

ALTA/NSPS TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21
16N, R1W, SLB&M,
WEBER COUNTY, UTAH

NOTES:

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF
- THE COORDINATES ARE REFERENCED TO A LOCAL US COORDINATE SYSTEM.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA, 3D INC. FOR ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON VARA 3D, INC. RELIED ON TITLE GUARANTEE, A TITLE INSURANCE AGENT, LLC COMMITMENT NO. 55321-SW, DATED JANUARY 8, 2026 @ 8:00 A.M.
- PARKING SPACES - NONE
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED WHEN CONDUCTING FIELDWORK.
- VERTICAL RELIEF INFORMATION WAS DETERMINED BY GROUND SURVEY. SEE BASIS OF ELEVATION BELOW FOR DATUM IDENTIFICATION.
- UNDERGROUND UTILITY LOCATION CONDUCTED ON SITE IS LIMITED TO A MAXIMUM DEPTH PENETRATION OF 3'-7" DEEP AND THE MINIMUM PIPE/UTILITY MUST BE 1" IN DIAMETER FOR EVERY FOOT OF SOIL IF IT IS TO BE LOCATED. THE DEPTH OF THE READING IS ALSO DEPENDENT ON THE COMPOSITION OF SOILS IN THE AREA BEING SURVEYED, PIPE MATERIALS AND INACCESSIBLE AREAS.
- TRADITIONAL SURVEY METHODS WERE USED IN THIS SURVEY WHILE MAINTAINING INDUSTRY STANDARDS FOR PRECISION.
- ADDRESS WAS OBSERVED ON THE MAILBOX FOUND IN THE ENTRANCE ALONG 16TH STREET.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE AMOUNT OF \$1 MILLION TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

BASIS OF BEARING:

COMMENCING AT A FOUND OGDEN CITY MONUMENT BEING THE ADDRESS OF 1094-1082 16TH STREET AT THE CENTERLINE OF 16TH STREET WHENCE A FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF 16TH STREET AND FOWLER AVENUE BEARS SOUTH 89°57'00" WEST A DISTANCE OF 1185.16 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION

BASIS OF ELEVATION:

BENCH MARK POINT IS A FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF 16TH STREET AND FOWLER AVENUE WITH AN ASSUMED ELEVATION OF 4326.96 FEET.

FLOOD_ZONE_NOTE

THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, LOCATED IN THE CITY OF OGDEN, MAP NUMBER 49057C0427F, EFFECTIVE 11/30/2023.

ZONING INFORMATION

ZONES: ZONE WITHIN THE PROJECT AREA IS R-2 (TWO-FAMILY RESIDENTIAL ZONE)

SITE RESTRICTION
BUILDING SETBACKS:

- A-MINIMUM FRONT YARD: FRONT, TWENTY FIVE FEET (25'), EXCEPT AVERAGE WHERE FIFTY PERCENT (50%) FRONTAGE IS DEVELOPED, BUT NOT LESS THAN TWENTY FEET (20').
- B-MINIMUM SIDE YARD:
B.1 MAIN BUILDING, EIGHT FEET (8'), WITH A TOTAL WIDTH OF TWO (2) SIDE YARDS OF NOT LESS THAN EIGHTEEN FEET (18') FOR SINGLE FAMILY DWELLING OR TWO-FAMILY DWELLING, AND TWENTY FEET (20') EACH SIDE FOR OTHER MAIN BUILDING
B.2 ACCESSORY BUILDING, EIGHT FEET (8'), EXCEPT ONE FOOT (1') IF LOCATED AT LEAST SIX FEET (6') IN REAR OF MAIN BUILDING, BUT NOT CLOSER THAN EIGHT FEET (8') TO DWELLING ON ADJACENT LOT
B.3 CORNER LOT: SIDE FACING STREET ON CORNER LOT, TWENTY FEET (20'), EXCEPT AVERAGE WHERE FIFTY PERCENT (50%) FRONTAGE IS DEVELOPED, BUT NOT LESS THAN FIFTEEN FEET (15')
- C-MINIMUM REAR YARD:
C.1 MAIN BUILDING, THIRTY FEET (30').
C.2 ACCESSORY BUILDING, ONE FOOT (1'), EXCEPT EIGHT FEET (8') WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT
- MINIMUM LOT SIZE:
SINGLE-FAMILY DWELLING, SIX THOUSAND (6,000) SQUARE FEET.
TWO-FAMILY DWELLING OR OTHER MAIN BUILDING, TWELVE THOUSAND (12,000) SQUARE FEET. FOR LOTS SUBDIVIDED PRIOR TO JANUARY 18, 2001, SEVEN THOUSAND FIVE HUNDRED (7,500) SQUARE FEET PROVIDED THAT SEVENTY FIVE PERCENT (75%) OF THE LINEAR BLOCK IS DEVELOPED AS DUPLEXES.
CORNER LOT, SEVEN THOUSAND (7,000) SQUARE FEET.
 - MINIMUM LOT FRONTAGE: 25'
 - MAXIMUM BUILDING HEIGHT: 35'

