

ALTA/NSPS LAND TITLE SURVEY
FOR
THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2025

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-11, 13, 19 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

12. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING
RECORDED: MAY 31, 1929
ENTRY NO.: N/A
BOOK: S OF LIENS & LEASES
PAGE: 153, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: NOT PLOTTED, DOCUMENT MAKES REFERENCE TO SECTION, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BUT DOES NOT OFFER AN EXACT LOCATION THAT WOULD ALLOW THE SURVEYOR TO MAKE A DETERMINATION OF HOW THIS MAY OR MAY NOT AFFECT THIS SITE.

14. THE RIGHTS OF THE PUBLIC AND OTHERS OVER THE NORTHERLY PORTION OF THE LAND WHICH LIES WITHIN 2200 SOUTH STREET, FOR ROADWAY AND UTILITY PURPOSES AS SET FOR A CERTAIN EXTENDED PERIOD OF TIME, NOT YET DEDICATED.

SURVEY FINDINGS: PLOTTED, AFFECTS SITE, EXCEPTION TALKS ABOUT THE STREET RIGHT OF WAY THAT WILL BE DEDICATED WITH THE SUBDIVISION PLAT ALONG THE NORTHERN BOUNDARY LINE.

15. PERPETUAL EASEMENT, IN FAVOR OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, RECORDED FEBRUARY 8, 2001 AS ENTRY NO. 1750930 IN BOOK 2115 AT PAGE 1401 OF OFFICIAL RECORDS.

(NOTE: EXACT LOCATION NOT DISCERNABLE)

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

16. PERPETUAL EASEMENT, IN FAVOR OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, RECORDED MARCH 13, 2001 AS ENTRY NO. 1757393 IN BOOK 2122 AT PAGE 2402 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

17. PERPETUAL EASEMENT, IN FAVOR OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, RECORDED MARCH 13, 2001 AS ENTRY NO. 1757394 IN BOOK 2122 AT PAGE 2407 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

18. PERPETUAL EASEMENT, IN FAVOR OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, RECORDED APRIL 3, 2001 AS ENTRY NO. 1761823 IN BOOK 2128 AT PAGE 1312 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

20. RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS AS DISCLOSED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED NOVEMBER 14, 2014 AS ENTRY NO. 2710625 OF OFFICIAL RECORDS, FOR AN EASEMENT FOR STORM WATER DRAINAGE FROM THE SUBJECT LAND OVER THE LAND ADJACENT TO THE WEST.

SURVEY FINDINGS: PLOTTED, AFFECTS SITE, STORM WATER DRAINAGE RUNS ALONG THE WEST OF OUR BOUNDARY LINE.

21. THE FACT THAT THE QUIT CLAIM DEED, FOR PURPOSES OF COMBINING TAX PARCELS, RECORDED NOVEMBER 14, 2014 AS ENTRY NO. 2710626 OF OFFICIAL RECORDS, FOR PURPOSES OF COMBINING PARCEL 1 AND 2, WAS RECORDED OUT OF ORDER WITH (OR PRIOR TO) THAT CERTAIN SPECIAL WARRANTY DEED FOR ACQUISITION OF PARCEL 2, RECORDED DECEMBER 11, 2014 AS ENTRY NO. 2713944 OF OFFICIAL RECORDS, AND THE FACT THAT QUIT CLAIM DEEDS DO NOT CARRY AFTER-ACQUIRED TITLE.

(NOTE: A SUPPLEMENTAL OR NEW DEED TO COMBINE THE PARCEL 1 AND 2 NOW MAY BE DONE AND TO ALSO UPDATE THE CURRENT NAME OF THE VESTEE HEREIN TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WITH REGARDS TO REQUIREMENTS BY WEBER COUNTY PLANNING, BY VIRTUE OF THE NEXT EXCEPTION BELOW -ENTRY NO. 3363018)

SURVEY FINDINGS: PLOTTED, AFFECTS SITE, DESCRIPTION IS BLANKET IN NATURE COVERING THE OLD PARCEL 1 BOUNDARY DESCRIPTION AND THE COMBING OF THE TWO PARCELS TO THE CURRENT DESCRIPTION.

22. NOTICE OF NON-BUILDABLE PARCEL, BY THE WEBER COUNTY PLANNING DEPARTMENT, RECORDED MARCH 28, 2025 AS ENTRY NO. 3363018 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS SITE, DESCRIPTION IS SAME AS EXCEPTION 21.

23. MATTERS AND DETAILS OF THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, PREPARED BY DIAMOND LAND SURVEYING, PROJECT/JOB NO. 25-006, DATED MARCH 12, 2025, LAST REVISED _____, 202____, INCLUDING WITHOUT LIMITATION

THE FOLLOWING ITEMS:

- A. CERTIFICATION NEEDS TO INCLUDE FIDELITY NATIONAL TITLE INSURANCE COMPANY;
B. COMMITMENT USED AND REFERENCED ON SURVEY IS NOT THE CURRENT COMMITMENT HEREIN.

