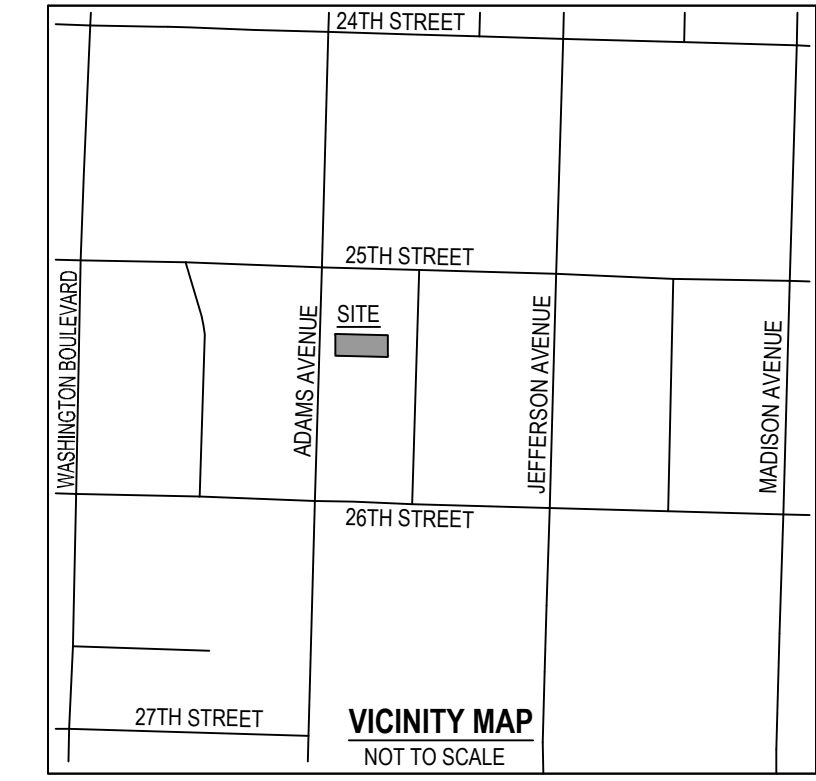




BENCHMARK	
FOUND MONUMENT 25TH STREET & ADAMS AVENUE	ELEV = 4359.72



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THE STANDARD IN ENGINEERING

LAYTON
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Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

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GIV DEVELOPMENT
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SALT LAKE CITY, UT 84116

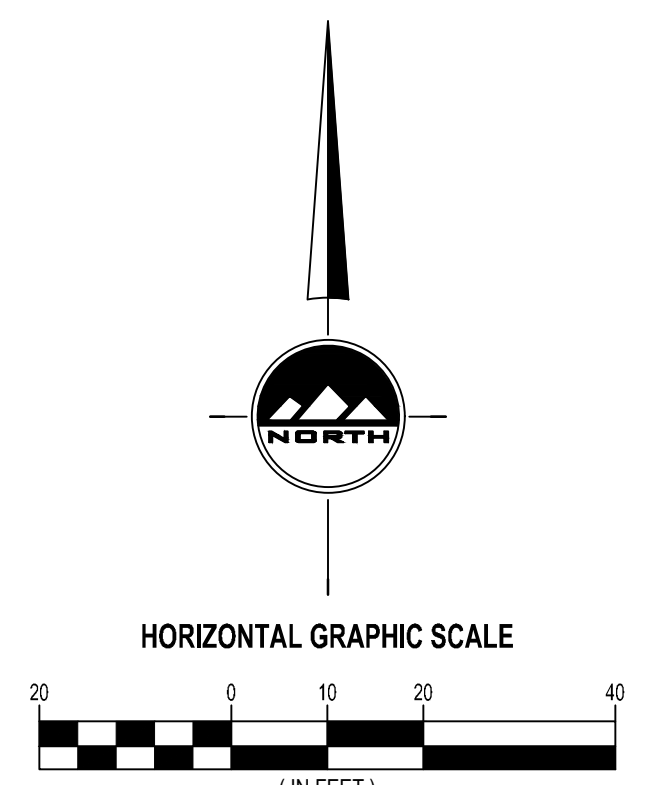
CONTACT:
ABBIE SIMONS
PHONE: 801.917.4484

LEGEND

	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		ADJACENT CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EASEMENT
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		
	TREE		
	SHRUB		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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PART OF LOTS 6 & 7
BLOCK 16
PLAT A
OGDEN CITY, WEBER COUNTY, UTAH

2526 ADAMS AVENUE ALTA

2526 ADAMS AVENUE
OGDEN, UTAH 84401

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER: 14580
PRINT DATE: 2026-01-28

