

REFERENCES

1. WARRANTY DEED, BK 551, PG 588

2. WARRANTY DEED, BK 551, PG 589

3. WARRANTY DEED, ENTRY NO. 1364322, BK 1772, PG 1451

4. SPECIAL WARRANTY DEED, ENTRY NO. 1616055, BK 1994, PG 2286

5. WARRANTY DEED, ENTRY NO. 2265931

6. QUIT CLAIM DEED, ENTRY NO. 2432426

7. WARRANTY DEED, ENTRY NO. 2544891

8. QUIT CLAIM DEED, ENTRY NO. 2672719

9. SPECIAL WARRANTY DEED, ENTRY NO. 2974898

10. WARRANTY DEED, ENTRY NO. 3143977

11. WARRANTY DEED, ENTRY NO. 3264575

12. QUIT CLAIM DEED, ENTRY NO. 3277790

13. WARRANTY DEED, ENTRY NO. 3304120

14. SPECIAL WARRANTY DEED, ENTRY NO. 3367729

15. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. FTUT2502818-KC

16. OGDEN CITY SURVEY

GENERAL NOTES

1. ADDRESS AS OBSERVED: 2765 MADISON AVENUE, OGDEN, UTAH

2. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING.

3. AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

4. AT THE TIME OF SURVEY, SURVEYOR DID NOT FIND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

6. AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.

7. AT THE TIME OF SURVEY, NO WETLAND DELINEATION MARKERS OF ANY TYPE WERE OBSERVED.

8. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAYS.

9. THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO MADISON AVENUE, A PUBLIC RIGHT OF WAY.

10. THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO GAPS, CORES, OVERLAPS, OR HIATUS.

11. AT THE TIME OF SURVEY NO PARTY WALLS WERE LOCATED.

12. ALL UTILITIES WILL NEED TO BE VERIFIED IF ANY CONSTRUCTION ON THE SITE OCCURS.

FLOOD NOTE

BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 490570429F, WHICH BEARS AN EFFECTIVE DATE OF JUNE 2, 2015 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://WSC.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.

VICINITY MAP -- NO SCALE

WASHINGTON BLVD

ADAMS AVE

JEFFERSON AVE

26TH ST.

27TH ST.

800 EAST

QUINCY AVE

SITE

28TH ST.

ALTA/NSPS LAND TITLE SURVEY & PROPOSED UNPLATTED PARCEL COMBINATION

LOCATED WITHIN BLOCK 1, PLAT "A", OGDEN CITY SURVEY ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH

SCHEDULE BII EXCEPTIONS

NOTE: EXCEPTIONS 1-11 ARE NOT SURVEY MATTERS & ARE NOT SHOWN HEREON.

14. Terms and conditions contained in that certain Said Document recorded March 11, 2020 as Entry No. 3040517, of the official Records.
[ITEM CORRECTS THE ADDRESS OF THE SUBJECT PROPERTY TO "2765 MADISON AVE". ITEM BLANKETS THE SUBJECT PROPERTY IN NATURE, NOW SHOWN HEREON.]

ZONING INFORMATION

A ZONING REPORT HAS NOT BEEN PROVIDED BY CLIENT PURSUANT TO TABLE A ITEMS 6(A) & 6(B).