SURVEY FINDINGS: PLOTTED, SEE SURVEY FOR MORE DETAILS.

24. EASEMENTS, NOTES, SET-BACKS AS SHOWN ON THE PLAT OF 2200 SOUTH STREET CHURCH SUBDIVISION, RECORDED _____, 202____, AS ENTRY NO. _____ IN BOOK ____ OF PLATS AT PAGE _____ OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS SITE, THE RIGHT OF WAY DEDICATION TO THE NORTH AND THE 10 FOOT P.U.E. WOULD BE DESCRIBED IN THE SUBDIVISION PLAT.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°13'11" WEST BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE NORTH ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

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.

SURVEYOR'S NOTES:

- THIS DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. TITLE INFORMATION WAS PROVIDED BY OTHERS FOR THE SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASE ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. 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 APPROPRIATE AGENCIES.
- THE PURPORTED ADDRESS FOR THIS SITE IS UNASSIGNED, OGDEN UTAH 84401 BUT REFERENCED IN TITLE REPORT AS PARCEL NO. 15-078-0139 AND 15-078-0140 BASED ON DOCUMENTATION PROVIDED AT THE TIME OF THE SURVEY.
- THIS PROPERTY LIES WITHIN THE FLOOD ZONE 'X' (NO SHADING) ACCORDING TO FEMA FLOOD MAP SERVICE, MAP NO 49057C0402F, DATED NOVEMBER 30, 2023. ZONE 'X' (NO SHADING) IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".
- THERE ARE NO CONSTRUCTED BUILDINGS ON THIS SITE.
- THERE ARE NO PAVED PARKING STALLS ON THIS SITE.
- THERE WAS NO INFORMATION PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY THAT WOULD ALLOW FOR A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- THIS SURVEY REFLECTS PLOTTABLE EASEMENTS THAT ARE LOCATED IN NEIGHBORING PROPERTIES THAT WOULD DIRECTLY AFFECT THIS SURVEY SITE.

RECEIVED
OCT 07 2025
FILE # 8183

FILE NUMBER: NCSUT00541

COMMITMENT DATE: SEPTEMBER 8, 2025 AT 8:00 AM

TO: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, FORMERLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY-COMMERCIAL
FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11(A), 13, 16 AND 18 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2025.

DATE OF PLAT: OCTOBER 4, 2025

PROFESSIONAL LAND SURVEYOR
NATHAN B. WEBER, PLS
LICENSE NO. 5152762

LEGAL DESCRIPTION

PROPOSED 2200 SOUTH STREET CHURCH SUBDIVISION, DESCRIBED AS FOLLOWS:
BOUNDARY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3" FLAT BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE NORTH 89°13'11" WEST 1056.00 FEET ALONG THE SECTION LINE BETWEEN MONUMENTS FOUND AT SAID EAST QUARTER CORNER AND THE 3" FLAT BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 28, BEING THE BASIS OF BEARING, TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 0°39'41" WEST 330.01 FEET TO THE NORTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF LOT 303, SUMMERSET FARM PHASE 3 SUBDIVISION, ENTRY NO. 3292411, WEBER COUNTY RECORDER'S OFFICE;

THENCE ALONG THE SAID NORTHERLY AND LINES AND WESTERLY LINE OF SAID LOT 303 THE FOLLOWING TWO (2) COURSES:

- NORTH 89°13'11" WEST 1.20 FEET; AND
- SOUTH 0°46'55" WEST 62.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 304 OF SAID SUMMERSET FARM PHASE 3;

THENCE NORTH 89°13'11" WEST 414.00 FEET ALONG THE NORTHERLY LINE OF SAID SUMMERSET FARM PHASE 3 SUBDIVISION EXTENDED TO A POINT ON THE EASTERLY LINE OF LOT 1, SUMMERSET FARMS PHASE 1 SUBDIVISION, ENTRY NO. 3066733, WEBER COUNTY RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY LINE AND NORTHERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

- NORTH 0°46'50" EAST 62.01 FEET; AND
- NORTH 89°13'11" WEST 0.07 FEET TO THE SOUTHEASTERLY CORNER OF LOT 204, FAVEROS

LEGACY CLUSTER SUBDIVISION PHASE 2, ENTRY NO. 3065151, WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 0°46'49" EAST 330.00 FEET ALONG THE EASTERLY LINE OF SAID FAVEROS LEGACY CLUSTER SUBDIVISION PHASE 2 TO A POINT ON THE SECTION LINE;

THENCE SOUTH 89°13'11" EAST 414.59 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

REFERENCE DOCUMENTATION

DEEDS

R-1 - SPECIAL WARRANTY DEED, ENTRY NO. 2713944
R-2 - WARRANTY DEED, BOOK 1170, PAGE 576
R-3 - SPECIAL WARRANTY DEED, ENTRY NO. 2150945
R-4 - WARRANTY DEED, ENTRY NO. 3077152
R-5 - SPECIAL WARRANTY DEED, ENTRY NO. 3162669
R-6 - WARRANTY DEED, ENTRY NO. 3178579

