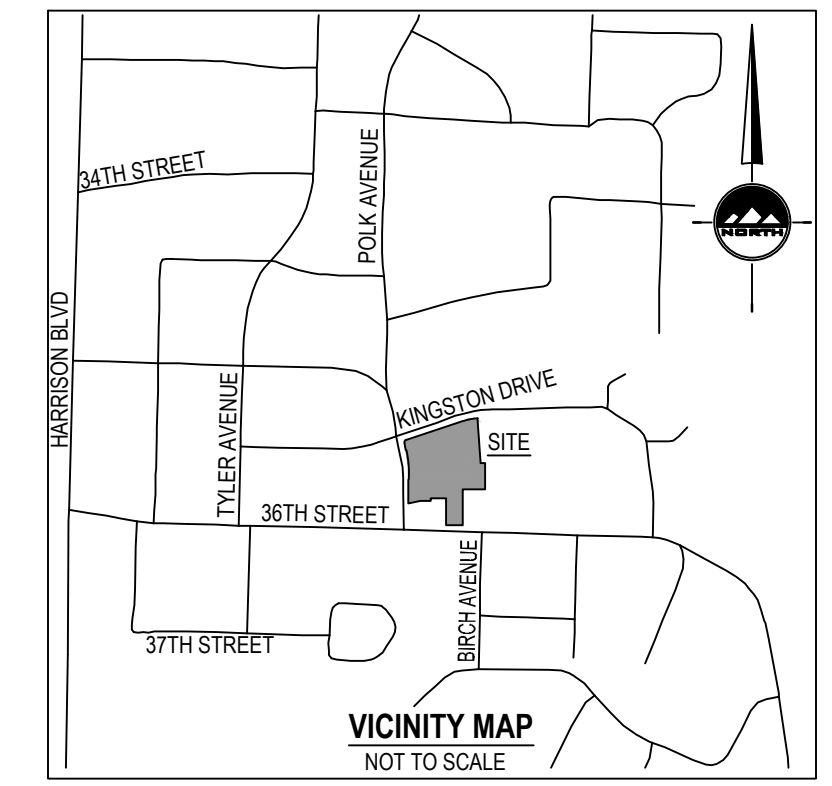


**811**  
Know what's below.  
Call before you dig.

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

**BENCHMARK**  
FOUND MONUMENT AT THE INTERSECTION OF  
36TH STREET & POLK AVENUE.  
ELEV = 4627.54'



**ENSIGN**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOLE**  
Phone: 435.843.3590

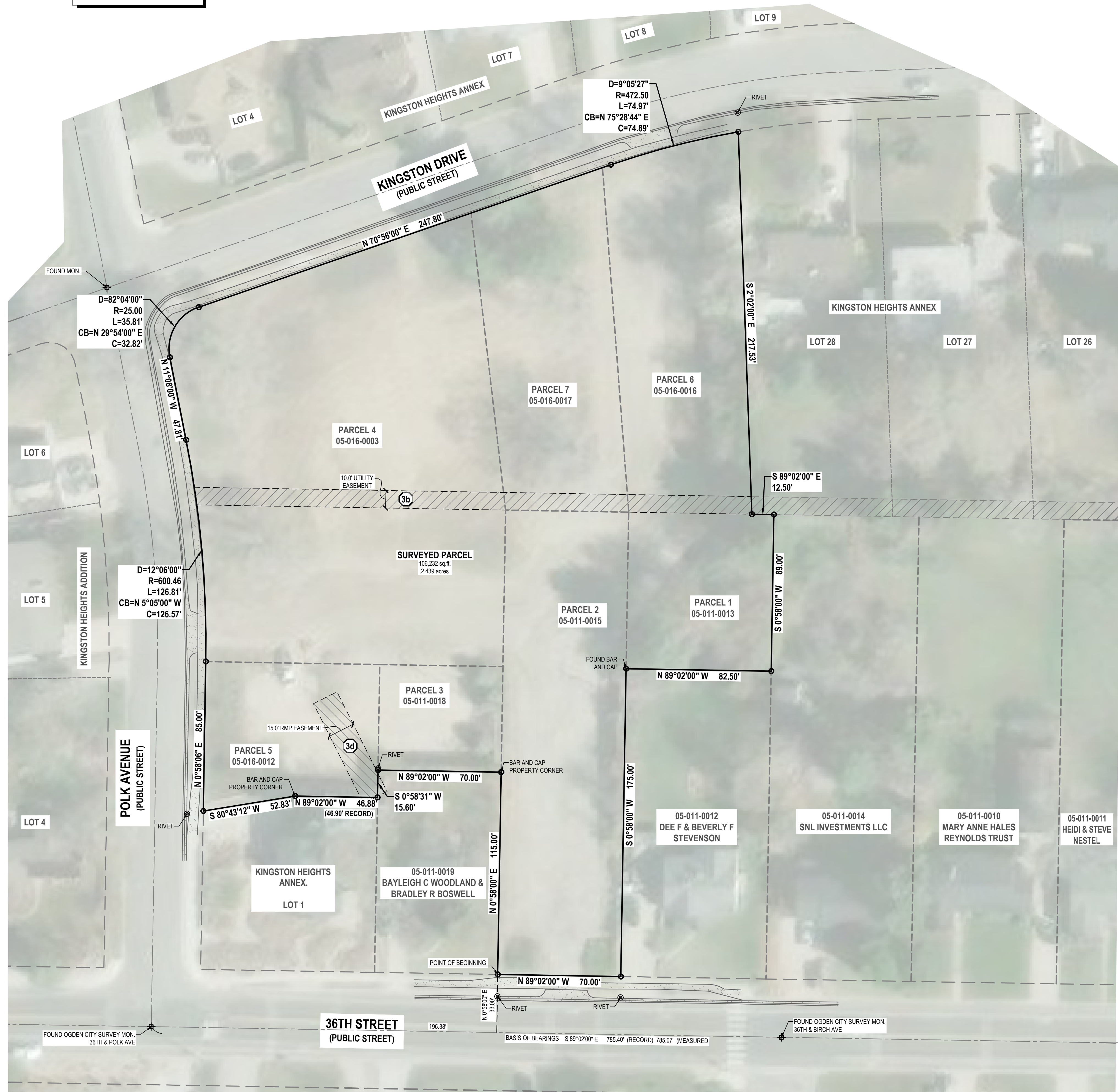
**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
THE CANNON TEAM  
9089 S 1300 W STE 130  
WEST JORDAN, UT 84088