EXISTING PARKING COUNT:
REGULAR: 6 SPACES
ADA: 2 SPACES
TOTAL: 8 SPACES

NEWLY COMBINED PARCEL DESCRIPTION

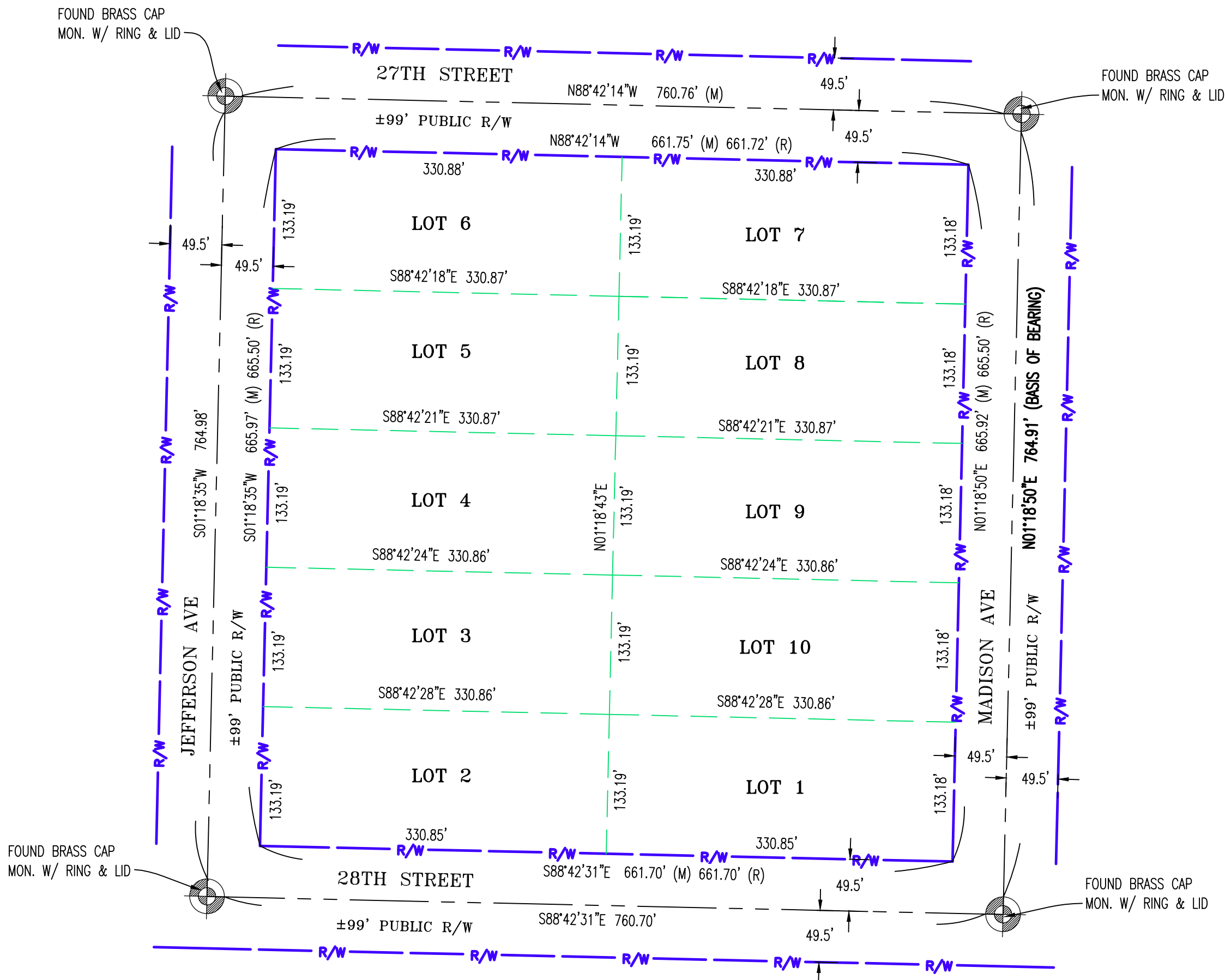
ALL OF THE LAND DESCRIBED WITHIN A CERTAIN SPECIAL WARRANTY DEED ON FILE AT THE WEBER COUNTY RECORDERS OFFICE AS ENTRY NUMBER 1616055 IN BOOK 1994 AT PAGE 2286; SAID PARCEL OF LAND LOCATED WITHIN BLOCK 1, PLAT "A", OGDEN CITY SURVEY AND ALSO LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH; SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 01°18'50" EAST 38.05 FEET (RECORD: NORTH 38.00 FEET) CONTIGUOUS WITH THE WESTERLY LINE OF MADISON AVENUE FROM THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY; SAID POINT OF BEGINNING ALSO BEING NORTH 01°18'50" EAST 220.735 FEET CONTIGUOUS WITH THE MONUMENT LINE OF MADISON AVENUE AND NORTH 88°42'26" WEST 49.50 FEET FROM AN OGDEN CITY BRASS CAP STREET MONUMENT AT THE INTERSECTION OF MADISON AVENUE AND 28TH STREET;