PROJECT MANAGER: T. WILLIAMS
DESIGNED BY: J. RINDLISBACHER

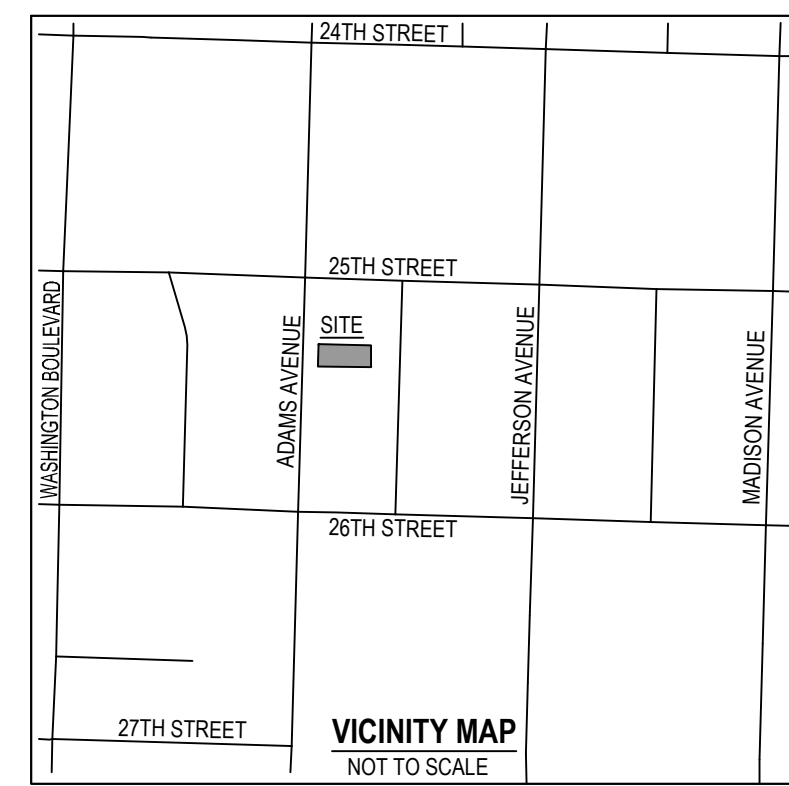
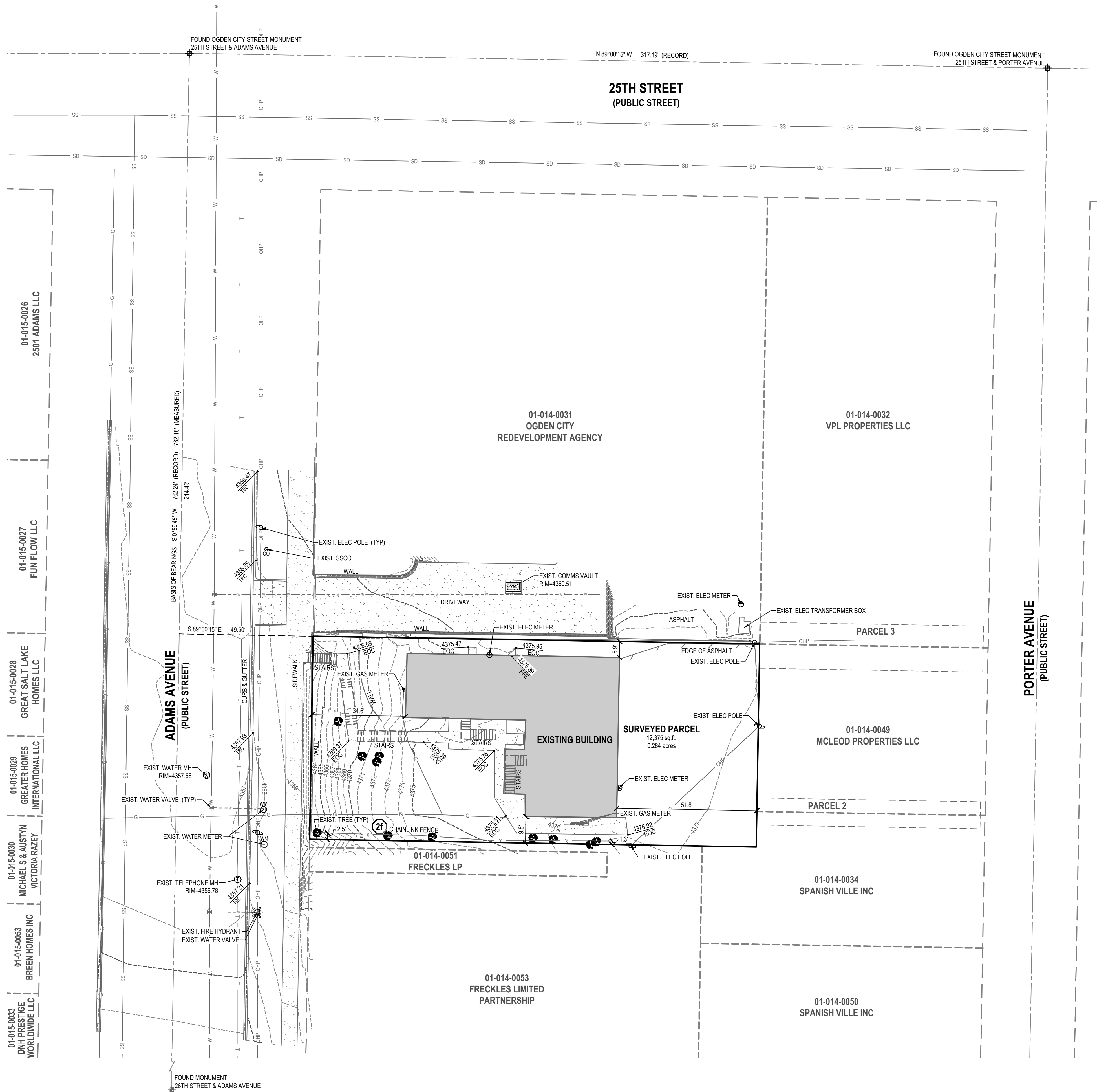
1 of 3

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

FOUND MONUMENT
25TH STREET & ADAMS AVENUE
ELEV = 4399.72

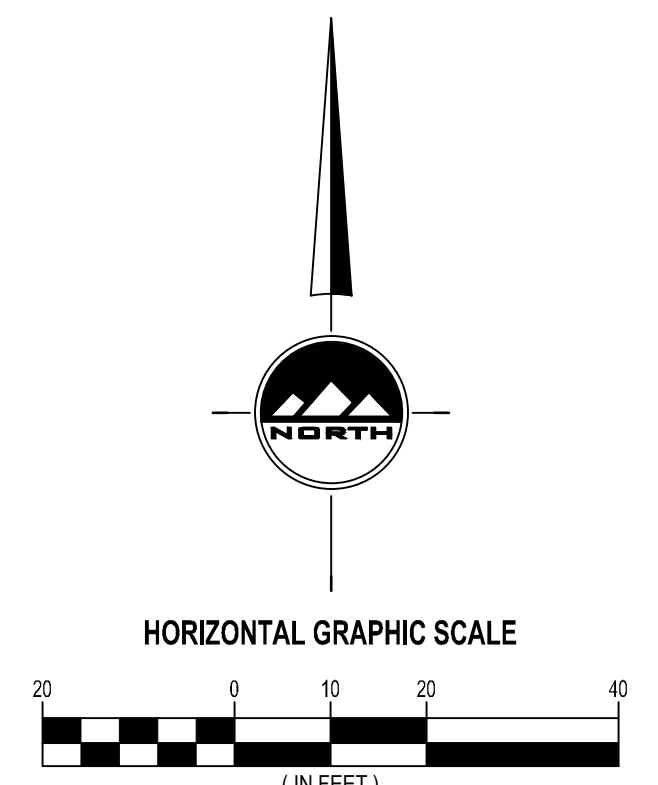


LEGEND

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PART OF LOTS 6 & 7
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PLAT A
OGDEN CITY, WEBER COUNTY, UTAH

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2526 ADAMS AVENUE ALTA

2526 ADAMS AVENUE
OGDEN, UTAH 84001

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
14580

PRINT DATE
2026-01-28

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
J. RINDLISBACHER

2 of 3



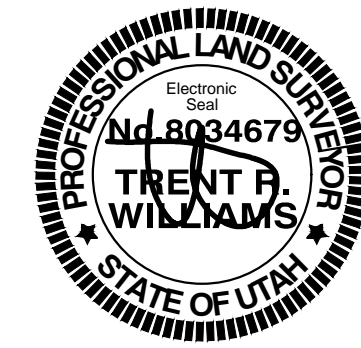
SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

To: First American Title Insurance Company and Giv Development, LLC, Invest Title Services Inc. and Stewart Title Guaranty 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, 8, 11, 13, 14 and 18 of Table A thereof. The field work was completed on 11/25/2025.