NARRATIVE

THIS SURVEY WAS PREPARED FOR JASON DYMOCK TO REESTABLISH THE PROPERTY CORNERS AND COMPLETE AN ALTA SURVEY OF THE PARCEL BOUNDARIES. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARIES AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE STREET CENTERLINE FORMED BETWEEN A FOUND OGDEN CITY MONUMENT BEING THE ADDRESS OF 1094-1082 16TH STREET AT THE CENTERLINE OF 16TH STREET AND A FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF 16TH STREET AND FOWLER AVENUE BEARING SOUTH 89°57'00" WEST A DISTANCE OF 1185.16 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE TRUST DEED RECORDED IN WEBER COUNTY RECORDER'S OFFICE WITH ENTRY NUMBER 3404789 AND FILED ON FEBRUARY 11, 2026.

THREE STREET MONUMENTS AND ONE SECTION CORNER WERE FOUND. THESE MONUMENTS AND SECTION CORNER WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

TITLE REPORT DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 967.3 FEET WEST AND 1539.7 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST 82.5 FEET; THENCE SOUTH 0°58' WEST 254 FEET; THENCE EAST 82.5 FEET; THENCE NORTH 0°58' EAST 254 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PART OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF 16TH STREET AS IT NOW EXISTS OR ANY FUTURE WIDENING THEREOF.

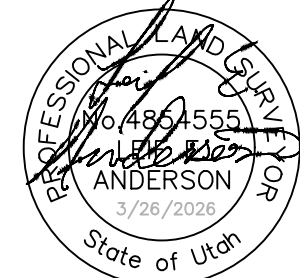
LESS AND EXCEPTING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WEST 967.3 FEET AND NORTH 1539.7 FEET AND SOUTH 0°58'00" WEST 213.27 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 0°58'00" WEST 40.73 FEET; THENCE SOUTH 90°00'00" WEST 40.00 FEET; THENCE NORTH 45°00'00" EAST 57.54 FEET TO THE BEGINNING.

TAX SERIAL NO. 13-039-0032

SURVEYOR'S CERTIFICATE

TO: DIANE PETITT, TITLE GUARANTEE, A TITLE INSURANCE AGENCY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2026, AND INCLUDED ITEMS 2-6A, 7, 8, 9, 11, 13, 14, 16, 19 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA & NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS THAT WHICH IS SPECIFIED THEREIN.