THENCE NORTH 88°42'26" WEST 330.86 FEET (RECORD: WEST 330.85 FEET) TO A POINT ON THE WESTERLY LINE OF SAID LOT 10; THENCE NORTH 01°18'43" EAST 228.32 FEET (RECORD: NORTH 228.20 FEET) CONTIGUOUS WITH THE WESTERLY LINE OF SAID LOT 10 AND LOT 9, BLOCK 1, PLAT "A", OGDEN CITY SURVEY TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 88°42'21" EAST 185.87 FEET (RECORD: 185.85 FEET) CONTIGUOUS WITH THE NORTHERLY LINE OF SAID LOT 9; THENCE DEPARTING FROM SAID NORTHERLY LINE OF LOT 9 SOUTH 01°18'47" WEST 57.12 FEET (RECORD: SOUTH 57.00 FEET); THENCE NORTH 88°42'22" WEST 15.00 FEET (RECORD: WEST); THENCE SOUTH 01°18'47" WEST 40.50 FEET (RECORD: SOUTH); THENCE SOUTH 88°42'23" EAST 38.00 FEET (RECORD: EAST); THENCE SOUTH 01°18'47" WEST 52.67 FEET (RECORD: SOUTH); THENCE SOUTH 88°42'24" EAST 122.00 FEET (RECORD: EAST) TO A POINT ON THE EASTERLY LINE OF SAID LOT 10 AND THE WESTERLY RIGHT OF WAY LINE OF MADISON AVENUE; THENCE SOUTH 01°18'50" WEST 78.03 FEET (RECORD: SOUTH) CONTIGUOUS WITH SAID EASTERLY LINE OF LOT 10 AND WESTERLY LINE OF MADISON AVENUE TO THE POINT OF BEGINNING.

CONTAINS: ±54,354.64 SQ. FT. OR ±1.248 ACRES

BLOCK 1, PLAT "A", OGDEN CITY SURVEY -- BREAKDOWN
SCALE 1" = 100'



RECORD DESCRIPTION

[PARCEL 1/ P1]
PART OF LOT 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY: BEGINNING 38 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST 122 FEET, THENCE NORTH 78.03 FEET; THENCE EAST 122 FEET; THENCE SOUTH 78.03 FEET TO THE POINT OF BEGINNING.

[PARCEL 2/ P2]
ALSO:
PART OF LOTS 9 AND 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY: BEGINNING 38 FEET NORTH AND 122 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST 208.85 FEET; THENCE NORTH 228.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, THENCE EAST 185.85 FEET TO A POINT 145 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 57 FEET; THENCE WEST 15 FEET; THENCE SOUTH 40.50 FEET; THENCE EAST 38 FEET; THENCE SOUTH 130.70 FEET TO THE POINT OF BEGINNING.

[EASEMENT PARCEL]
TOGETHER WITH THE FOLLOWING DESCRIBED
RIGHT-OF-WAY: PART OF LOT 9, BLOCK 1, PLAT "A", OGDEN CITY SURVEY: BEGINNING 107.50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 9, THENCE WEST 122 FEET, THENCE NORTH 10 FEET, THENCE EAST 122 FEET, THENCE SOUTH 10 FEET TO THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER FTUT2502818-KC, BEARING AN EFFECTIVE DATE OF JULY 2, 2025 AT 8:00 AM.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY WEBER HUMAN SERVICES FOR THE PURPOSE OF CREATING A PARCEL CONSOLIDATION OF THE PROPERTY LOCATED AT 2765 MADISON AVE, OGDEN UTAH 84403.

THE BASIS OF BEARING IS N01°18'50"E FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF MADISON AVE AND 28TH STREET TO A BRASS CAP MONUMENT AT THE INTERSECTION OF MADISON AVE AND 27TH STREET, AS SHOWN HEREON.

ALL STREET MONUMENTS SURROUNDING THE BLOCK WERE MEASURED AT THE TIME OF SURVEY. THE NORTHERLY, EASTERLY, SOUTHERLY, AND WESTERLY BLOCK LINES FOR BLOCK 1, PLAT "A", OGDEN CITY SURVEY WERE ESTABLISHED FROM SAID LOCATED MONUMENTS. ALL EXCESS AND DEFICIENCY MEASUREMENTS WERE PRORATED THROUGHOUT THE LOTS WITHIN SAID BLOCK 1.

ALL DEED DESCRIPTIONS WERE ADJUSTED TO THE MEASURED LOT LOCATIONS.

STEPPING STONE

2747 & 2765 MADISON AVENUE, OGDEN, UT 84403

BASED UPON TITLE COMMITMENT NO. FTUT2502818-KC
PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JULY 2, 2025 AT 8:00 AM

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY AND WEBER HUMAN SERVICES:

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 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 16, AND 17 OF TABLE A THEREOF.

