

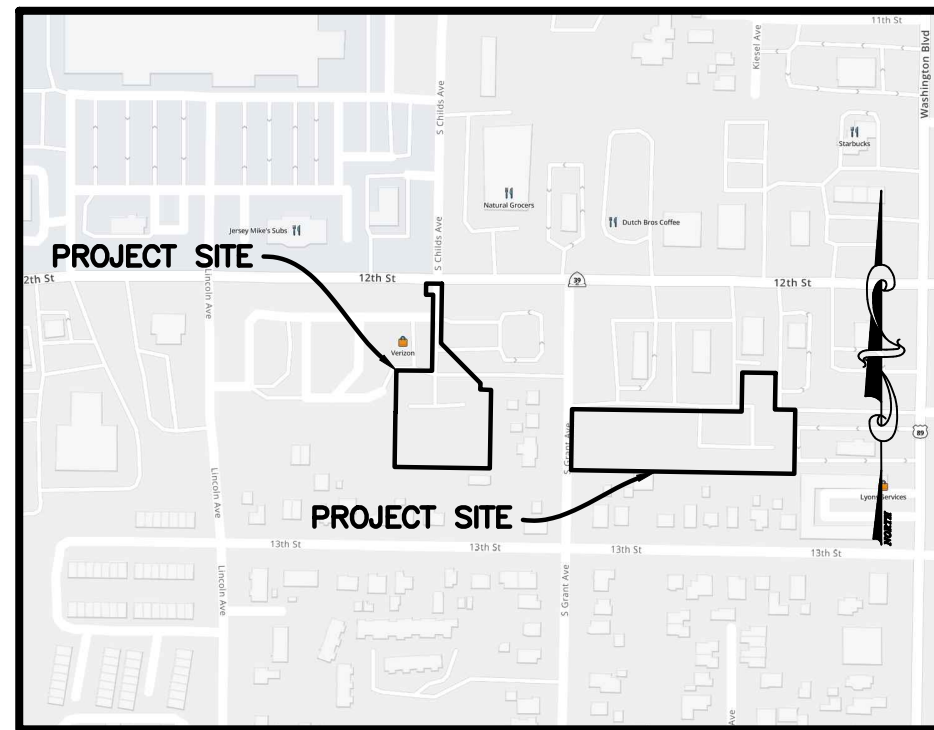
ALTA/NSPS LAND TITLE SURVEY

1258 GRANT AVENUE & 265 12TH STREET, OGDEN, UT 84404

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

OGDEN CITY, WEBER COUNTY, UTAH

DECEMBER, 2025



VICINITY MAP
NOT TO SCALE

DESCRIPTION FROM TITLE REPORT

ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY: COMMITMENT NO. NCS003179 / NCSUT01898, DATED OCTOBER 27, 2025:

PARCEL 1:

LOT 6, WOODBURY 12TH STREET SUBDIVISION 1ST AMENDMENT, AMENDING LOT 3 OF WOODBURY 12TH STREET SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED JANUARY 31, 2019 AS ENTRY NO. 2963707 IN BOOK 84 OF PLATS AT PAGE 88 IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

(NOTE: FOR INFORMATION PURPOSES ONLY: KNOWN AS TAX PARCEL NO. 12-271-0002)

PARCEL 2:

LOT 2, FAZOLI'S 12TH STREET SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED NOVEMBER 13, 2001 AS ENTRY NO. 1807528 IN BOOK 54 OF PLATS AT PAGE 100 IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

(NOTE: FOR INFORMATION PURPOSES ONLY: KNOWN AS TAX PARCEL NO. 12-186-0002)

PARCEL 2A:

TOGETHER WITH AN EASEMENT INTEREST APPURTENANT TO PARCEL 2 ABOVE, AS EVIDENCED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED JULY 28, 1995 AS ENTRY NO. 1355629 IN BOOK 1765 AT PAGE 853 OF OFFICIAL RECORDS.

PARCEL 2B:

TOGETHER WITH AN EASEMENT INTEREST APPURTENANT TO PARCEL 2 ABOVE, AS EVIDENCED BY THAT CERTAIN SHARED ACCESS AND USE RESTRICTION AGREEMENT, RECORDED NOVEMBER 15, 2001 AS ENTRY NO. 1808162 IN BOOK 2184 AT PAGE 11 OF OFFICIAL RECORDS.