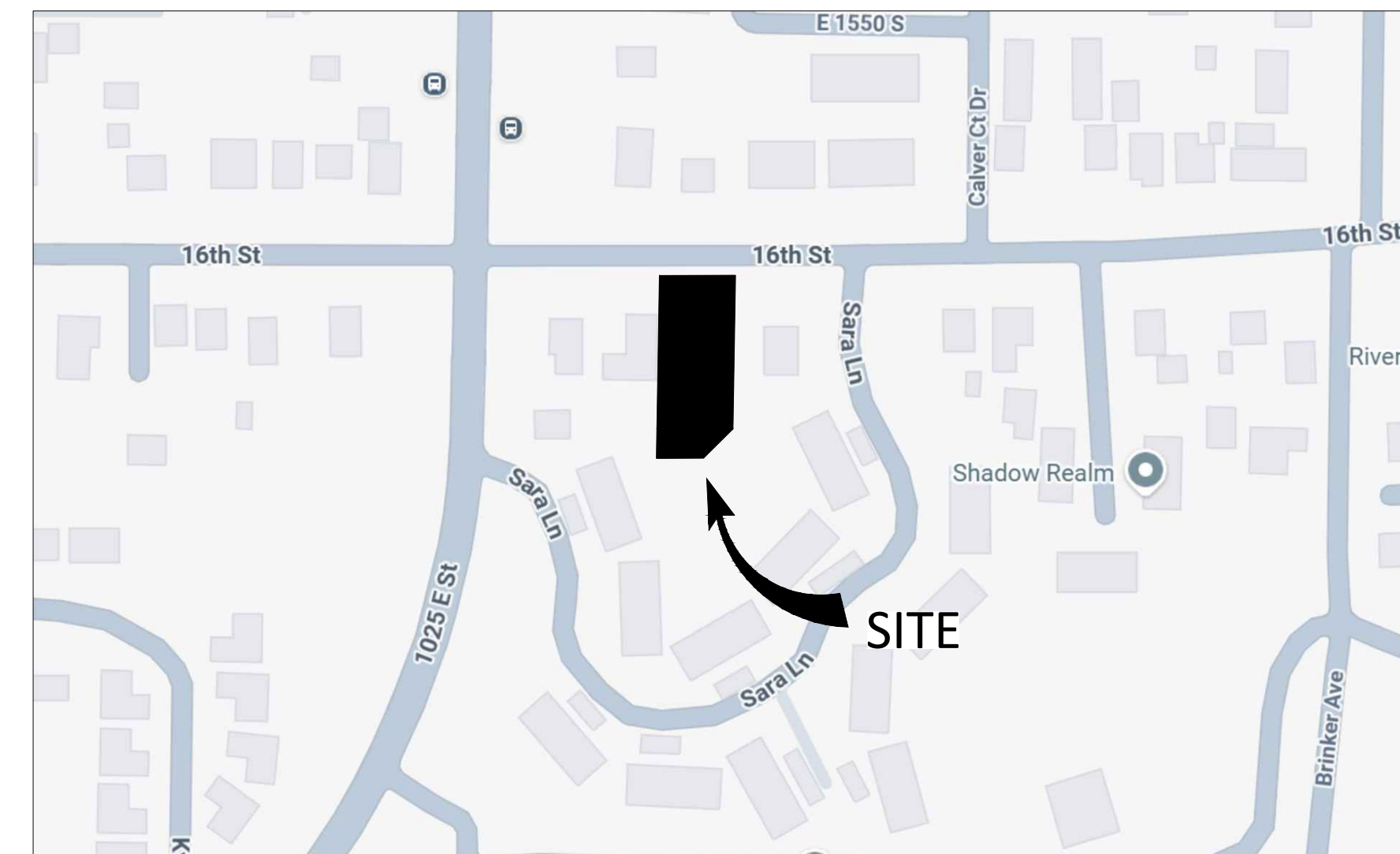
LEIF E. ANDERSON, PLS 4854555-2201
FOR AND ON BEHALF OF VARA 3D, INC

03/26/2026
DATE

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W. SUITE 705, WASHINGTON, D.C. 20036
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 6 MONTGOMERY VILLAGE AVENUE, SUITE 403 GAITHERSBURG, MD 20879

NOTES CORRESPONDING TO SCHEDULE B, PART II:

- TAXES FOR THE YEAR 2026 ARE A LIEN BUT NOT YET DUE AND PAYABLE.
TAX SERIAL NO. 13-039-0032
(NOT A SURVEY MATTER)
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT 25 AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREUNDER.
(NOT A SURVEY MATTER)
- ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, MINERALS AND ORES SITUATED IN, UPON OR UNDER THE ABOVE DESCRIBED TRACT OF LAND, TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AND THE RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS, ALONG WITH ANY OTHER RIGHTS IN CONNECTION WITH OR RELATIVE TO THE MINING, REMOVAL OR SALE OF THE SAME (BUT NOT INCLUDING THE RIGHT TO ENTER UPON THE SURFACE OF THE PREMISES).
(PRECEDED BY WARRANTY DEED WITH ENTRY NO. 324011 DATED, JUNE 7, 2022)
- CLAIM, RIGHT, TITLE OR INTEREST TO WATER OR WATER RIGHTS, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(NOT A SURVEY MATTER)
- EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES NOW EXISTING OVER, UNDER OR ACROSS SUBJECT PROPERTY.
(NOT PLOTTABLE)
- ANY MATTERS THAT MIGHT BE DISCLOSED BY AN ACCURATE ALTA/ACSM CERTIFIED SURVEY OF SAID PREMISES.
(NOT PLOTTABLE)
- A NOTICE OF INTEREST IN FAVOR OF SIMPLE SOLD HOMES LLC, RECORDED JANUARY 20, 2026, AS ENTRY NO. 3401644, IN THE OFFICIAL RECORDS.
(NOT A SURVEY MATTER)
- NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.
(NOT A SURVEY MATTER)



VICINITY MAP N.T.S.

RECEIVED
MAR 27 2026
FILE # 8316

PROJECT INFORMATION

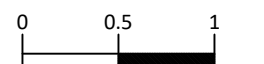
JASON DYMOCK
1041 16TH ST. OGDEN CITY, UT 84044
ALTA/NSPS TITLE SURVEY

| REV.# | REVISION NOTES | DATE |
|-------|----------------|------|
| | | |
| | | |

| CLIENT INFO |
|-------------|
| |



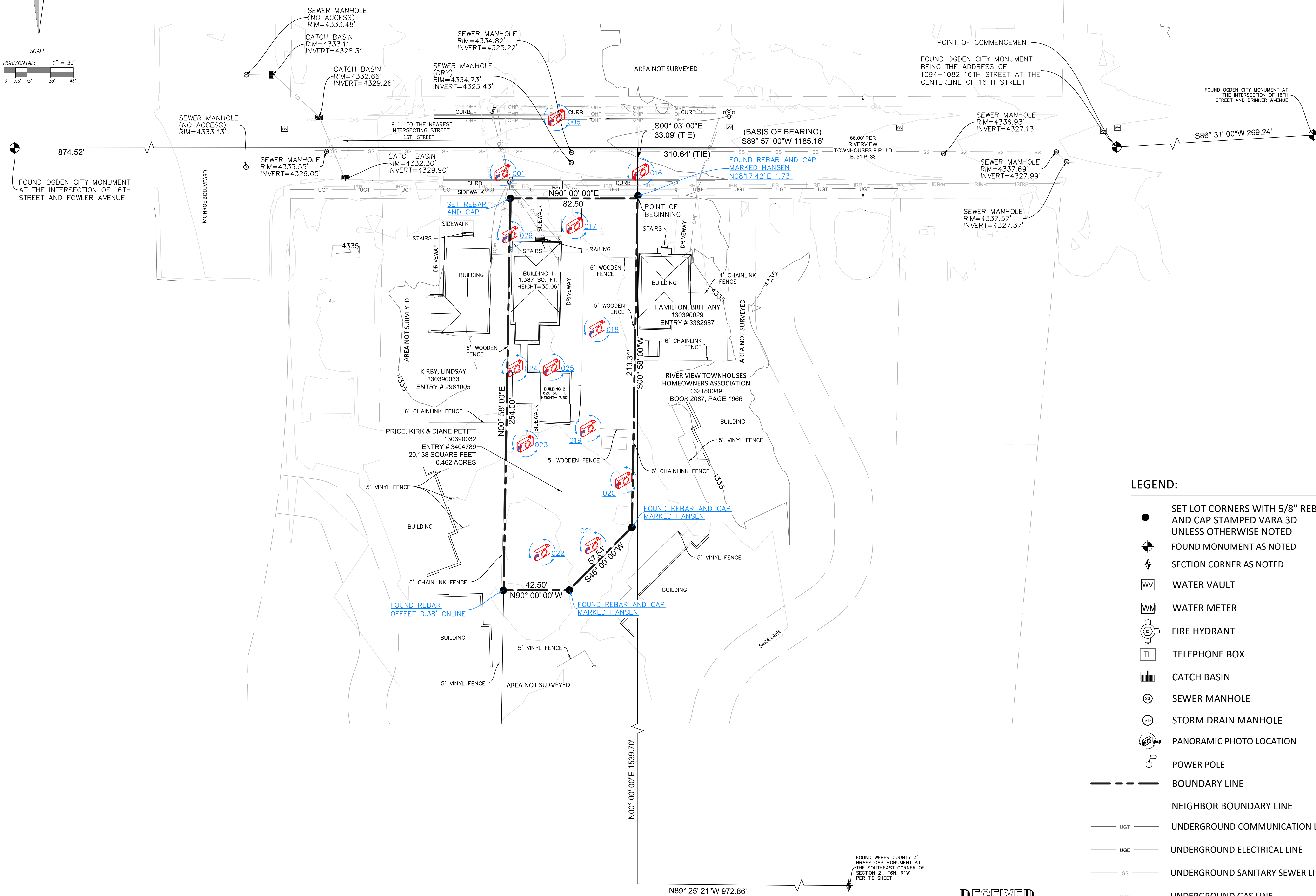
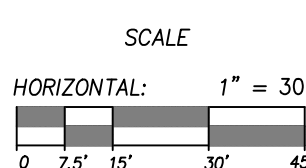
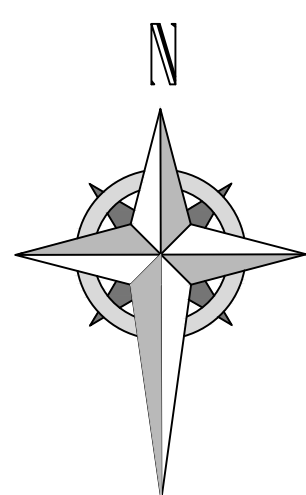
| | |
|------------------------------|------------|
| PROJECT NO. 26-RE-018 | Sheet 1 |
| DATE MARCH 2026 | 2 |
| HORIZONTAL SCALE 1" = 30' | |



SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS.

ALTA/NSPS TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21
T6N, R1W, SLB&M,
WEBER COUNTY, UTAH



LEGEND:

- SET LOT CORNERS WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- ⊕ FOUND MONUMENT AS NOTED
- ◆ SECTION CORNER AS NOTED
- WV WATER VAULT
- WM WATER METER
- ⊕ FIRE HYDRANT
- TL TELEPHONE BOX
- CB CATCH BASIN
- ⊕ SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ PANORAMIC PHOTO LOCATION
- ⊕ POWER POLE
- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- UGT UNDERGROUND COMMUNICATION LINE
- UGE UNDERGROUND ELECTRICAL LINE
- SS UNDERGROUND SANITARY SEWER LINE
- GAS UNDERGROUND GAS LINE
- SD UNDERGROUND STORM DRAIN LINE

PROJECT INFORMATION

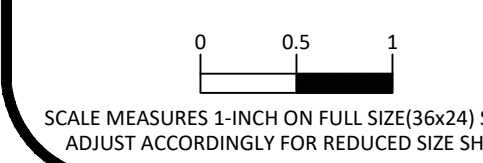
JASON DYMOCK
1041 16TH ST. OGDEN CITY, UT 84044
ALTA/NSPS TITLE SURVEY

| REV.# | REVISION NOTES | DATE |
|-------|----------------|------|
| | | |

CLIENT INFO



| | |
|-------------------------------------|-------------------|
| PROJECT NO. 26-RE-018 | Sheet 2 |
| DATE MARCH 2026 | 2 |
| HORIZONTAL SCALE 1" = 30' | |



RECEIVED
MAR 27 2026
FILE # 8316