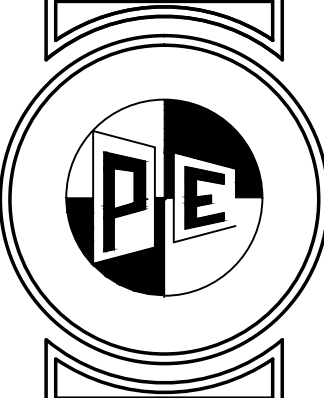
THE FIELD WORK WAS COMPLETED ON:
JUNE 25, 2025

SEPTEMBER 16, 2025

MARISSA A. CROFT
REGISTRATION NO. 14215259
IN THE STATE OF UTAH
DATE OF SURVEY: AUGUST 5, 2025
LAST REVISION: SEPTEMBER 16, 2025



PROJECT #: C-25-061
DRAWN: M. CROFT
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

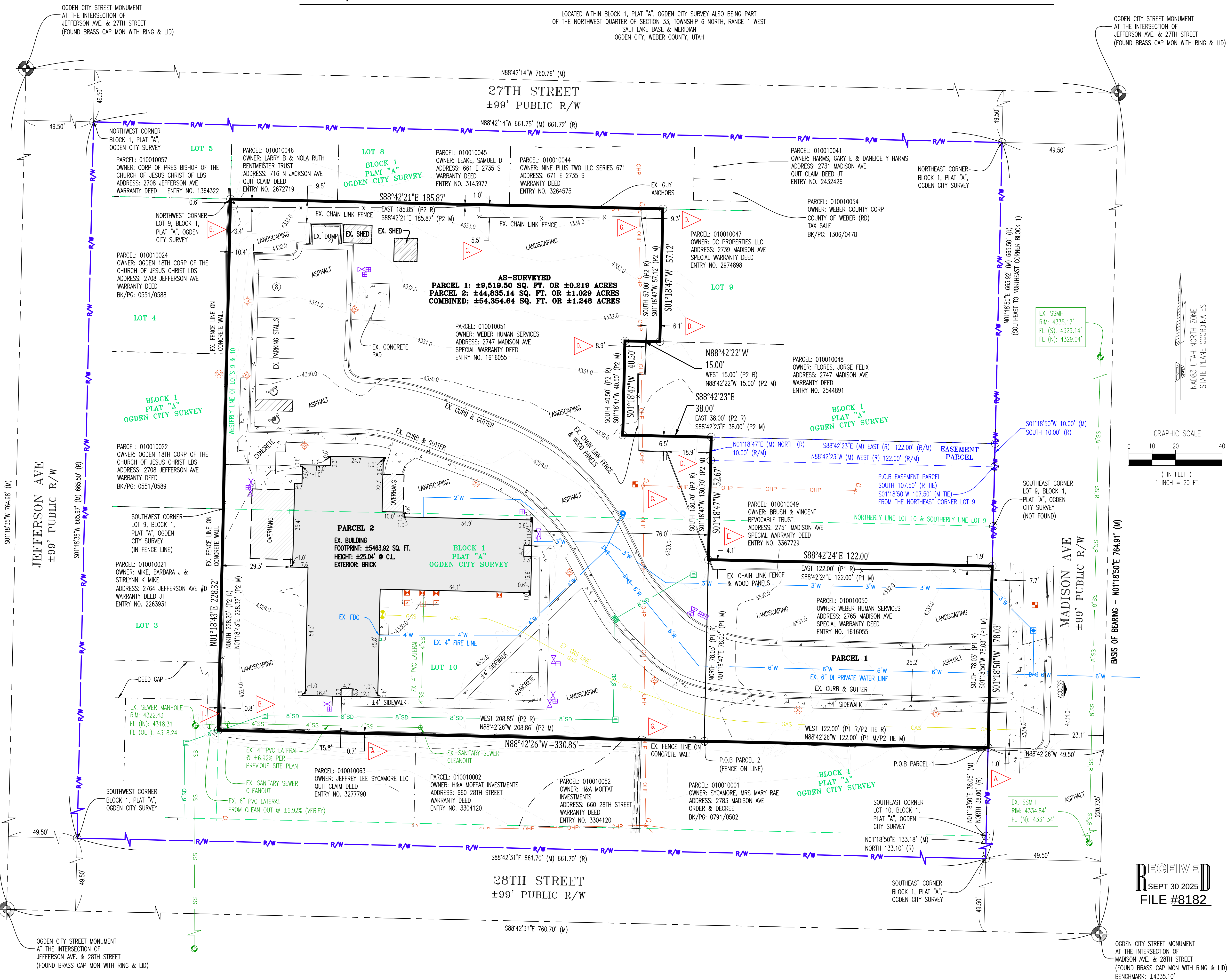
2747 & 2765 MADISON AVENUE,
OGDEN, UTAH

ALTA SURVEY & PROPOSED
UNPLATTED
PARCEL COMBINATION

SHEET: 1 OF 2

A1.0

ALTA/NSPS LAND TITLE SURVEY & PROPOSED UNPLATTED PARCEL COMBINATION



RECORD DESCRIPTION

[PARCEL 1/ P1]
PART OF LOT 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY; BEGINNING 38 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST 122 FEET, THENCE NORTH 78.03 FEET; THENCE EAST 122 FEET; THENCE SOUTH 78.03 FEET TO THE POINT OF BEGINNING.

[PARCEL 2/ P2]
ALSO:
PART OF LOTS 9 AND 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY; BEGINNING 38 FEET NORTH AND 122 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 208.85 FEET; THENCE NORTH 228.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, THENCE EAST 185.85 FEET TO A POINT 145 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 57 FEET; THENCE WEST 15 FEET; THENCE SOUTH 40.50 FEET; THENCE EAST 38 FEET; THENCE SOUTH 130.70 FEET TO THE POINT OF BEGINNING.

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SIGNIFICANT OBSERVATIONS

- A. EXISTING CHAIN LINK FENCE LINE ON CONCRETE RETAINING WALL EXTENDS ±1.0' SOUTHERLY BEYOND THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY. SAID FENCE LINE RUNS WESTERLY TO A POINT ±0.7' NORTHERLY OF SAID SOUTHERLY BOUNDARY LINE, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- B. EXISTING CHAIN LINK FENCE LINE ON CONCRETE RETAINING