- MIN3** AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- MIN4** AT THE TIME OF SURVEY, SURVEYOR DID NOT FIND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MIN5** AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- MIN6** AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.
- MIN7** SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAYS.
- MIN8** THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 24TH STREET, "G" AVENUE, AND CAPITOL STREET, ALL OF WHICH ARE PUBLIC RIGHT OF WAYS.
- MIN9** THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS, OR HIATUS.
- MIN10** AT THE TIME OF SURVEY ALL COMMON WALL OBSERVED ARE SHOWN HEREON.
- MIN11** PER TITLE COMMITMENT, PARCELS 3A AND 4A (16" RIGHT OF WAY EASEMENT) BENEFITS THE SUBJECT PROPERTY, AS SHOWN HEREON.
- MIN12** ALL UTILITIES SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE ONLY.

ZONING INFORMATION

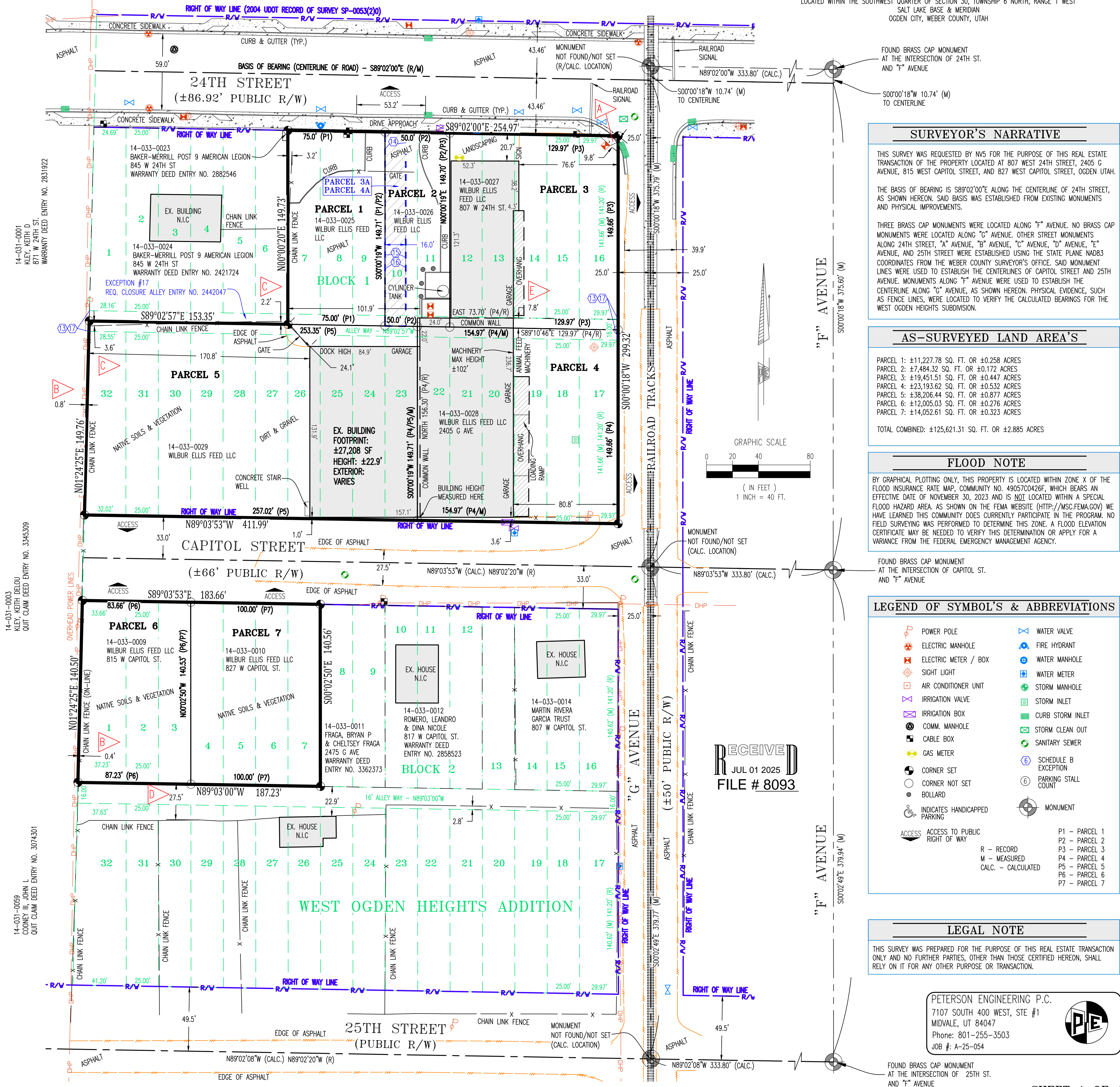
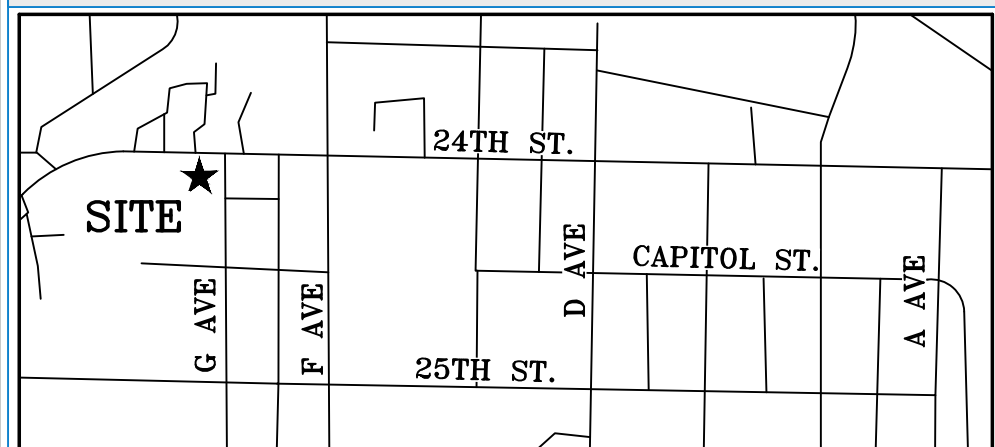
A ZONING REPORT WAS NOT PROVIDED BY CLIENT PURSUANT TO TABLE A ITEMS 6A AND 6B.