EXCEPTIONS TO COVERAGE

ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY: COMMITMENT NO. NCS003179 / NCSUT01898, SCHEDULE B, PART II - EXCEPTIONS, DATED OCTOBER 27, 2025:

EXCEPTIONS #1-11, 16, 20, AND 28-29 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

12. RECIPROCAL EASEMENT AGREEMENT, RECORDED JULY 28, 1995 AS ENTRY NO. 1355629 IN BOOK 1765 AT PAGE 853 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: AFFECTS PARCEL 2A. ALLOWS FOR A RECIPROCAL EASEMENT FOR INGRESS/EGRESS BETWEEN THE LOTS OF WOODBURY 12TH STREET SUBDIVISION)

13. RESERVATIONS, CONDITIONS AND RESTRICTIONS AS DISCLOSED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JULY 28, 1995 AS ENTRY NO. 1355623 IN BOOK 1765 AT PAGE 838, AND RE-RECORDED MARCH 27, 1997 AS ENTRY NO. 1482452 IN BOOK 1854 AT PAGE 574 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: AFFECTS PARCEL 2. NO PORTION OF PARCEL 2 TO BE OPERATED AS A FOOD OUTLET SELLING ANY MEXICAN FOOD ITEMS, INCLUDING, BUT NOT LIMITED TO TACOS, BURRITOS, MEXICAN PIZZA, AND MEXICAN CHICKEN, NO PIZZA, HAMBURGERS, OR CHEESEBURGERS)

14. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE PLAT OF FAZOLI'S 12TH STREET SUBDIVISION, RECORDED NOVEMBER 13, 2001 AS ENTRY NO. 1807528 IN BOOK 54 OF PLATS AT PAGE 100 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: ALL EASEMENTS FROM REFERENCED DOCUMENT SHOWN HEREON)

15. SHARED ACCESS AND USE RESTRICTION AGREEMENT, RECORDED NOVEMBER 15, 2001 AS ENTRY NO. 1808162 IN BOOK 2184 AT PAGE 11 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: AFFECTS PARCEL 2B. ALLOWS FOR VEHICULAR AND PEDESTRIAN ACCESS FOR INGRESS AND EGRESS BETWEEN 12TH STREET, WASHINGTON BOULEVARD, AND GRANT AVENUE FOR PARCELS OF FAZOLI'S 12TH STREET SUBDIVISION)

17. UNDERGROUND RIGHT OF WAY EASEMENT, IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, RECORDED FEBRUARY 4, 2011 AS ENTRY NO. 2514314 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: 10' UNDERGROUND RIGHT-OF-WAY EASEMENT PLOTS IN THE NORTHERLY PORTION OF AND AFFECTS PARCEL 1 OF SUBJECT PROPERTY)

18. CROSS EASEMENT AGREEMENT, BY AND BETWEEN THE CARL FAMILY TRUST DATED NOVEMBER 4, 2008 AND LINCOLN PLACE A UTAH LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 14, 2011 AS ENTRY NO. 2515627 OF OFFICIAL RECORDS.

AMENDED AND RESTATED CROSS EASEMENT AGREEMENT, BY AND BETWEEN THE CARL FAMILY TRUST DATED NOVEMBER 4, 2008, HZ PROPS UT, LLC, A UTAH LIMITED LIABILITY COMPANY, D/B/A POPEYES CHICKEN, CBC FREDDY'S OGDEN LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LINCOLN PLACE L.L.C., A UTAH LIMITED LIABILITY COMPANY, RECORDED OCTOBER 15, 2014 AS ENTRY NO. 2706579 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: CROSS-ACCESS EASEMENT AND 15' STORM DRAIN EASEMENT PLOTS IN AND AFFECTS PARCEL 1)

19. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE PLAT OF WOODBURY 12TH STREET SUBDIVISION, RECORDED OCTOBER 8, 2014 AS ENTRY NO. 2705874 IN BOOK 76 OF PLATS AT PAGE 56 OF OFFICIAL RECORDS.

AS AMENDED BY THE PLAT OF WOODBURY 12TH STREET SUBDIVISION 1ST AMENDMENT, AMENDING LOT 3 OF WOODBURY 12TH STREET SUBDIVISION, RECORDED JANUARY 31, 2019 AS ENTRY NO. 2963707 IN BOOK 84 OF PLATS AT PAGE 88 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: ALL EASEMENTS FROM REFERENCED DOCUMENT SHOWN HEREON)

EXCEPTIONS TO COVERAGE CONT.

ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY: COMMITMENT NO. NCS003179 / NCSUT01898, SCHEDULE B, PART II - EXCEPTIONS, DATED OCTOBER 27, 2025:

EXCEPTIONS #1-11, 16, 20, AND 28-29 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

21. DECLARATION OF CROSS-ACCESS AND SEWER EASEMENTS, RECORDED DECEMBER 19, 2018 AS ENTRY NO. 2957864 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: SEWER EASEMENT IN REFERENCED DOCUMENT IS NOT ADEQUATELY DESCRIBED AND CANNOT BE PLOTTED)

22. DECLARATION OF WATER LINE EASEMENT, RECORDED JANUARY 31, 2019 AS ENTRY NO. 2963708 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: WATER LINE EASEMENT PLOTS ALONG THE WESTERLY LINE OF AND AFFECTS PARCEL 1 OF SUBJECT PROPERTY)

23. UNDERGROUND RIGHT OF WAY EASEMENT, IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, RECORDED FEBRUARY 20, 2019 AS ENTRY NO. 2966137 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: REFERENCED DOCUMENT EXHIBITS A 10' X 200' ROCKY MOUNTAIN POWER EASEMENT LOCATED WITHIN THE 15' STORM DRAIN EASEMENT AS DESCRIBED IN ENTRY #2963707 AND #2706579. SAID ROCKY MOUNTAIN POWER EASEMENT IS NOT DESCRIBED IN REFERENCED DOCUMENT.)

