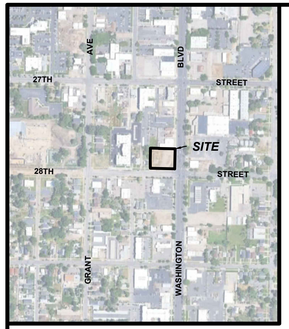
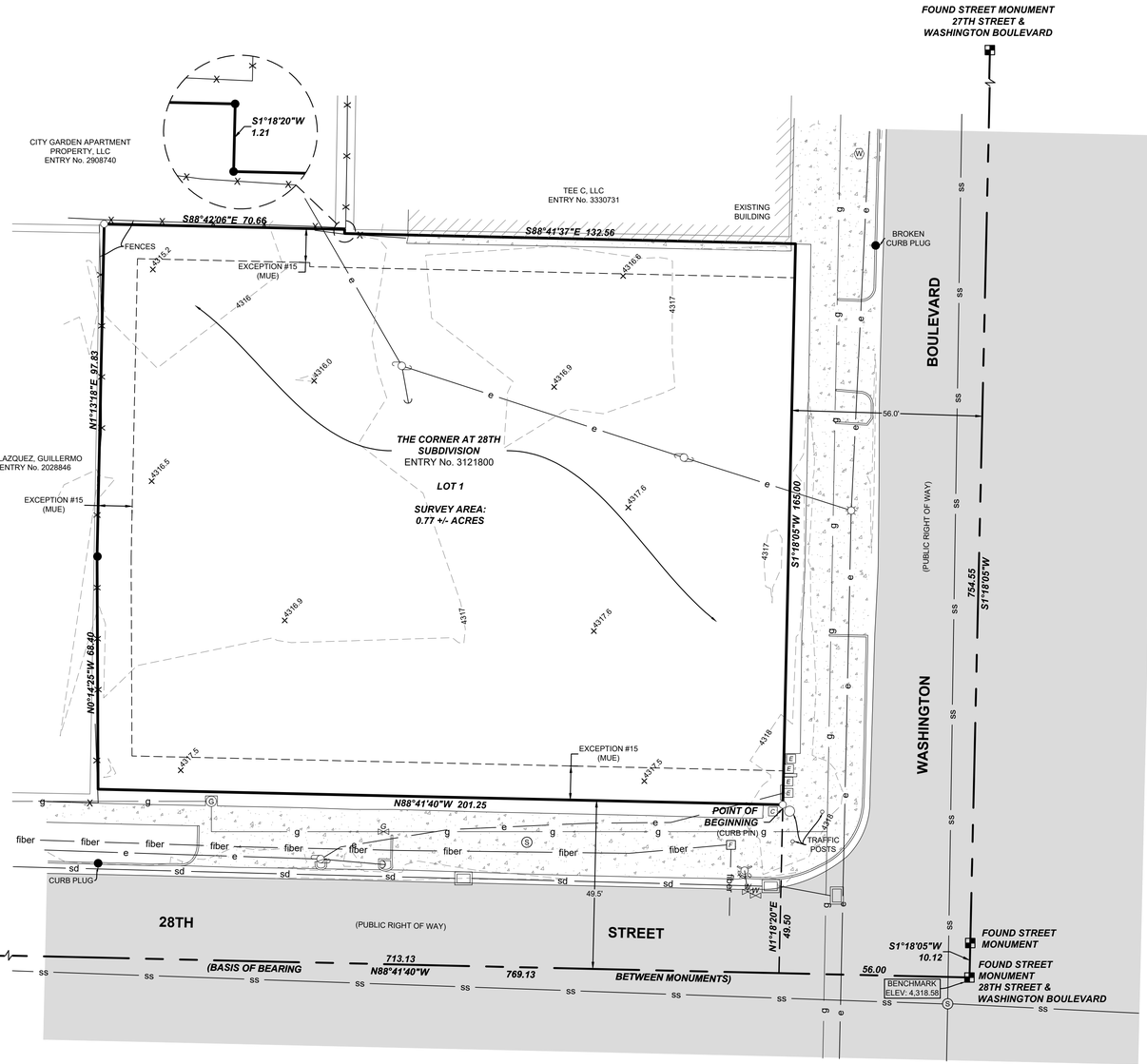
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NTS