EXISTING PARKING INFORMATION:
AT THE TIME OF SURVEY NO PARKING STRIPES WERE OBSERVED.

SIGNIFICANT OBSERVATIONS

- A EXISTING SIDEWALK, CURB, AND GUTTER EXTEND SOUTHWESTERLY $\pm 9.8'$ OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
- B EXISTING CHAIN LINK FENCE LINE OSCILLATES WESTERLY AND EASTERLY $\pm 0.8'$ OVER THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- C EXISTING CHAIN LINK FENCE LINE OSCILLATES SOUTHERLY AND NORTHERLY $\pm 3.6'$ OVER THE NORTHWESTERLY BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- D EXISTING CHAIN LINK FENCE LINE EXTENDS SOUTHERLY $\pm 27.5'$ BEYOND THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- E RECORD PARCELS 3 AND 4 OVERLAP BY 47.8 FEET. SEE MEASURED CALLS FOR PARCEL 4 SHOWN HEREON. SURVEYOR HELD SOUTHERLY LINE OF PARCEL 3.

VICINITY MAP - NO SCALE

[illegible]

PARCEL 1:
LOTS 7, 8 AND 9, BLOCK 1, WEST OGDEN HEIGHTS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF,
AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING THE SOUTH LINE OF PROPERTY.

PARCEL 2:
LOTS 10 AND 11, BLOCK 1, WEST OGDEN HEIGHTS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF,
AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING THE SOUTH LINE OF THE PROPERTY.