24. DECLARATION OF SIGN EASEMENT, RECORDED MARCH 27, 2019 AS ENTRY NO. 2971668 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: ALLOWS FOR SIGNAGE RIGHTS FOR THE OWNER OF PARCEL 2 OF SUBJECT PROPERTY TO PLACE A SIGN PANEL ON EACH SIDE OF THE SIGN LOCATED WEST OF PARCEL 1 OF SUBJECT PROPERTY AS SHOWN HEREON)

25. RIGHT-OF-WAY AND EASEMENT GRANT, IN FAVOR OF QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, RECORDED APRIL 8, 2020 AS ENTRY NO. 3046444 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: GAS EASEMENT PLOTS IN THE CENTRAL PORTION OF AND AFFECTS PARCEL 1 OF SUBJECT PROPERTY)

26. GRANT OF WATER PIPELINE EASEMENT, IN FAVOR OF FIRST MOUND FORT DITCH COMPANY, A UTAH NON-PROFIT CORPORATION, RECORDED JUNE 18, 2020 AS ENTRY NO. 3062284 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: 10' WATER PIPELINE EASEMENT PLOTS AROUND THE EXISTING BUILDING OF AND AFFECTS PARCEL 2)

27. UNDERGROUND RIGHT OF WAY EASEMENT, IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, RECORDED JULY 8, 2020 AS ENTRY NO. 3067070 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: 10' UNDERGROUND RIGHT-OF-WAY EASEMENT PLOTS IN THE NORTHERLY PORTION OF AND AFFECTS PARCEL 2 OF SUBJECT PROPERTY)

FLOOD ZONE CLASSIFICATION

PARCEL 1 OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0426F, EFFECTIVE DATE 11-30-2023. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

PARCEL 2 OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0426F, EFFECTIVE DATE 11-30-2023. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY TRICO CONSTRUCTION FOR TITLE PURPOSES.

BRASS CAPS FOR OGDEN CITY STREET MONUMENTS WERE FOUND IN THE INTERSECTION OF 11TH STREET AND WASHINGTON BOULEVARD; 12TH STREET AND WASHINGTON BOULEVARD; AND 13TH STREET AND WASHINGTON BOULEVARD.

A LINE BEARING NORTH 00°50'15" EAST ALONG THE MONUMENT LINE BETWEEN THE OGDEN CITY SURVEY MONUMENTS IN THE INTERSECTION OF 13TH STREET AND WASHINGTON BOULEVARD AND 12TH STREET AND WASHINGTON BOULEVARD WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FAZOLI'S 12TH STREET SUBDIVISION PREPARED BY ENSIGN ENGINEERING, FOR HARMAN MANAGEMENT CORPORATION, A UTAH CORPORATION, DATED NOVEMBER 6, 2001, AND RECORDED NOVEMBER 13, 2001, AS ENTRY #1807528; WOODBURY 12TH STREET SUBDIVISION PREPARED BY REEVE & ASSOCIATES, INC., FOR LINCOLN PLACE, L.L.C., A UTAH LIMITED LIABILITY COMPANY, DATED OCTOBER 14, 2014, AND RECORDED OCTOBER 8, 2014, AS ENTRY #2705874; WOODBURY 12TH STREET SUBDIVISION 1ST AMENDMENT PREPARED BY REEVE & ASSOCIATES, INC., FOR HRM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, DATED JANUARY 11, 2019, AND RECORDED JANUARY 31, 2019, AS ENTRY #2963707; AND ALTA/NSPS LAND TITLE SURVEY PREPARED BY GREAT BASIN ENGINEERING, INC., FOR HAWKINS COMPANIES, LLC, DATED SEPTEMBER 27, 2017, AND FILED OCTOBER 13, 2017 AS SURVEY #5839 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 3/8" REBAR AND PLASTIC CAP OR NAIL AND WASHER STAMPED "REEVE & ASSOCIATES".

