# SCHEDULE BII EXCEPTIONS

RIGHT OF WAY LINE (2004 UDOT RECORD OF SURVEY SP-0053(2)0

CURB & GUTTER (TYP.)

24TH STREET

 $(\pm 86.92' \text{ PUBLIC R/W})$ 

CHAIN LINK

ASPHALT

CONCRETE STAIR—

CAPITOL STREET- EDGE OF ASPHALT

**RIGHT OF WAY LINE** 257.02' (P5)

(±66' PUBLIC R/W)

100.00' (P7)

PARCEL 7

WILBUR ELLIS FEED LLC

827 W CAPITOL ST.

NATIVE SOILS & VEGETATION

100.00' (P7)

14-033-0010

FENCE

CONCRETE SIDEWALK

WARRANTY DEED ENTRY NO. 2882546

ex. Building

N.I.C

BAKER-MERRILL POST 9 AMERICAN LEGION

PARCEL 5

14-033-0029

S89°03'53"E 183.66'

PARCEL 6

815 W CAPITOL ST.

, NATIVE SOILS & VEGETATION .

87.23' (P6)

CHAIN LINK FENCE

37.63

WILBUR ELLIS FEED LLC 🖴

14-033-0009

WILBUR ELLIS FEED LLC

WARRANTY DEED ENTRY NO. 2421724

14-033-0023

845 W 24TH ST

14-033-0024

845 W 24TH ST

REQ. CLOSURE ALLEY ENTRY NO. 2442047

\$89°02'57"E-153.35'

EXCEPTION #17

25.00'

28.16'

14-031-0003 KLEY, KEITH DELOU QUIT CLAIM DEED F

RIGHT OF WAY LINE

BAKER-MÉRRILL POST 9 AMERICÁN LEGION

R/V R/V R/V

BASIS OF BEARING (CENTERLINE OF ROAD) - S89°02'00"E (R/M)

PARCEL 3A

PARCEL 4A

WILBUR ELLIS FEED 🔓

PARCEL 1

14-033-0025

BLOCK

253.35' (P5) ALLEY WAY

DOCK HIGH 84.9'

| 25 | 24

EX. BUILDING

±27,208 SF

EXTERIOR:

EDGE OF ASPHALT

FRAGA, BRYAN P

WARRANTY DEED

ENTRY NO. 3362373

2475 G AVE

22.9'

25

 $24 \downarrow 23$ 

25TH STREET

(PUBLIC R/W)

EX. HOUSE

N.I.C

EDGE OF ASPHALT

N89°02'08"W (CALC.) N89°02'20"W (R)

EDGE OF ASPHALT

& CHELTSEY FRAGA

HEIGHT: ±22.9'

FOOTPRINT:

→ DRIVE ÅPPROACH' ←

PARCEL 2 =

WILBUR ELLIS

FÉEÐ LLC

23

EX. HOUS

14-033-0012

ROMERO, LEANDRO

817 W CAPITOL ST

ENTRY NO. 2858523

WARRANTY DEED

BLOCK

& DINA NICOLE

MONUMENT

PARCEL 3

129.97' (P3)

PARCEL 4

| 25.00' | 29.97' --

EX. HOUSE

N.I.C

14-033-0014

MARTIN RIVERA

GARCIA TRUST

807 W CAPITOL ST.

14 | 15 | 16

CHAIN LINK FENCE

| 25.00' | 29.97'

25.00' 29.97

MONUMENT

NOT FOUND/NOT SET-

(CALC. LOCATION)

**154.97' (P4/M)** | S89°10'46"E 129.97' (P4/R)

25.0

CURB & GUTTER (TYP.)

14-033-0027

WILBUR ELLIS

807 W 24TH ST. 4.3

13

AST 73.70' (P4/R)

MACHINERY -

MAX HEIGHT

±102'

14-033-0028

2405 G AVE

BUILDING HEIGHT

−MEA\$URED HER**E** 

154.97' (P4/M)

N89°03'53"W (CALC.) N89°02'20"W (R)

WILBUR ELLIS FEED LLC

50.0' (P2) 24.0' COMMON WALL

FEED LLC

NOT FOUND/NOT SET -

—RAILROAD

SIGNAL

(R/CALC. LOCATION)

—RAILROAD

S00°00'18"W 10.74' (M)

TO CENTERLINE

N89°02'00"W 333.80' (CALC.)

