

Title Information

This survey was completed using Title Report File No. 175900-KAP Version No. 3 dated April 3, 2024 from Fidelity National Title Insurance Company, issued by Cottonwood Title Insurance Agency, Inc.:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- (11) Ordinance #2015-20 Adopting the North Ogden Downtown Community Development Project Area Plan, recorded June 21, 2016 as Entry No. 2799406, Ordinance 2018-28 Adopting the Amended Downtown Community Development Project Area Plan, recorded May 5, 2021 as Entry No. 3150591 and Resolution CDA 09-2018 Approving the Amended Downtown Community Development Project Area Plan, recorded May 5, 2021 as Entry No. 3150592 of Official Records reveals development standards for North Ogden City and blankets this site, along with more land.
14 Right-of-Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded November 1, 1918 in Book N at Page 164 of Official Records mentions Lots 16 & 48, Plat B, North Ogden Survey, but contains nothing to plot.
(15) Drainage Easement to Walker Bank & Trust Co. recorded August 18, 1980 as Entry No. 817160 of Official Records is also Parcel 15 of the exhibited Title Report.
(16) Access, Utilities, and Parking Easement Agreement recorded March 27, 2018 as Entry No. 2911890 of Official Records covers this site along with more land but contains nothing to plot.
(17) An easement over, across or through the Land for the widening of the existing highway State Route 134 (2600 North Street) known as Project No. F-0235(20)3 and incidental purposes, as granted to the Utah Department of Transportation by instrument recorded March 31, 2020 as Entry No. 3044529 of Official Records plots along the Northerly portion of this site.
(18) A twenty (20) foot Ingress and Egress Right-of-Way over the Southwesterly portion of the Land described herein, as disclosed by various instruments of records is also Parcel 1A of the exhibited Title Report.
(19) Easements, notes and restrictions as shown on Barker Depot Subdivision plat recorded July 22, 2019 as Entry No. 2992361 in Book 85 of Plats at Page 95 of Official Records covers this site along with more land, but contains nothing additional to plot.
(20) Agreement #A29-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and Weber Area Dispatch 911 & Emergency Services District, dated December 7, 2015 and recorded June 2, 2016 as Entry No. 2796408; Agreement #A33-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and Weber County School District, dated February 5, 2016 and recorded June 2, 2016 as Entry No. 2796410, Agreement #A31-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and Weber County Mosquito Abatement District, dated December 14, 2015 and recorded June 2, 2016 as Entry No. 2796426, Agreement #A25-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and Ben Lomond Cemetery Maintenance District, dated February 10, 2016 and recorded June 2, 2016 as Entry No. 2796427, Agreement #A32-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and Weber County, dated November 3, 2015 and recorded June 2, 2016 as Entry No. 2796428, Agreement #A26-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and the Central Weber Sewer Improvement District, dated December 17, 2015 and recorded June 2, 2016 as Entry No. 2796429, Agreement #A34-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and North Ogden City, dated October 6, 2015 and recorded June 2, 2016 as Entry No. 2796430, Agreement #A27A-2015 Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and North Ogden City, dated October 6, 2015 and recorded June 2, 2016 as Entry No. 2796431, Agreement #A28-2015 Interlocal Agreement Amending Agreement #A28-2015 by and between the Redevelopment Agency of North Ogden City and North View Fire District, dated January 21, 2016 and recorded June 2, 2016 as Entry No. 2796432 and Interlocal Agreement by and between the Redevelopment Agency of North Ogden City and Weber Basin Water Conservancy District, dated June 6, 2016 and recorded June 21, 2016 as Entry No. 2799405 of Official Records covers this site along with more land but contains nothing additional to plot.
(21) Development and Cross Access Agreement by and among America First Federal Credit Union, a federally chartered credit union, David P. Howells and Carole G. Howells, SEC 070, LLC, a Utah limited liability company, Marvin Barker Investment Company, L.L.C., a Utah limited liability company and North Ogden City, a municipal corporation, recorded July 22, 2019 as Entry No. 2992362 and Assignment of Rights in 1. Development and Cross Access Agreement, 2. The Terms, Conditions, Restrictions, Reservations and Limitations of that certain Developer's Agreement with North Ogden Corporation, and 3. The Terms, Conditions, Restrictions, Reservations and Limitations of that certain Subdivider's Escrow Agreement by and between SEC 070, LLC and 4Square North Ogden, LLC, recorded December 23, 2019 as Entry No. 3024196 of Official Records blankets this site along with more land, but contains nothing additional to plot.
(22) Developer's Agreement between SEC 070, LLC and North Ogden City Corporation, a municipal corporation of the State of Utah, dated July 22, 2019 and recorded July 22, 2019 as Entry No. 2992363 and Assignment of Rights in 1. Development and Cross Access Agreement, 2. The Terms, Conditions, Restrictions, Reservations and Limitations of that certain Developer's Agreement with North Ogden Corporation, and 3. The Terms, Conditions, Restrictions, Reservations and Limitations of that certain Subdivider's Escrow Agreement by and between SEC 070, LLC and 4Square North Ogden, LLC, recorded December 23, 2019 as Entry No. 3024196 of Official Records blankets this site along with more land, but contains nothing additional to plot.
(23) Subdivider's Escrow Agreement between North Ogden City, a municipal corporation of the State of Utah and SEC 070, LLC, and Cottonwood Title, dated July 22, 2019 and recorded July 22, 2019 as Entry No. 2992364 and Assignment of Rights in 1. Development and Cross Access Agreement, 2. The Terms, Conditions, Restrictions, Reservations and Limitations of that certain Developer's Agreement with North Ogden Corporation, and 3. The Terms, Conditions, Restrictions, Reservations and Limitations of that certain Subdivider's Escrow Agreement by and between SEC 070, LLC and 4Square North Ogden, LLC, recorded December 23, 2019 as Entry No. 3024196 of Official Records blankets this site along with more land, but contains nothing additional to plot.
(24) The Land described herein is subject to Restricted Use Covenant as disclosed on that certain Memorandum of Lease recorded March 11, 2020 as Entry No. 3040427 of Official Records covers the Westerly portion of this site, but contains nothing additional to plot.
(27) The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 6, 2023 as Entry No. 3272427 of Official Records blankets this site along with more land, but contains nothing additional to plot.

* Exception No.'s 1-10, 12-13, 25 and 28 are general and/or standard exceptions and not matters of survey.
** Exception No. 26 describes and affects this site but does not reveal matters of survey.

Narrative

This Survey was requested by America First Federal Credit Union prerequisite to the re-development of this property.

This Survey retraces a preliminary copy of the forthcoming underlying 2024 AFCU Subdivision and the underlying Barker Depot Subdivision as rotated onto the State Plane Datum.

A line between monuments found along Washington Boulevard was assigned the VRS bearing of North 1°09'30" East as the Basis of Bearings to place the Survey on the NAD83 Utah North Zone State Plane Datum and retraces the 2019 Survey Control. The Underlying Ogden City Survey Plat "B" must be rotated 0°54'30" Clockwise to match the State Plane Datum.

Points of curvature and points of tangency called in the Record Descriptions are technically incorrect as the curve geometry on the forthcoming plat are non-tangential and do not form proper geometry from an engineering construction perspective.

Typos discovered in the title Report descriptions have been corrected, however conflicting curve parameters within the UDOT highway taking appear even within the original document of record.

No Property Corners were placed with this Survey.

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 6(a): No zoning letter or report was supplied for review, information provided was found on the North Ogden City Zoning Website.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 9: There are 33 parking stalls on this site, of which 2 are designated for disabled parking and access.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility entities, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following entities have utilities in the area: Allwest Communications, Comcast, Lumen/CenturyLink, Central Weber Sewer Improvement District, Verizon, North Ogden City, Pineview Water Systems, Dominion Energy, Rocky Mountain Power, Sprynga and Utah Department of Transportation. The Surveyor has requested maps and received no response from Lumen/CenturyLink.

Record Descriptions

Parcel 1:

A portion of the Remainder Parcel of Barker Depot, a Subdivision in North Ogden City, recorded as Entry No. 2992361 in Book 85 at Page 95 of the Official Records of Weber County, Utah, together with more land, being a part of Lots 15 and 16 of Plat B, North Ogden City Survey, located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in North Ogden City, Weber County, Utah:

Beginning at a point located 273.04 feet North 89°41'30" West along South line of Lot 48 of said Plat B; and 254.41 feet North 0°15'00" East along the West line of said Remainder Parcel from the Southeast corner of said Lot 48; said point is also located 5451.14 feet North 0°15'00" East along the monument line of Washington Boulevard spanning between 1700 North and Elberta Streets to the intersection thereof with the centerline of 2550 North Street; 339.06 feet North 89°41'30" West along said centerline; and 33.00 feet North 0°18'30" East from a Brass Cap Monument found marking the intersection of said 1700 North Street and Washington Boulevard; and running thence North 0°15'00" East 45.11 feet to a point of curvature; thence Northeasterly along the arc of a 200.00 foot radius curve to the right a distance of 74.87 feet (Central Angle equals 21°26'51" and Long Chord bears North 10°58'23" East 74.43 feet) to a point of tangency; thence North 21°41'47" East 38.83 feet to a point of curvature; thence Northeasterly along the arc of a 270.00 foot radius curve to the left a distance of 101.15 feet (Central Angle equals 21°27'53" and Long Chord bears North 10°57'49" East 100.56 feet) to a point of tangency; thence North 0°13'51" East 81.59 feet to a point on a curve on the Southerly line of 2600 North Street as conveyed to the Utah Department of Transportation per that certain Warranty Deed recorded as Entry No. 3025685 of the Official Records of Weber County, Utah; thence along said Southerly line the following three courses: Southeasterly along the arc of a 9918.00 foot radius curve to the right a distance of 138.37 feet (Center bears South 0°31'40" East, Central Angle equals 0°47'58" and Long Chord bears South 89°52'20" West 138.37 feet) to a point of tangency; South 89°43'42" East 69.95 feet; and South 44°43'54" East 25.47 feet to the West line of said Washington Boulevard as it exists at 66.00 foot half-width; thence South 0°15'00" West 317.65 feet along said West line; thence North 89°45'00" West 273.04 feet to and along the South line of said Remainder Parcel to the point of beginning.

Parcel 1A:

A 20.00 foot wide easement for ingress and egress described as follows:

A part of the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point located North 00°15'00" East 254.69 feet and North 89°45'00" West 273.04 feet from the Southeast corner of Lot 48, Plat B, North Ogden Survey, Weber County, Utah, and running thence South 89°45'00" East 103.04 feet; thence North 00°15'00" East 20.00 feet; thence North 89°45'00" West 103.04 feet; thence South 00°15'00" West 20.00 feet to beginning.

Parcel 1B:

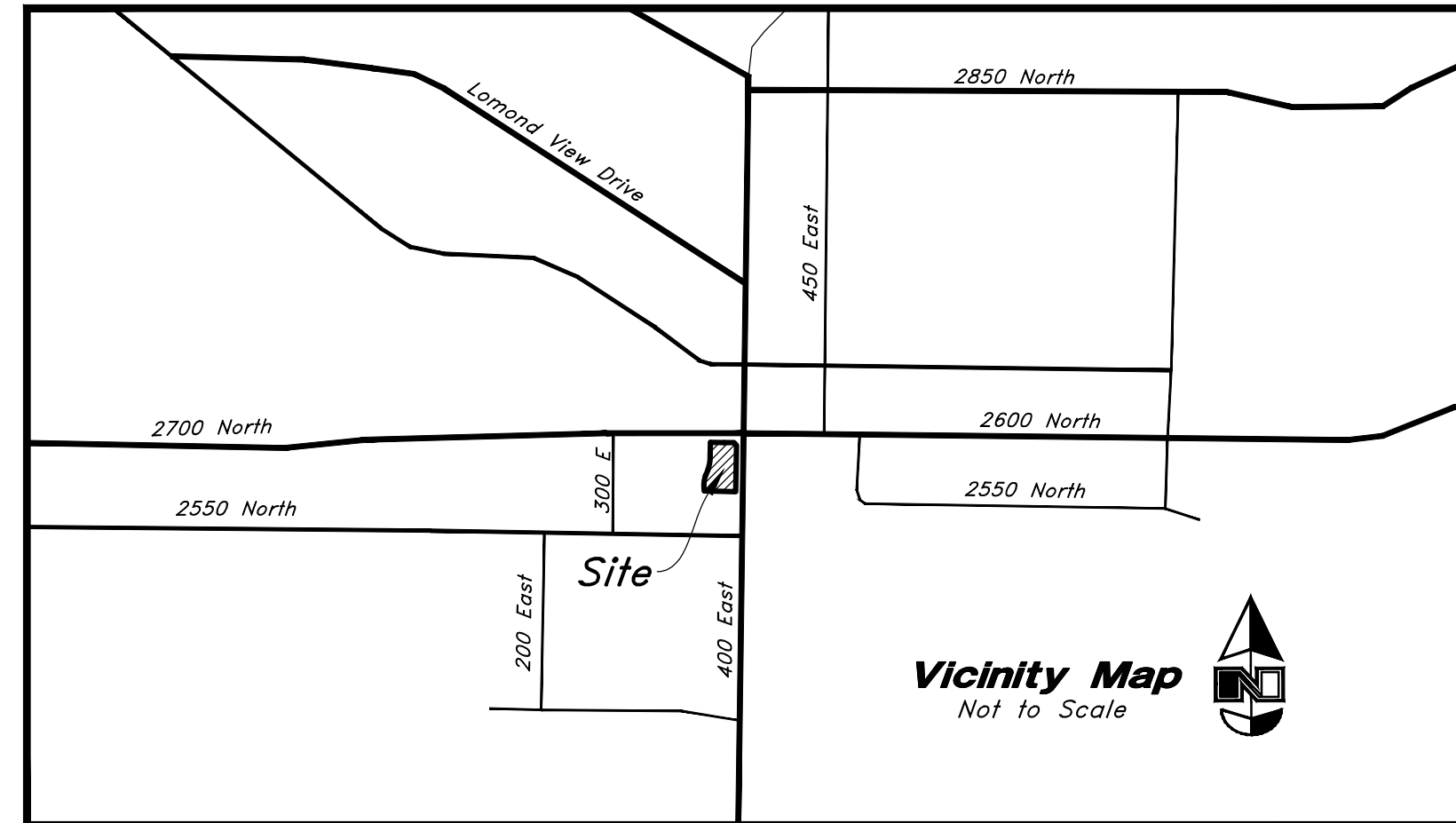
An easement to construct, operate and maintain a surface water drainage pipe over the following:

Beginning at a point on the West Right-of-Way of Washington Boulevard which is 254.69 feet North 00°15'00" East from the Southeast corner of Lot 48, Plat B, North Ogden Survey and which point is also South 00°15'00" West 409.93 feet and North 89°45'00" West 66.00 feet from a Monument at the intersection of Washington Boulevard and 2600 North Street, to the point of beginning; thence North 89°45'00" West 6.00 feet; thence South 00°15'00" West 254.69 feet to the North Right-of-Way line of 2550 North Street; thence South 89°45'00" East 6.00 feet to the West Right-of-Way line of Washington Boulevard; thence North 00°15'00" East 254.69 feet to the point of beginning.

Certification

To America First Federal Credit Union, a federally chartered credit union, Marvin Barker Investment Company, LLC, a Utah limited liability company, SES 331, LLC, a Utah limited liability company, Cottonwood Title Insurance Agency, Inc. and Fidelity National Title Insurance Company:

This is to certify that this map or plat 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 2, 3, 4, 5, 6(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on March 13, 2024.



Benchmark

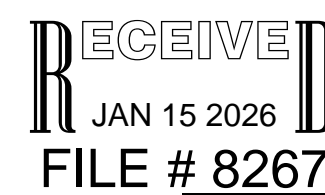
Brass Cap Monument for the Center of Section 32, T7N, R1W, SLB&M
Measured Elevation = 4343.36 feet, Observed January 3, 2022
(NAD83 4343.3 feet per 2017 Weber County Surveyor Tie Sheet, new 2023 Weber County Tie Sheet reports NAD83 4343.1 feet)

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0211F dated November 30, 2023. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Zoning Information

Table with 2 columns: Zoning/Requirement and Description. Includes CC-DT (Community Commercial Downtown), Building Setback Requirements (Front yard: 20' Buildings that front on to Washington Boulevard, 2550 North or 2700 North may be required to have a reduced 0' setback as determined by the planning commission; Back yard: None (10' adjacent to Residential Zone); Side yard: None (10' adjacent to Residential Zone) 20' (street); Height Restrictions: 10' minimum, 50' maximum; Lot Coverage: No building or accessory building shall cover over 80% of lot Area.



Date: 25 Apr, 2024
Professional Land Surveyor seal for Bruce D. Pimper, No. 362256, State of Utah.

Vertical sidebar containing project information: ALTA / NSPS Land Title Survey, AFCU North Ogden, 2575 North Washington Boulevard, North Ogden City, Weber County, Utah, A part of Lots 15 & 16, Plat B, North Ogden Survey lying within the Northeast Quarter of Section 32, T7N, R1W, SLB&M, U.S.
Designed by: BP
Drafted by: DK
Client Name: AFCU
21-247as-1a1
25 Apr, 2024
SHEET NO. 1
of 2