NOTES

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

1 STRUCTURE IS FOUND WITHIN THE BOUNDARIES OF PARCEL 1, AND 1 STRUCTURE IS FOUND WITHIN THE BOUNDARIES OF PARCEL 2 OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

1 PARKING LOT WITHIN THE BOUNDARIES OF PARCEL 1 AND 1 PARKING LOT WITHIN THE BOUNDARIES OF PARCEL 2 OF SUBJECT PROPERTY, AND NO SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 62 MARKED PARKING STALLS OBSERVED AND 4 MARKED ADA PARKING STALLS ON SITE OF PARCEL 1, AND THERE WERE 35 MARKED PARKING STALLS OBSERVED AND 2 MARKED ADA PARKING STALLS ON SITE OF PARCEL 2 AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY: KMB ACQUISITIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY; KNOX ON 12TH STREET, LLC, A UTAH LIMITED LIABILITY COMPANY; AND GREYSTONE (LENDER):

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, 6(a), 6(b), 7(a), 7(b)(1)(2), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 12-1-2025
DATE OF SURVEY: 12-15-2025
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



REVISIONS	DATE	DESCRIPTION
	12-22-25	UPDATED T.I.R./CERT.

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 20, T.6N., R.1W., S.13B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH

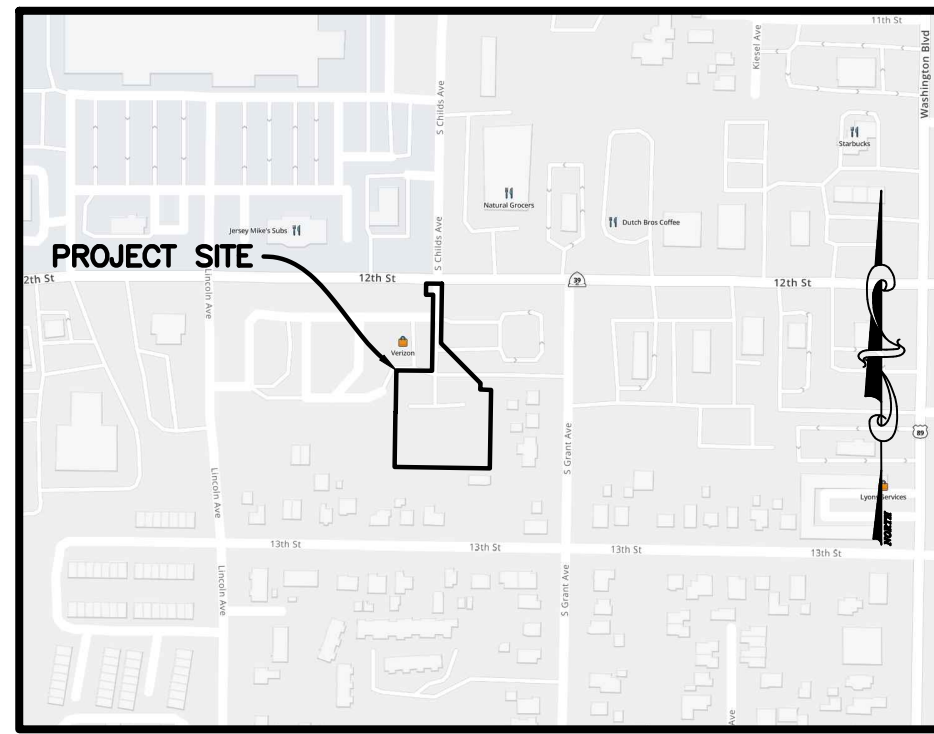
KNOX ON 12TH STREET LLC
1258 GRANT AVENUE & 265 12TH STREET, OGDEN, UT 84404

Project Info.	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	12-10-2025
Name:	TRICO
Scale:	1"=20'
Checked:	
Number:	7878-13
Sheet	3
1	Sheets