Date of Plat or Map: December 5, 2025



Trent R. Williams, PLS
License no. 8034679

SURVEY NARRATIVE

The purpose of this survey is to perform an ALTA/NSPS Land Title Survey for the subject parcel in preparation for property purchase. The basis of bearings for this survey is the line between two street monuments located on Adams Avenue at the intersections with 25th Street and 26th Street. The record information:

- Used as References:
- 1) Survey No. 5591
 - 2) Survey No. 3247
 - 3) Ogden City Block 16 Plat (Drawing No. 2670)

BOUNDARY DESCRIPTIONS

- Parcel 1:**
Parts of Lots 6 and 7, Block 16, Plat A, Ogden City Survey, Weber County, Utah;
Beginning at a point 10 rods south of the northwest corner of Block 16, and running thence east 10 rods, thence south 75 feet, thence west 10 rods, thence north 75 feet to the point of beginning.
- Parcel 2:**
A right-of-way for travel only and not to be obstructed at any time, ten feet in width and designated as follows:
A part of Lot 7, Block 16, Plat A, Ogden City Survey; beginning at a point 165 feet east and 221.9 feet south of the northwest corner of said Block 16, and running thence east 82.5 feet to the west line of Porter Avenue; thence south 10 feet; thence west 82.5 feet to a point south of beginning; thence north 10 feet to beginning.
- Parcel 3:**
A right-of-way for travel only and not to be obstructed at any time, to be used in common with others, 17 feet in width (9 feet only on land in which grantor has an interest) and designated as follows:
A part of Lot 7, Block 16, Plat A, Ogden City Survey; beginning at a point 165 feet east and 174 feet south from the northwest corner of said Block 16, and running thence east 82.5 feet, more or less, to the west line of Porter Avenue, thence north along the west line of Porter Avenue 17 feet; thence west 82.5 feet to a point north of beginning, thence south 17 feet to the point of beginning.

NOTES

1. For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by First American Title Insurance Company, File Number: W28769, dated August 31, 2025.
2. Table A Items:
 - a. Item 1 - Monuments have been or will be placed at property corners as noted hereon.
 - b. Item 2 - The property address is 2526 ADAMS AVE, OGDEN, UT 84401
 - c. Item 3: Flood Zone is designated as "X" per FEMA Map number 49057C0427F effective November 30, 2023.
 - d. Item 4: Gross land area is: 12,375 SQ. FT or .284 Acres.
 - e. Item 5: Contours are shown hereon. Benchmark used is the Street Monument on the 25TH Street and Adams Ave.
 - f. Item 8: Substantial features: Substantial features noted hereon.
 - g. Item 11: Existing Utilities: Any utilities found through the course of this survey have been noted hereon. A utility locate request was also made from local providers. Any information received has been called out as such, and incorporated into this survey.
 - h. Item 13: Adjoining owners: Noted hereon.
 - i. Item 14: The nearest major intersection is 25TH Street and Adams Avenue which is located approximately 220 feet to the North.
 - j. Item 18: Easements of record are noted hereon as provided by title report.
3. Schedule B Exceptions from Coverage
 - a. Items no. 1 through 8 are general exceptions and are not survey matters.
 - b. Item No. 9 refers Any charge upon the land by reason of its inclusion in Central Weber Sewer and Ogden City, and it includes a tax plat. (Blanket in nature.)
Taxing Unit: 521
Page: 14
VLG 4-96
 - c. Item No. 10 refers to a certificate of creation of the Northern Utah Environmental Resource Agency ("NUERA") and the terms, conditions and limitations contained therein.
Recorded: January 20, 2015
Entry Number: Z718461
 - d. Item No. 11 refers to an Agency Notice of Adoption of Ordinance 2018-1 adopting the Adams Community Reinvestment Project Area. (Blanket in nature.)
Recorded January 17, 2018
Entry No. 2900588
 - e. Item No. 12 refers to any claim to subsurface minerals, oil, gas, sand, gravel, or associated rights-of-way.
 - f. Item No. 13 refers to any water rights, water claims, or title to water associated with the property.
 - g. Item No. 14 refers to two recorded document a trust deed and an assignment of rents (Blanket in nature.)
Trust Deed
Recorded: October 25, 2024
Entry No. 3344908
 - h. Item No. 15 through 16 are general exceptions and are not survey matters.

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2526 ADAMS AVENUE ALTA

**2526 ADAMS AVENUE
OGDEN, UTAH 84401**

RECEIVED
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FILE # 8272

**ALTA/NSPS
LAND TITLE
SURVEY**

PROJECT NUMBER: 14580 PRINT DATE: 2026-01-28
PROJECT MANAGER: T.WILLIAMS DESIGNED BY: J.RINDLISBACHER