GRAPHIC SCALE

( IN FEET )

JUL 01 2025

FILE # 8093

ENUI = 279.94' (M)

50,

-NOT FOUND/NOT SET

N89°03'53"W 333.80' (CALC.)

(CALC. LOCATION)

1 INCH = 40 FT.

SIGNAL

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

Matters as shown on the official dedication plat for West Ogden Heights Addition to Ogden City in Plat Book 4 of Plats, Page 28, of the Public Records of Weber County, Utah. [±16' ALLEY WAY PER SUBDIVISION PLAT IS VACATED BY ENTRY NUMBER

2442047, AS SHOWN HEREON.]

- 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.]
- 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.]
- 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.]
- 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

- MN1 ADDRESS AS OBSERVED: 807 WEST 24TH STREET, 2405 G AVENUE, 815 WEST CAPITOL STREET, AND 827 WEST CAPITOL STREET, OGDEN UTAH
- MN2 AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING.
- MN3 AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AT THE TIME OF SURVEY, SURVEYOR DID NOT FIND EVIDENCE OF RECENT
- STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. MN5 AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF

SUBSTANTIAL AREAS OF REFUSE.

- AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.
- SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT
- THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 24TH STREET, "G" AVENUE, AND CAPITOL STREET, ALL OF WHICH ARE PUBLIC RIGHT OF WAYS.
- THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY
- CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS, OR HIATUS. MN10 AT THE TIME OF SURVEY ALL COMMON WALL OBSERVED ARE SHOWN
- MN11 PER TITLE COMMITMENT, PARCELS 3A AND 4A (16' RIGHT OF WAY
- EASEMENT) BENEFITS THE THE SUBJECT PROPERTY. AS SHOWN HEREON. (MN12) ALL UTILITIES SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE ONLY.

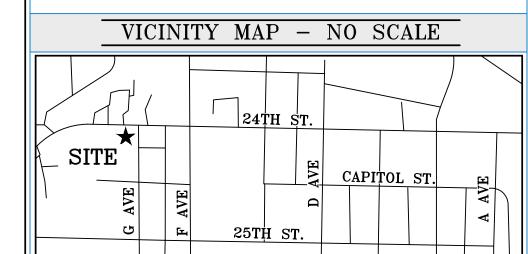
# ZONING INFORMATION

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

- EXISTING SIDEWALK, CURB, AND GUTTER EXTEND SOUTHWESTERLY ±9.8' OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN
- EXISTING CHAIN LINK FENCE LINE OSCILLATES WESTERLY AND EASTERLY ±0.8' OVER THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- EXISTING CHAIN LINK FENCE LINE OSCILLATES SOUTHERLY AND NORTHERLY ±3.6' OVER THE NORTHWESTERLY BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- EXISTING CHAIN LINK FENCE LINE EXTENDS SOUTHERLY ±27.5' BEYOND THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- RECORD PARCEL 3 AND 4 OVERLAP BY ±7.8 FEET. SEE MEASURED CALLS FOR PARCEL 4 SHOWN HEREON. SURVEYOR HELD SOUTHERLY LINE OF PARCEL 3.





LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN OGDEN CITY, WEBER COUNTY, UTAH

> FOUND BRASS CAP MONUMENT - AT THE INTERSECTION OF 24TH ST. AND "F" AVENUE S00°00'18"W 10.74' (M) TO CENTERLINE

#### SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY NV5 FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION OF THE PROPERTY LOCATED AT 807 WEST 24TH STREET, 2405 G AVENUE, 815 WEST CAPITOL STREET, AND 827 WEST CAPITOL STREET, OGDEN UTAH.

THE BASIS OF BEARING IS S89'02'00"E ALONG THE CENTERLINE OF 24TH STREET, AS SHOWN HEREON. SAID BASIS WAS ESTABLISHED FROM EXISTING MONUMENTS AND PHYSICAL IMPROVEMENTS.

THREE BRASS CAP MONUMENTS WERE LOCATED ALONG "F" AVENUE. NO BRASS CAP MONUMENTS WERE LOCATED ALONG "G" AVENUE. OTHER STREET MONUMENTS ALONG 24TH STREET, "A" AVENUE, "B" AVENUE, "C" AVENUE, "D" AVENUE, "E" AVENUE. AND 25TH STREET WERE ESTABLISHED USING THE STATE PLANE NAD83 COORDINATES FROM THE WEBER COUNTY SURVEYOR'S OFFICE. SAID MONUMENT LINES WERE USED TO ESTABLISH THE CENTERLINES OF CAPITOL STREET AND 25TH AVENUE. MONUMENTS ALONG "F" AVENUE WERE USED TO ESTABLISH THE CENTERLINE ALONG "G" AVENUE, AS SHOWN HEREON, PHYSICAL EVIDENCE, SUCH AS FENCE LINES, WERE LOCATED TO VERIFY THE CALCULATED BEARINGS FOR THE WEST OGDEN HEIGHTS SUBDIVISION.

#### AS-SURVEYED LAND AREA'S

PARCEL 1: ±11,227.78 SQ. FT. OR ±0.258 ACRES PARCEL 2: ±7,484.32 SQ. FT. OR ±0.172 ACRES PARCEL 3: ±19,451.51 SQ. FT. OR ±0.447 ACRES PARCEL 4: ±23,193.62 SQ. FT. OR ±0.532 ACRES PARCEL 5: ±38,206.44 SQ. FT. OR ±0.877 ACRES PARCEL 6: ±12,005.03 SQ. FT. OR ±0.276 ACRES PARCEL 7: ±14,052.61 SQ. FT. OR ±0.323 ACRES

TOTAL COMBINED: ±125,621.31 SQ. FT. OR ±2.885 ACRES

#### FLOOD NOTE

BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP. COMMUNITY NO. 49057C0426F. WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 30, 2023 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF CAPITOL ST. AND "F" AVENUE

#### LEGEND OF SYMBOL'S & ABBREVIATIONS POWER POLE ₩ATER VALVE FIRE HYDRANT ELECTRIC MANHOLE WATER MANHOLE ELECTRIC METER / BOX SIGHT LIGHT ₩ATER METER AIR CONDITIONER UNIT STORM MANHOLE IRRIGATION VALVE STORM INLET IRRIGATION BOX CURB STORM INLET COMM. MANHOLE STORM CLEAN OUT CABLE BOX SANITARY SEWER GAS METER 6 SCHEDULE B EXCEPTION CORNER SET 6 PARKING STALL COUNT O CORNER NOT SET BOLLARD MONUMENT INDICATES HANDICAPPED PARKING

ACCESS TO PUBLIC RIGHT OF WAY P1 – PARCEL P2 - PARCEL 2 P3 - PARCEL 3 R - RECORD M - MEASURED P4 - PARCEL 4 P5 – PARCEL 5 CALC. - CALCULATED P6 - PARCEL 6 P7 - PARCEL 7

# LEGAL NOTE

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES, OTHER THAN THOSE CERTIFIED HEREON, SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

> PETERSON ENGINEERING P.C. 7107 SOUTH 400 WEST, STE #1 MIDVALE, UT 84047 Phone: 801-255-3503 JOB #: A-25-054

FOUND BRASS CAP MONUMENT – AT THE INTERSECTION OF 25TH ST. AND "F" AVENUE

SHEET 1 OF 1 SURVEY

### RECORD DESCRIPTION

# 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.

# PARCFI 3A:

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.

#### PARCEL 4A:

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.

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.

# 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.

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 — — BUILDING SETBACK OUTER BOUNDARY - --- --- LOTS & BLOCKS - ADJACENT BOUNDARY ——— — MONUMENT LINES CURB & GUTTER

# 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

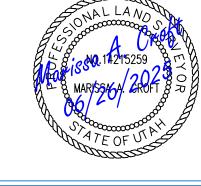
TO: TITLE RESOURCES GUARANTY COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

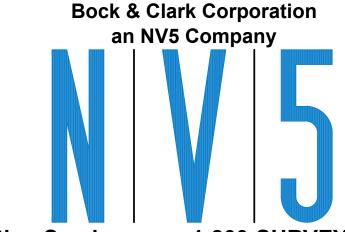
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 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 NETWORK PROJECT NO. 202501855-017 CMP





**Transaction Services** 

1-800-SURVEYS (787-8397)

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ENVIRONMENTAL ASSESSMENT ZONING