ALTA/NSPS LAND TITLE SURVEY

1258 GRANT AVENUE & 265 12TH STREET, OGDEN, UT 84404

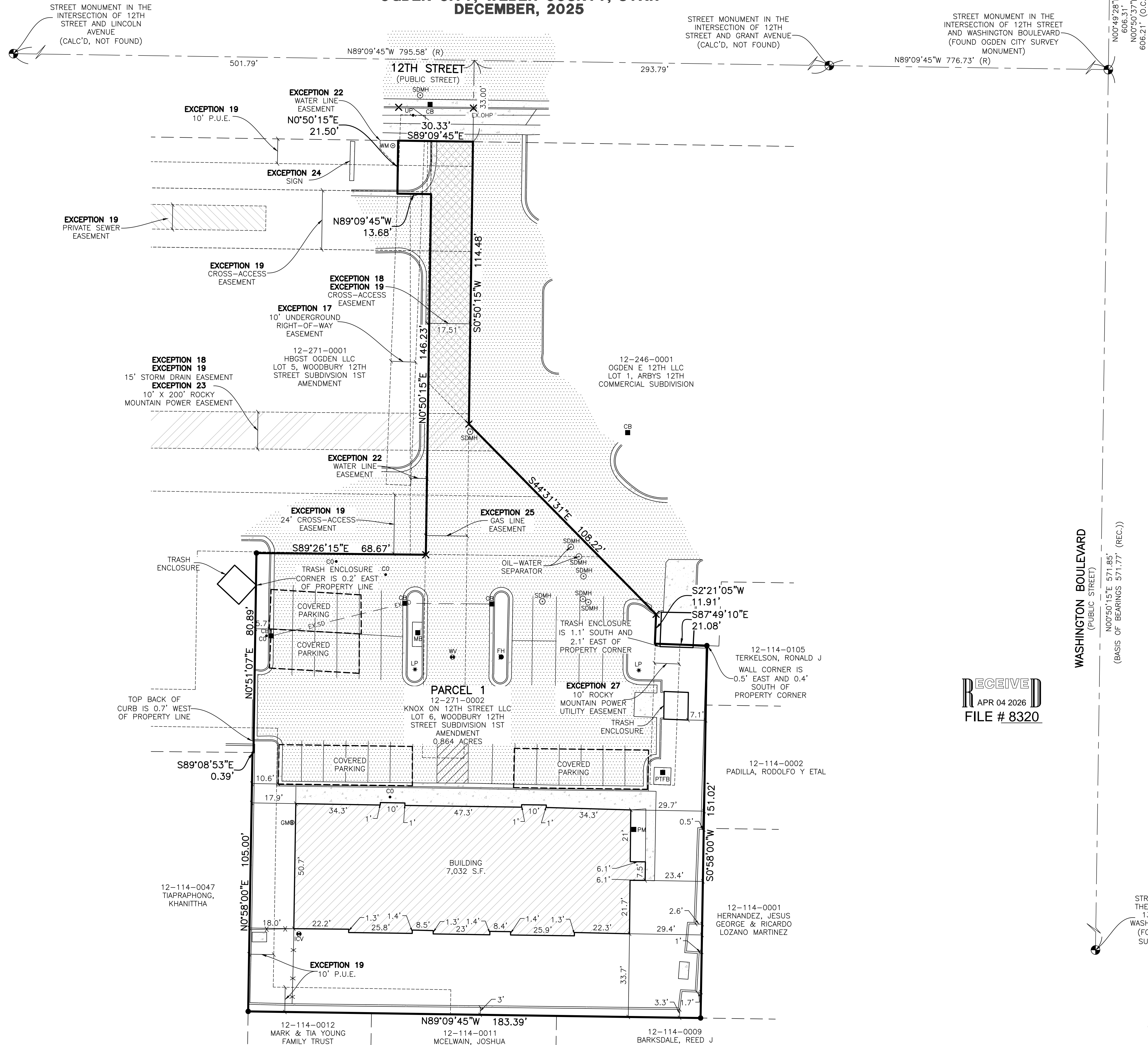
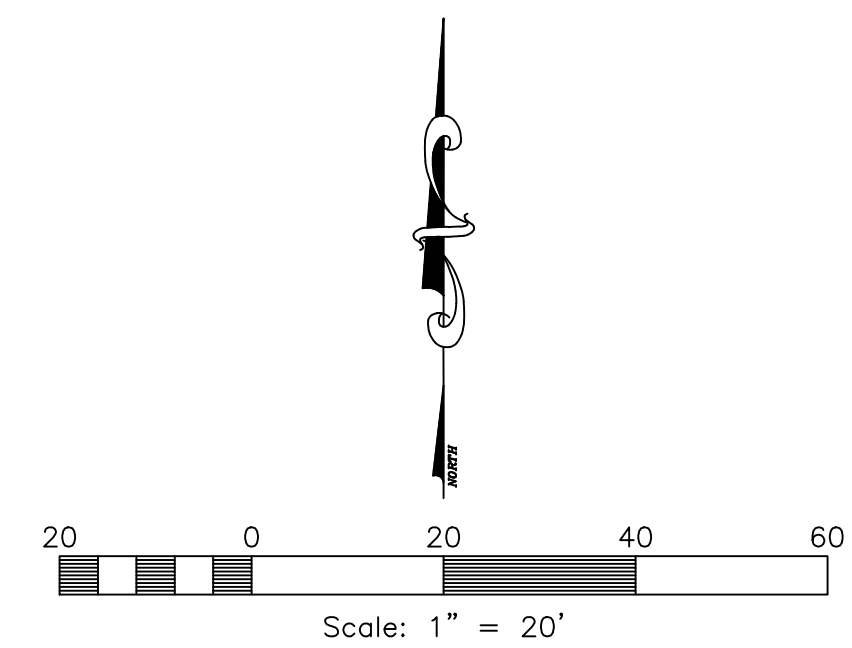
PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH
 DECEMBER, 2025