LEGEND

	ASPHALT
	CONCRETE
	BUILDING
X X	FENCE
e	OVERHEAD POWER LINE
e e	UNDERGROUND POWER LINE
g	GAS LINE
fiber	FIBER LINE
ss S ss	SEWER MANHOLE/LINE
sd D sd	STORM DRAIN MANHOLE/LINE
w	WATER LINE
BEARING/DISTANCE	MEASURED
(BEARING/DISTANCE)	(RECORD)
4500	CONTOUR LINE
4600	SPOT ELEVATION
	LIGHT POLE
	POWER POLE
	STORM DRAIN BOX
	WATER VALVE
W	WATER METER
	HYDRANT
F	FIBER BOX
E	ELECTRIC BOX
C	COMMUNICATION BOX
G	GAS MANHOLE
	GUY WIRE
(MUE)	MUNICIPALITY UTILITY EASEMENT
●	FOUND REBAR & CAP MARKED REEVE & ASSOCIATES (UNLESS NOTED OTHERWISE)
○	SET REBAR & CAP (CSG ENG & SURVEY)
	FOUND STREET MONUMENT



0 20' 40'
SCALE: 1" = 20'

NOTES

1. ***SURVEY NARRATIVE:*** The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey & Certification for the parcel shown and described hereon. Plats, Surveys, and field evidence were used in the determination of this boundary. The subject property is Lot 1 of The Corner At 28th Subdivision as described in Entry No. 3121800 of the Official Records of Weber County. Rebar & Cap marked "Reese & Associates" and Curb Pins were found around the property and match well with record dimensions and occupation lines.
2. A Title Commitment prepared by American Title Insurance Company National Commercial Services, Salt Lake City, Utah, Commitment No. NCS-1276655-SLC1, Commitment Date: July 21, 2025, was utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, any record parcels or title exceptions\easements noted on this Survey are referenced from this document.
3. The Basis of Bearing for this Survey is N88°41'40"W between the street monuments found in the intersections of 28th Street & Washington Boulevard and the intersection of 28th Street and Grant Ave. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section\monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
4. Vertical data (contour lines and\or spot elevations, etc.) shown hereon is based on NAVD88 GEOID 18 Model. An onsite benchmark with elevation of 4,318.58 was held on a found spike in the intersection of Washington Boulevard and 28th Street.
5. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the original certified Survey obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
6. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
7. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
8. Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
   a. Item 1: Rebar & cap, Nail & washer, or curb pin to be placed on all property corners
   b. Item 2: The property address disclosed in the Title Report is 2795 Washington Boulevard, Ogden, UT 84401.
   c. Item 3: The property shown hereon lies within Zone X (areas determined to be outside the 0.2% annual chance flood plain) according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) #49057C0428F, Map Effective Date: November 30, 2023.
   d. Item 4: The gross land area is 0.77 acres (33,538 sf).
   e. Item 5: Vertical data is shown hereon. Refer to Note #4 for benchmark and datum information.
   f. Item 6(a): A Zoning Letter prepared on September 24, 2025, by Joseph R. Simpson, Ogden City Assistant Planning Director with Ogden City, was provided by our client and a copy of the letter can be given upon request. The Letter does not disclose requirements specific to the surveyed property with respect to building height, parking, setbacks, Lot coverage ratios, or landscaping and other site development requirements. The Letter includes the following zoning information:
      - The current zoning classification for the subject Property is split having a C-MU (Commercial Mixed-Use) designation on the eastern portion of the property and a R-MFV (Residential Multiple-Family Vertical) designation on the western portion of the property.
      - The property was rezoned from CP-3 to C-MU and R-MFV in April 2023. There are currently no rezoning applications, or updates to the Zoning Ordinance that may affect the Subject property in the foreseeable future.
      - The immediate abutting zone designations are:
        - North--CM-U AND R-MFV
        - South--CP-3
        - East--C-MU
        - West--R-MFV
        - Link to zoning map: https://ogden.maps.arcgis.com/apps/instant/lookup/index.html?appid=8eea9d9d92814984b98147f07cffc59f
      - The property is located in the horizontal surface of the Airport Overlay.
      - The subject property is not located in a Planned Unit Development (PUD)/Planned Area Development (PAD).
      - The use as a bank (office services) with a drive-up window is a permitted use in both zoning designations of the property.
      - To our knowledge there are not any legal nonconforming issues associated with the subject property.
      - The subject property was not granted any variances, special exceptions, special/conditional use permits, or zoning relief of any kind.
   g. Item 6(b): No zoning setback requirements were provided in the Letter.
   h. Item 8: Observable substantial features are shown hereon.
   i. Item 9: No parking stalls were observed on the subject property.
   j. Item 10: No division or party walls exist with respect to adjoining properties.
   k. Item 11(b): Utilities shown hereon are based on observed evidence and utility maps provided by utility providers. Engineers and contractors should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
   l. Item 13: Names of adjoining owners are shown hereon.
   m. Item 18: All plottable easements that affect the Subject Property and that are disclosed in the Title Report are referenced hereon.

LEGAL DESCRIPTION

(FROM TITLE REPORT REFERENCE IN NOTE #2)

Lot 1, THE CORNER AT 28TH SUBDIVISION, according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

SCHEDULE B-PART II EXCEPTIONS

(FROM TITLE REPORT REFERENCED IN NOTE #2)

Exceptions #1-11
Contains no plottable descriptions.
Exception #12
Ordinance No. 2003-83 of Ogden City, Utah providing for new assessments within the Ogden City, Utah Central Business Improvement District No. 1; and Providing that this Ordinance shall become effective January 11, 2004recorded January 09, 2004 as Entry No. 2004067 of Official Records.
The limits of Exception fall within the boundary of the Subject Property.
Exception #13
Contain no plottable description.
Exception #14
A Certificate of Noncompliance, wherein City of Ogden provides notice of building code and/or zoning violations as more particularly described therein, recorded January 24, 2019 as Entry No. 2962506 of Official Records.
The limits of Exception fall within the boundary of the Subject Property.
Exception #15
Easements, notes and restrictions as shown on The Corner at 28th subdivision plat recorded January 28, 2021 as Entry No. 3121800 in Book 89 of Plats at Page 1.
The limits of Exception are shown hereon.
Exceptions #16-18
Contains no plottable descriptions.

SURVEYOR'S CERTIFICATE

To: D. L. Evans Bank and its successors and assigns as their interests may appear; First American Title Insurance Company National Commercial Services and its successors and assigns as their interests may appear; 28th and Washington Partners, LLC and its successors and assigns as their interests may appear:
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 1-5, 6(a), 6(b), 8-10, 11(b), 13, & 18 of Table A thereof.

Date of Plat or Map: October 10, 2025

PROFESSIONAL LAND SURVEYOR
No. 12606452-2201
CURTIS BOWN
STATE OF UTAH
12-19-25

Curtis Bown
Professional Land Surveyor
Certificate No. 12606452-2201

December 19, 2025
Date

RECEIVED
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CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ALTA/NSPS LAND TITLE SURVEY
LOCATION: NE 1/4 OF SECTION 32, T6N, R1W, SLB&M
OGDEN, UTAH
PROPERTY OF: 28TH & WASHINGTON PARTNERS, LLC
PREPARED FOR: D. L. EVANS BANK

REVISION BLOCK		
NO.	DATE:	DESCRIPTION:

SCALE: 1" = 20'	DRAWN BY: L. THOMAS
DATE: 10-10-2025	PROJECT #: 25-318

SHEET 1 OF 1