PARCEL 3:
LOTS 12 THROUGH 16, INCLUSIVE, BLOCK 1, WEST OGDEN HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING THE SOUTH LINE OF PROPERTY.

TOGETHER WITH A RIGHT OF WAY OVER THE WEST 16 FEET OF LOT 10, BLOCK 1, WEST OGDEN HEIGHTS ADDITION, AS DISCLOSED BY THAT CERTAIN DEED OF RIGHT OF WAY RECORDED APRIL 24, 1972 AS ENTRY NO. 569587 IN BOOK 992 AT PAGE 28 OF OFFICIAL RECORDS.

PARCEL 4:
LOTS 17 THROUGH 22, INCLUSIVE, BLOCK 1, WEST OGDEN HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.
TOGETHER WITH A PORTION OF THE ALLEY ADJACENT TO THE NORTHERLY BOUNDARIES OF SAID LOTS 17-22, INCLUSIVE, THE COMBINED DESCRIPTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, AND RUNNING THENCE NORTH 89°02' WEST 154.97 FEET TO THE SOUTHWEST CORNER OF LOT 22; THENCE NORTH 156.30 FEET ALONG THE WEST LINE OF SAID LOT 22; THENCE EAST 73.7 FEET ALONG A COMMON WALL; THENCE SOUTH 89°02' EAST 81.26 FEET TO THE WEST LINE OF "G" STREET; THENCE SOUTH 157.54 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE WEST 16 FEET OF LOT 10, BLOCK 1, WEST OGDEN HEIGHTS ADDITION AS DISCLOSED BY THAT CERTAIN DEED OF RIGHT OF WAY RECORDED APRIL 24, 1972 AS ENTRY NO. 569587 IN BOOK 992 AT PAGE 28 OF OFFICIAL RECORDS.

PARCEL 5:
LOTS 23 THROUGH 32, INCLUSIVE, BLOCK 1, WEST OGDEN HEIGHTS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING THE NORTH LINE OF PROPERTY.

PARCEL 6:
 LOTS 1, 2 AND 3, BLOCK 2, WEST OGDEN HEIGHTS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF,
 AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

PARCEL 7:
 LOTS 4, 5, 6 AND 7, BLOCK 2, WEST OGDEN HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS
 RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PREPARED BY TITLE RESOURCES GUARANTY COMPANY, COMMITMENT NUMBER C-250045-UT, BEARING AN EFFECTIVE DATE OF APRIL 11, 2025 AT 8:00 AM.

LINE TABLE

	OUTER BOUNDARY		BUILDING SETBACK
	LOTS & BLOCKS		BUILDING
	INTERIOR BOUNDARY		BUILDING OVERHANG
	ADJACENT BOUNDARY		OVERHEAD POWER
	RIGHT OF WAY LINE		EDGE OF ASPHALT
	CURB & GUTTER		MONUMENT LINES
	PARKING STRIPES		CENTERLINE RD.
	FENCE		COMMON WALL

ALTA/NSPS LAND TITLE SURVEY

WE PORTFOLIO

NV5 PROJECT NO. 202501855, 017
815 W. 24TH STREET, OGDEN, UT

BASED UPON TITLE COMMITMENT NO. C-250045-UT
PREPARED BY TITLE RESOURCES GUARANTY COMPANY
BEARING AN EFFECTIVE DATE OF APRIL 11, 2025 AT 8:00 AM

SURVEYOR'S CERTIFICATION

TO: TITLE RESOURCES GUARANTY COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 22, 2025.

JUNE 26, 2025

MARISSA A. CROFT

REGISTRATION NO. 14215259
IN THE STATE OF UTAH

DATE OF SURVEY: JUNE 2, 2025
LAST REVISION: JUNE 26, 2025

LAST REVISION: JUNE 26, 2023
NETWORK PROJECT NO. 202501855-017 CMP

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services **1-800-SURVEYS (787-8397)**

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