VICINITY MAP
NOT TO SCALE

LEGEND

- = STREET MONUMENT
- = FOUND AS SHOWN
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET CURB PIN/NAIL AND WASHER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = ROAD CENTERLINE
- = FENCE LINE
- = PUBLIC UTILITY EASEMENT
- = RECORD
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING CANOPY
- = EXISTING 10' SEWER EASEMENT
- = EXISTING STORM DRAIN EASEMENT ENTRY #2515627
- = EXISTING CROSS-ACCESS EASEMENT ENTRY #2515627
- = STORM DRAIN LINE
- = OVERHEAD POWER LINE
- = CATCH BASIN
- = SANITARY SEWER CLEANOUT
- = GAS METER
- = IRRIGATION CONTROL VALVE
- = LIGHT POLE
- = MAILBOX
- = POWER METER
- = POWER TRANSFORMER BOX
- = STORM DRAIN MANHOLE
- = UTILITY POLE
- = WATER METER



STREET MONUMENT IN THE INTERSECTION OF 11TH STREET AND WASHINGTON BOULEVARD (FOUND OGDEN CITY SURVEY MONUMENT)

STREET MONUMENT IN THE INTERSECTION OF 12TH STREET AND GRANT AVENUE (CALC'D, NOT FOUND)

STREET MONUMENT IN THE INTERSECTION OF 12TH STREET AND WASHINGTON BOULEVARD (FOUND OGDEN CITY SURVEY MONUMENT)

WASHINGTON BOULEVARD
(PUBLIC STREET)
N00°50'15"E 571.85'
(BASIS OF BEARINGS 571.77' (REC.))

RECEIVED
APR 04 2026
FILE # 8320

STREET MONUMENT IN THE INTERSECTION OF 13TH STREET AND WASHINGTON BOULEVARD (FOUND OGDEN CITY SURVEY MONUMENT)



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
 (801) 621-3100 FAX: (801) 621-3666 www.reeve.com
 LAND SURVEYING, CIVIL ENGINEERING, UTILITY DESIGN, SURVEYING, CONSTRUCTION, INSURANCE, PROJECT MANAGEMENT

REVISIONS	DATE	DESCRIPTION
	12-22-25	UPDATED T.R./CERT.

ALTA/NSPS LAND TITLE SURVEY
 PART OF THE NORTHEAST QUARTER OF SECTION 20, T.6N., R.1W., S.13B.&M., U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH

KNOX ON 12TH STREET LLC
 265 12TH STREET, OGDEN, UT 84404

Project Info.

Surveyor: J. FELT

Designer: A. MULLINS

Begin Date: 12-10-2025

Name: TRICO ALTA/NSPS

Scale: 1"=20'

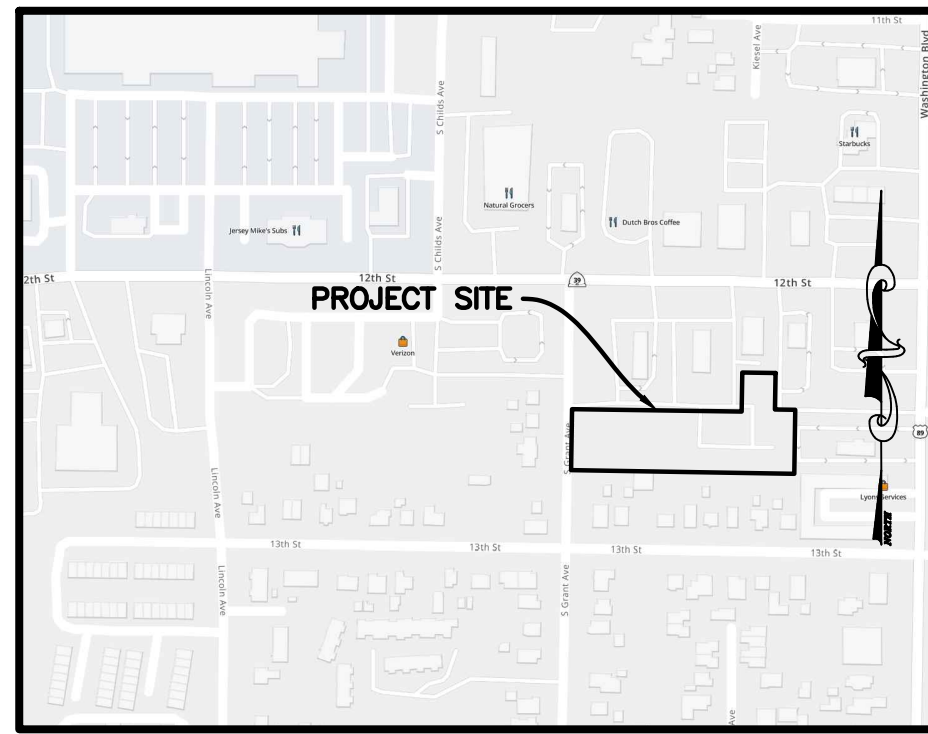
Checked:

Number: 7878-12

ALTA/NSPS LAND TITLE SURVEY

1258 GRANT AVENUE & 265 12TH STREET, OGDEN, UT 84404

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH
 DECEMBER, 2025



VICINITY MAP
NOT TO SCALE

STREET MONUMENT IN THE INTERSECTION OF 12TH STREET AND GRANT AVENUE (CALC'D, NOT FOUND)

STREET MONUMENT IN THE INTERSECTION OF 12TH STREET AND WASHINGTON BOULEVARD (FOUND OGDEN CITY SURVEY MONUMENT)

STREET MONUMENT IN THE INTERSECTION OF 11TH STREET AND WASHINGTON BOULEVARD (FOUND OGDEN CITY SURVEY MONUMENT)

N00°49'28"E 606.31'
N00°50'37"E 606.21' (O.C.S.)

N89°09'45"W 776.73' (R)

12TH STREET
(PUBLIC STREET)

411.00'

33.00'

S00°50'15"W 198.00'

FOUND SHEARED NAIL AND WASHER 0.8' WEST AND 0.5' SOUTH OF PROPERTY CORNER

EXCEPTION 14
16' RIGHT-OF-WAY

12-112-0015
NOVA SUPPORTS LLC

S89°09'45"E 64.00'

FENCE LINE IS 0.4' WEST OF PROPERTY CORNER

12-112-0009
GOLDEN SPIKE RESTAURANTS LLC

EXCEPTION 14
16' RIGHT-OF-WAY

S0°50'15"W 70.00'

FENCE CORNER IS 0.9' WEST OF PROPERTY LINE

39.00'
S89°09'45"E

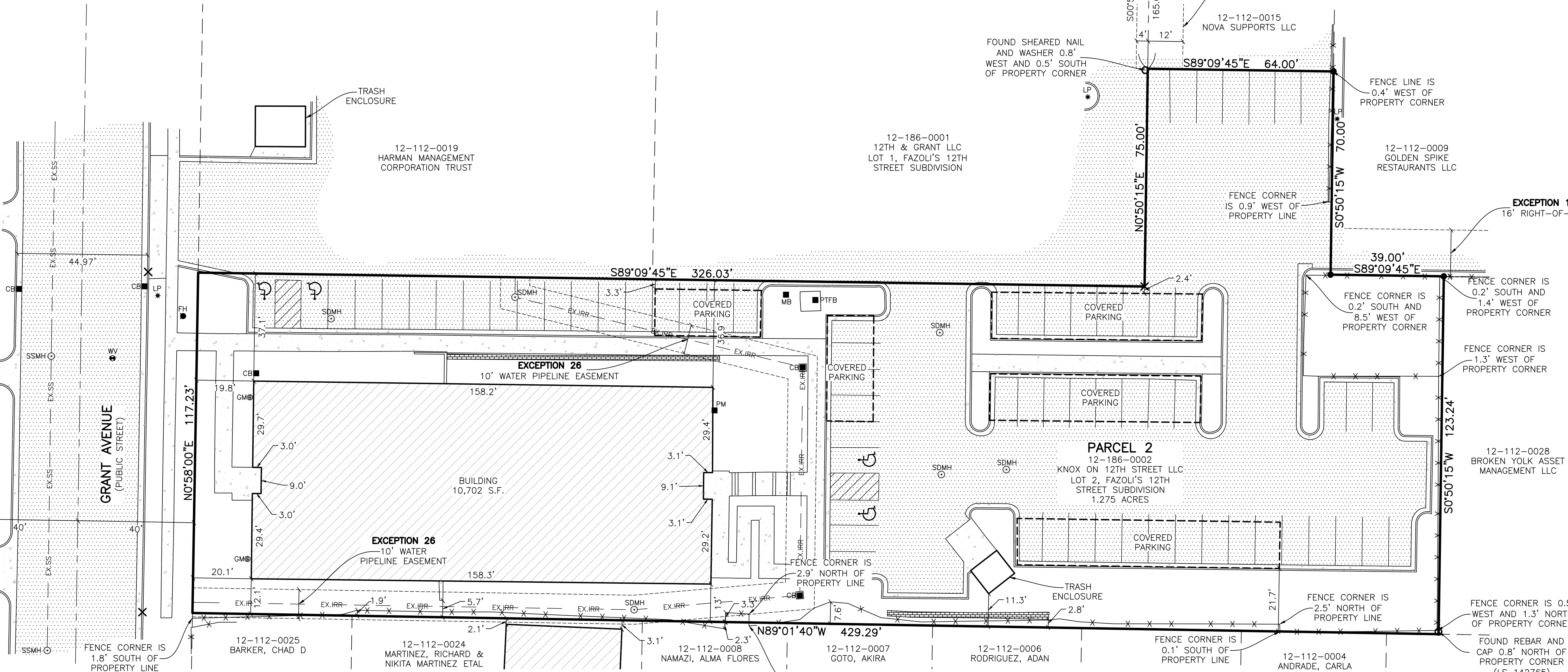
FENCE CORNER IS 0.2' SOUTH AND 1.4' WEST OF PROPERTY CORNER

FENCE CORNER IS 1.3' WEST OF PROPERTY CORNER

12-112-0028
BROKEN YOLK ASSET MANAGEMENT LLC

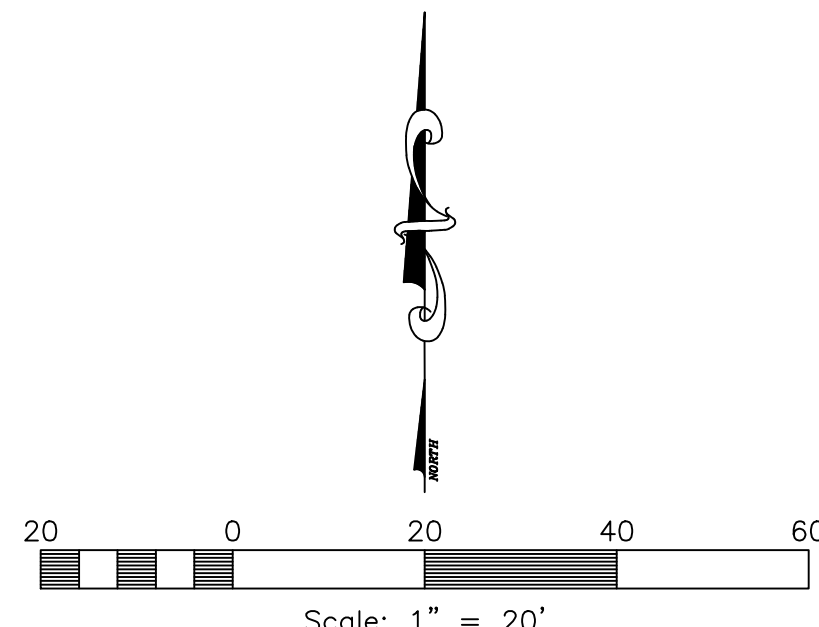
WASHINGTON BOULEVARD
(PUBLIC STREET)

N00°50'15"E 571.85'
(BASIS OF BEARINGS 571.77' (REC.))



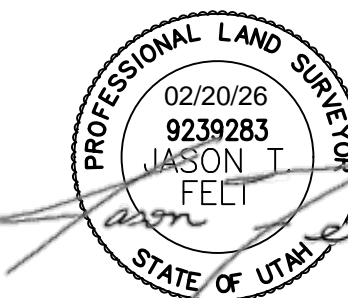
LEGEND

- | | | | | | |
|--|---|--|-----------------------|--|----------------------------|
| | = STREET MONUMENT | | = EXISTING BUILDING | | = CATCH BASIN |
| | = FOUND AS SHOWN | | = EXISTING CONCRETE | | = FIRE HYDRANT |
| | = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" | | = EXISTING PAVEMENT | | = GAS METER |
| | = SET CURB PIN/NAIL AND WASHER | | = EXISTING CANOPY | | = IRRIGATION CONTROL VALVE |
| | = BOUNDARY LINE | | = SANITARY SEWER LINE | | = LIGHT POLE |
| | = ADJOINING PROPERTY | | = IRRIGATION LINE | | = MAILBOX |
| | = EASEMENTS | | | | = POWER METER |
| | = ROAD CENTERLINE | | | | = POWER TRANSFORMER BOX |
| | = FENCE LINE | | | | = STORM DRAIN MANHOLE |
| | = RECORD | | | | = SANITARY SEWER MANHOLE |
| | | | | | = WATER VALVE |



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STREET MONUMENT IN THE INTERSECTION OF 13TH STREET AND WASHINGTON BOULEVARD (FOUND OGDEN CITY SURVEY MONUMENT)



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
 (801) 621-3100 FAX: (801) 621-2666 www.reeve.com
 LAND SURVEYING • CIVIL ENGINEERING • UTILITY SURVEYING • TRAFFIC ENGINEERING • SURVEYING PARTNERS

REVISIONS	DATE	DESCRIPTION
	12-22-25	UPDATED T.R./CERT.

ALTA/NSPS LAND TITLE SURVEY
 PART OF THE NORTHEAST QUARTER OF SECTION 20, T.6N., R.1W., S.1B.&M., U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH

KNOX ON 12TH STREET LLC
 1258 GRANT AVENUE, OGDEN, UT 84404

Project Info.

Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	12-10-2025
Name:	TRICO
Checked:	ALTA/NSPS
Scale:	1"=20'
Number:	7878-12