CONTACT:  
GARY CANNON  
PHONE: 801.573.8282

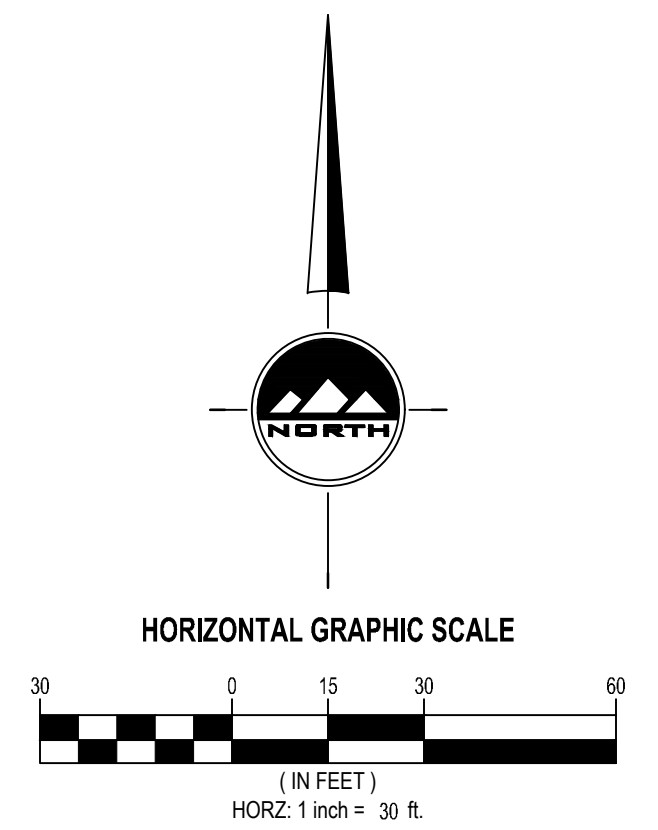


**LEGEND**

	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		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		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	TREE		
	SHRUB		

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

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FILE # 8280



LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 3  
TOWNSHIP 5 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
OGDEN CITY, WEBER COUNTY, UTAH

**KINGSTON PROPERTY-SURVEY SERVICES**

1425 KINGSTON DRIVE  
OGDEN, UTAH 84403

**ALTA/NSPS  
LAND TITLE  
SURVEY**

PROJECT NUMBER: 12153B  
PROJECT MANAGER: T. WILLIAMS

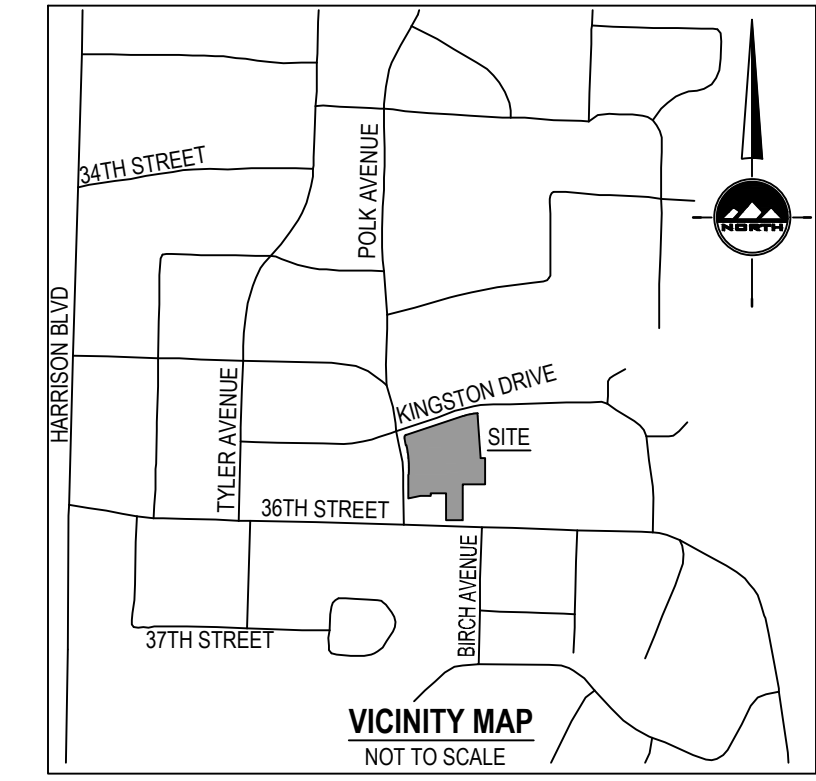
PRINT DATE: 2026-02-04  
DESIGNED BY: J. RINDLISBACHER

**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 AT THE INTERSECTION OF  
36TH STREET & POLK AVENUE.  
ELEV = 4627.54'



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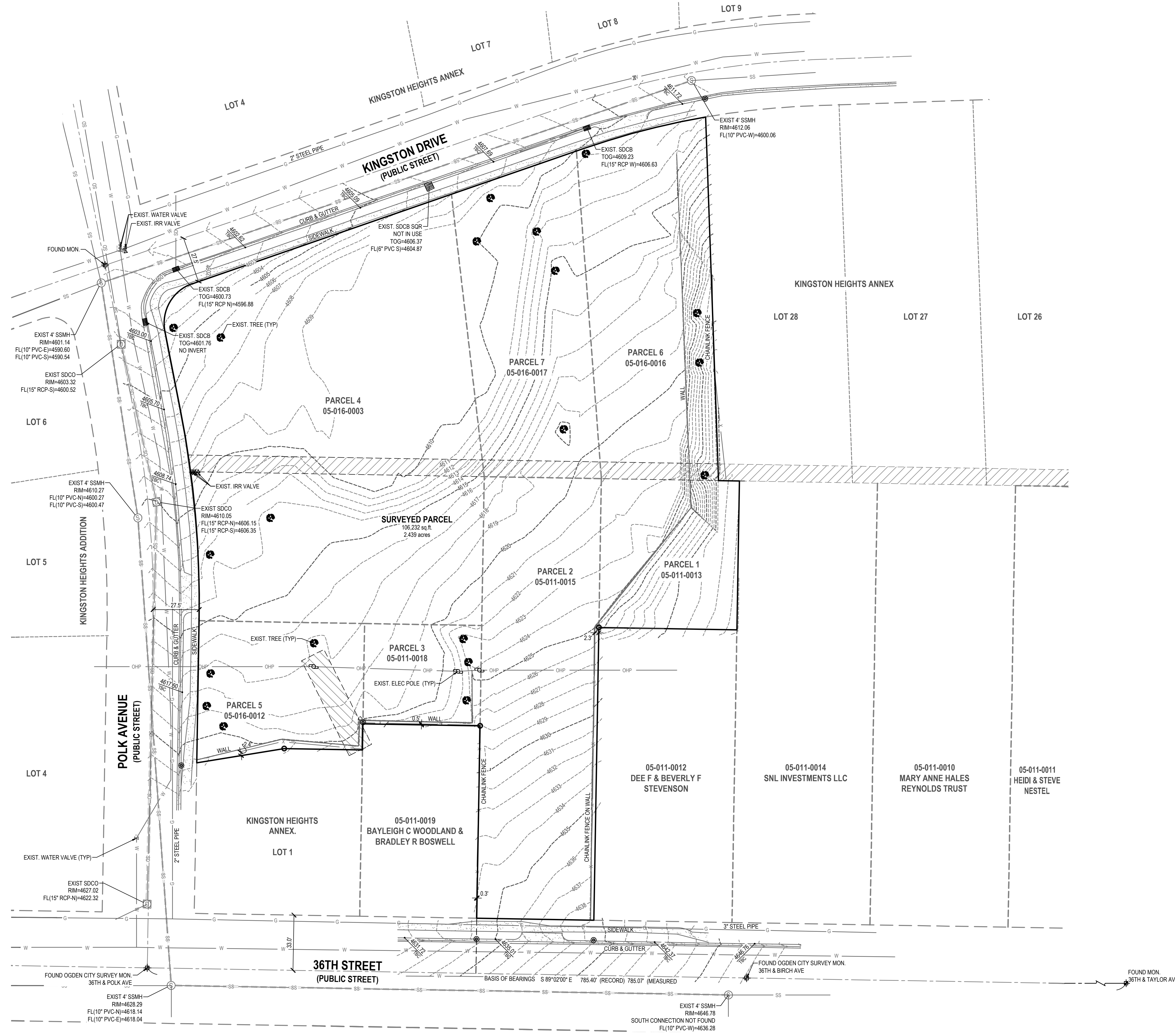
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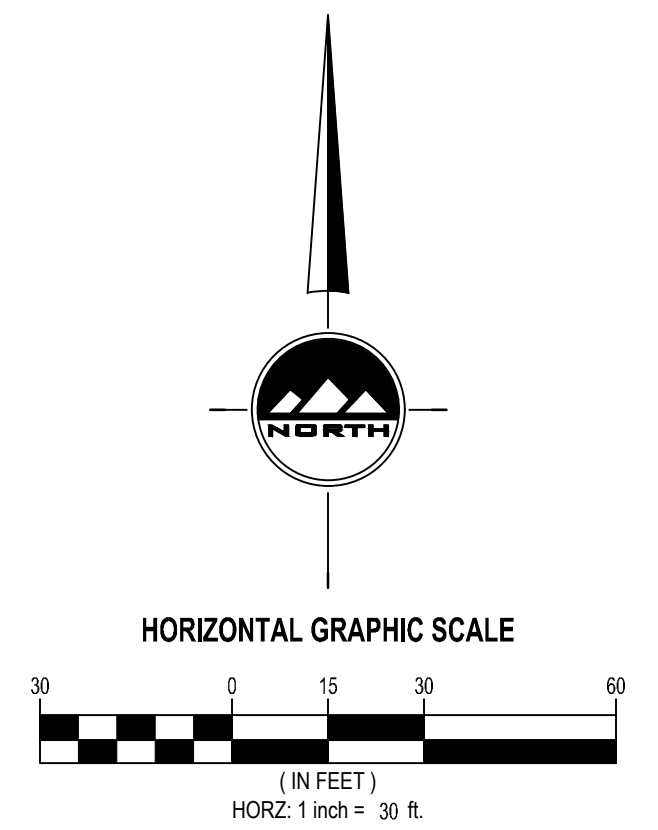


**LEGEND**

	SECTION CORNER		ADJACENT RIGHT OF WAY
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	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
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	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	TREE		
	SHRUB		

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

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FEB 05 2026  
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KINGSTON PROPERTY-SURVEY SERVICES

1425 KINGSTON DRIVE  
OGDEN, UTAH 84403

ALTA/NSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER 12153B  
PROJECT MANAGER T.WILLIAMS  
PRINT DATE 2026-02-04  
DESIGNED BY J.RINDLISBACHER

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 3  
TOWNSHIP5 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
OGDEN CITY, WEBER COUNTY, UTAH



**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: SOUCAN UTAH LLC, Clear Title Insurance Agency.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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 December 16, 2025.

Date of Map: December 17, 2025

Trent R. Williams, PLS  
License no. 8034679

**SURVEY NARRATIVE**

The purpose of this survey is to establish the boundaries prior to purchase of the property. Used and held as reference are Records of Survey No.4295 and 4316, both by Great Basin Engineering.

I found their set property corners as noted hereon and set any other missing property corners.

**RECORD DESCRIPTION**

PARCEL 1: (05-011-0013)  
A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 1° WEST 39.34 FEET; NORTH 89°02' WEST 775.5 FEET AND NORTH 0°58' EAST 175 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 0°58' EAST 89 FEET; THENCE NORTH 89°02' WEST 82.5 FEET; THENCE SOUTH 0°58' WEST 89 FEET; THENCE NORTH 89°02' EAST 82.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: (05-011-0015)  
A PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT OF THE NORTH LINE OF 36<sup>TH</sup> STREET IN OGDEN CITY, UTAH, SOUTH 1° WEST 39.34 FEET AND NORTH 89°02' WEST 858.0 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, AND RUNNING THENCE NORTH 89°02' WEST 70 FEET; THENCE NORTH 0°58' EAST 284 FEET; THENCE SOUTH 89°02' EAST 70 FEET; THENCE SOUTH 0°58' WEST 284 FEET TO THE PLACE OF BEGINNING.

PARCEL 3: (05-011-0018)  
A PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 1° WEST 39.34 FEET, NORTH 89°02' WEST 939 FEET AND NORTH 0°58'00" EAST 115 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, AND RUNNING THENCE NORTH 89°02' WEST 70 FEET; THENCE NORTH 0°58' EAST 60 FEET; THENCE SOUTH 89°02' EAST 70 FEET; THENCE SOUTH 0°58' WEST 60 FEET TO THE PLACE OF BEGINNING.

PARCEL 4: (05-016-0003)  
LOTS 2 & 3, KINGSTON HEIGHTS ANNEX, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH.

PARCEL 5: (05-016-0012)  
PART OF LOT 1, KINGSTON HEIGHTS ANNEX, OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 90.0 FEET NORTH 0°58' EAST FROM THE SOUTHWEST CORNER OF SAID LOT 1, RUNNING THENCE NORTH 0°58' EAST 85.0 FEET, THENCE SOUTH 89°02' EAST 98.88 FEET, THENCE SOUTH 0°58' WEST 75.60 FEET, THENCE NORTH 89°02' WEST 46.88 FEET, THENCE SOUTH 80°43' WEST 52.84 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (05-016-0016)  
LOT 29, KINGSTON HEIGHTS ANNEX, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH.

PARCEL 7: (05-016-0017)  
LOT 30, KINGSTON HEIGHTS ANNEX, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH.

**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 Clear Title Insurance Agency, File Number 250545, dated November 25, 2025.
2. Table A Items:
  - a. Item 1: Monuments have or will be places at each property corners
  - b. Item 2 - The property address is  
1425 Kingston Drive  
Ogden, UT 84403
  - c. Item 3 - According to Federal Insurance Administration Flood Hazard Boundary Map, Community Number 49057C0429F, effective June 2, 2015, the subject property is located in Flood Zone X.
  - d. Item 4 - Gross land area: 106,232 square feet or 2.439 acres.
  - e. Item 5 - Topography shown hereon is derived from a GPS ground survey of the property.
  - f. Item 6 - Substantial Features are shown hereon.
  - g. Item 11: Existing Utilities: Any utilities noted have been plotted hereon. Utilities shown have been established from site survey, utility locates requests and found markings onsite
  - h. Item 13 - Adjoining owners are noted hereon.
  - i. Item 14. The nearest major intersection is 36<sup>th</sup> Street and Polk Ave.
  - j. Item 18: Easements of record are noted hereon as provided by title report.
3. Schedule B Exceptions from Coverage
  - a. Items no. 1-15 are general exceptions and are not survey matters.
  - b.** Item no. 16 refers to an easements, notes and restrictions as shown on subdivision plat. (Shown hereon)
    - Recorded July 6, 1950
    - Entry No. 166432
    - Book 9 of Plats at Page 81
  - c. Item no. 17 refers to a notice of creation of the Northern Utah Environmental Resource Agency, and the terms and conditions thereof, and any charges and/or assessments levied thereunder:
    - Recorded January 20, 2015
    - Entry No. 2718461
  - d.** Item no. 18 refers to an Above-Ground Power Line Easement in favor of PacifiCorp, an Oregon corporation dba Rocky Mountain Power, and the terms and conditions thereof. (Shown hereon.)
    - Recorded on May 6, 2010
    - Instrument No. 2471195
    - Notice of Mortgage, and the terms and conditions thereof
    - Recorded on July 13, 2010
    - Instrument No. 2481551
  - e. Items no. 19-22 are general exceptions and are not survey matters.

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**1425 KINGSTON DRIVE  
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ALTA/NSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER: 12153B      PRINT DATE: 2026-02-04  
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