SUBDIVISION PLATS

R-7 - FAVERO'S LEGACY CLUSTER SUBDIVISION - PHASE 1, ENTRY NO. 2856339
R-8 - FAVERO'S LEGACY CLUSTER SUBDIVISION - PHASE 2, ENTRY NO. 3065151
R-9 - MARSH SUBDIVISION, ENTRY NO. 1033296
R-10 - SUMMERSET FARMS - PHASE 1, ENTRY NO. 3066733
R-11 - SUMMERSET FARMS - PHASE 3, ENTRY NO. 3292411

SURVEYS

R-12 - BOUNDARY SURVEY NO. 003127
R-13 - BOUNDARY SURVEY NO. 003687
R-14 - RECORD OF SURVEY NO. 5715
R-15 - WEBER COUNTY BEARING SHEET, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

REFERENCE DOCUMENTS ARE ON FILE IN THE OFFICES OF THE WEBER COUNTY RECORDER AND SURVEYOR

COPYRIGHT

ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF DIAMOND LAND SURVEYING, LLC UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT



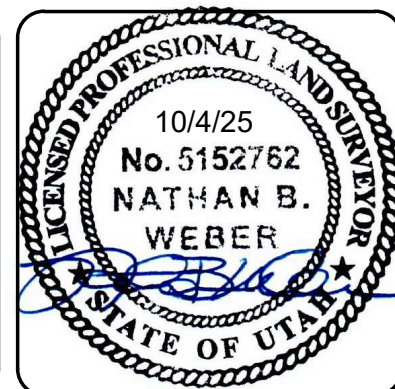
DIAMOND
LAND SURVEYING

6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & NSPS SURVEYS

ALTA/NSPS LAND TITLE SURVEY
3691 WEST 2200 SOUTH
WEBER COUNTY, UTAH

THE CHURCH OF JESUS CHRIST



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

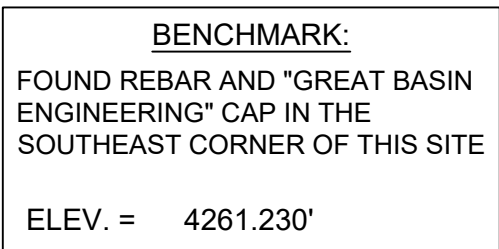
DATE PLOTTED 10/4/25

JOB No. 25-006

SHEET

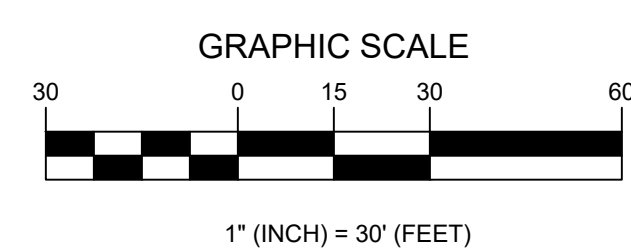
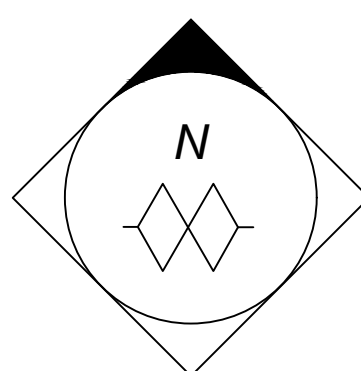
1 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
OCTOBER 2025



RECEIVED
OCT 07 2025
FILE # 8183

SOUTHEAST CORNER OF SECTION 28,
T6N, R2W, SLB&M
FOUND 3" FLAT BRASS CAP MONUMENT



COPYRIGHT

ALL REPORTS, DESIGNS,
FIELD DATA, FIELD NOTES,
DRAWINGS, SPECIFICATIONS,
CALCULATIONS, ESTIMATES
OR ANY REPRESENTATION
CONTAINED HEREON ARE
THE SOLE PROPERTY OF
DIAMOND LAND SURVEYING,
LLC UNLESS PREVIOUSLY
ESTABLISHED BY
PRECEDENCE OR WRITTEN
AGREEMENT



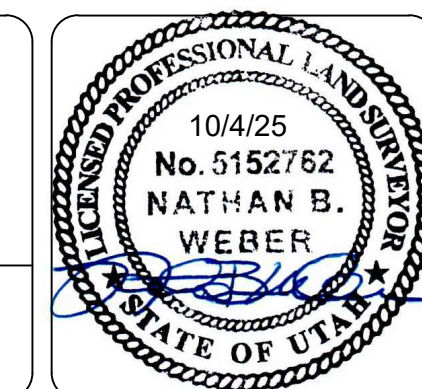
DIAMOND
LAND SURVEYING

6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

ALTA/NSPS LAND TITLE SURVEY
3691 WEST 2200 SOUTH
WEBER COUNTY, UTAH

THE CHURCH OF JESUS CHRIST



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

DATE PLOTTED 10/4/25

OR No. 25-006

SHEET

2 OF 2