WALL EXTENDS ±0.8' EASTERLY BEYOND THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY. SAID FENCE LINE RUNS NORTHERLY TO A POINT ±0.6' WESTERLY OF SAID WESTERLY BOUNDARY LINE, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- C. EXISTING CHAIN LINK FENCE LINE LIES SOUTHERLY OF THE NORTHERLY BOUNDARY ±1.0' TO ±5.5', AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- D. EXISTING CHAIN LINK FENCE LINE LIES SOUTHERLY OF THE NORTHERLY BOUNDARY ±1.9' TO ±4.1', AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- E. EXISTING CHAIN LINK FENCE LINE LIES SOUTHERLY OF THE NORTHERLY BOUNDARY ±1.9' TO ±4.1', AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- F. NO EASEMENT FOUND, PER TITLE COMMITMENT, FOR THE EXISTING SEWER LATERAL CONNECTION TO THE SEWER MANHOLE AND LINE ON PARCEL 010010063, AS SHOWN HEREON.
- G. NO EASEMENT FOUND, PER TITLE COMMITMENT, FOR THE EXISTING OVERHEAD POWER LINES CROSSING THROUGH THE SUBJECT PROPERTY, AS SHOWN HEREON.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- COMM./ELEC. MANHOLE
- ELECTRIC METER / BOX
- CABLE BOX
- WATER METER
- INDICATES HANDICAPPED PARKING
- BACKFLOW PREVENTION
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE
- SECTION CORNER
- ROW / R/W - RIGHT OF WAY
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- GAS METER
- PARKING STALL COUNT
- ACCESS TO PUBLIC RIGHT OF WAY
- AC UNIT
- RAIN SPOUT
- MONUMENT
- SIGHT LIGHT
- STORM MANHOLE
- STORM INLET
- SANITARY SEWER
- CORNER SET
- CORNER NOT SET
- SEWER CLEAN OUT

LINE TABLE

- BOUNDARY
- LOTS AND BLOCKS
- ADJACENT BOUNDARY
- EX. CURB & GUTTER
- EX. PARKING STRIPES
- DESIGN CURB & GUTTER
- DESIGN PARKING STRIPES
- BUILDING
- EX. OVERHEAD POWER
- EX. FENCE LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE