

LEGEND

—	RIGHT OF WAY LINE	⊙	FIRE HYDRANT
---	LOT LINE	⊕	WATER VALVE
---	PROPERTY LINE	⊞	ELECTRICAL BOX
---	MONUMENT LINE	⊞	ELECTRICAL METER
---	SECTION LINE	⊞	GUY WIRE
---	EASEMENT LINE	⊞	LIGHT POLE
---	FENCE	⊞	UTILITY POLE
---	POWER LINE	⊞	IRRIGATION MANHOLE
---	SANITARY SEWER LINE	⊞	UNMARKED MANHOLE
---	STORM DRAIN LINE	⊞	SANITARY SEWER MANHOLE
---	CONCRETE	⊞	NATURAL GAS METER
---	BUILDING	⊞	STORM DRAIN MANHOLE
---	GRAVEL	⊞	STORM DRAIN CATCH BASIN
---	ROCK	⊞	IRRIGATION CONTROL VALVE
---	PARKING GARAGE	⊞	TELECOMMUNICATIONS BOX
		⊞	COMMUNICATIONS BOX
		⊞	AIR CONDITIONING UNIT
		⊞	SIGN
		⊞	PROPERTY CORNER

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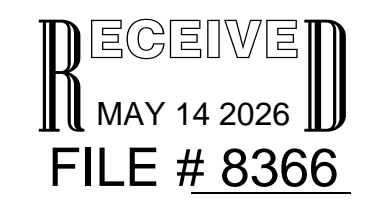
LOT 1, FERNWOOD AT 12TH & MONROE PHASE 1
 1060 12TH STREET
 OGDEN, UTAH
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION
01	07/18/25	ADD BUILDING ZONE INFORMATION
02	12/16/25	UPDATED TITLE COMMITMENT
03	12/16/25	1-7-26 COMMENTS

PROJECT NO: 25401
 CAD FILE: 25401ALT
 DRAWN BY: KSL/KEG
 CALC BY: EAM
 FIELD CREW: IQ/KM
 CHECKED BY: DBD
 DATE: 12/16/25

ALTA/NSPS
 LAND TITLE
 SURVEY
1 OF 2



DESCRIPTION PER TITLE REPORT

ALL OF LOT 1, FERNWOOD AT 12TH AND MONROE PHASE 1, OGDEN CITY WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH.

DESCRIPTION SHOWN HEREON MATCHES THE DESCRIPTION PER TITLE COMMITMENT NO. 112233 PREPARED BY HOKMAN LAND TITLE COMPANY, EFFECTIVE DATE: SEPTEMBER 30, 2025, AT 8:00 AM.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 112233 PREPARED BY HOKMAN LAND TITLE COMPANY, EFFECTIVE DATE: SEPTEMBER 30, 2025, AT 8:00 AM.

SCHEDULE B, PART II EXCEPTIONS

TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEAVES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOT SURVEY RELATED

ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. SURVEY FINDINGS: NOT SURVEY RELATED

EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: UNPLOTTABLE

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: UNPLOTTABLE

UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOT SURVEY RELATED

ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOT SURVEY RELATED

MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. SURVEY FINDINGS: NOT SURVEY RELATED

TAXES FOR THE YEAR 2026, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. TAX PARCEL NO. 13-24-0001. TAXES FOR THE YEAR 2025 WERE ASSESSED IN THE AMOUNT OF \$125,965.25 AND ARE NOW PAID. SURVEY FINDINGS: NOT SURVEY RELATED

THIS ITEM WAS INTENTIONALLY DELETED

EASEMENTS, NOTES, RESTRICTIONS, SETBACK LINES, AND OTHER MATTERS AS DELINEATED AND/OR DEDICATED ON THE OFFICIAL RECORDED PLAT OF FERNWOOD AT 12TH AND MONROE PHASE 1 RECORDED JANUARY 4, 2021 AS ENTRY NO. 3115111. SURVEY FINDINGS: SHOWN HEREON

EASEMENT FOR EQUALIZING RESERVOIR, CONCRETE HEAD BOX, PIPE LINE, AND OPEN DITCHES, AS DISCLOSED BY CERTIFICATE OF APPROPRIATION OF WATER EXECUTED BY OTTO DOVER AND KENNETH WHEELWRIGHT DATED: DECEMBER 1, 1948. RECORDED: DECEMBER 10, 1948. ENTRY NO. 14874. RECORDED IN BOOK/PAGE: 205/55. SURVEY FINDINGS: NOT ENOUGH INFORMATION TO PLOT

EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTEE: UTAH POWER & LIGHT COMPANY RECORDED: OCTOBER 31, 1986. ENTRY NO. 96757. BOOK/PAGE: 1920/142. SURVEY FINDINGS: APPROXIMATE LOCATION SHOWN HEREON

EXISTING RIGHT OF WAY OVER AND ACROSS SAID PROPERTY AS NOW IN USE BY BRYCE L. DOVER AS DISCLOSED BY WARRANTY DEED DATED: DECEMBER 27, 1988. RECORDED: DECEMBER 29, 1988. ENTRY NO. 106600. BOOK/PAGE: 155/485. AND VARIOUS OTHER DEEDS OF RECORD. SURVEY FINDINGS: EASEMENT LOCATION IS NOT DESCRIBED SPECIFICALLY, NOT DESCRIBED

EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANITOR: 12TH & MONROE LC GRANTEE: 12TH & MONROE LC DATED: DECEMBER 14, 2020. RECORDED: JANUARY 04, 2021. ENTRY NO. 3115110. SURVEY FINDINGS: SHOWN HEREON

SURVEYOR'S CERTIFICATE

TO GREYSTONE SERVICING COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND/OR FANNIE MAE, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, HOKMAN LAND TITLE COMPANY, 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, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 3, 2025.

DATE OF PLAT OR MAP: JULY 14, 2025, AND REVISED DECEMBER 16, 2025



DAVID B. DRAPER
LICENSE NO. 6861599

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°34'49" EAST ALONG THE MONUMENT LINE OF 9TH STREET, BETWEEN THE BRASS CAP MONUMENTS, LOCATED AT THE INTERSECTIONS OF MONROE BOULEVARD AND JACKSON AVENUE AS SHOWN ON THIS SURVEY. SURVEYED PROPERTY LINES WERE DETERMINED PER THE RECORDED SUBDIVISION PLAT, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TABLE "A" ITEMS

- SEE GENERAL NOTE 2
- ADDRESS SHOWN HEREON
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCELS WITH ZONE "X" PER MAP NO. 4965702477, EFFECTIVE ON NOVEMBER 30, 2023.
- GROSS LAND AREA SHOWN HEREON
- 6(A) SHOWN HEREON
- 6(B) SHOWN HEREON
- 7(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
- 7(B)(1) SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
- 7(C) MEASURED HEIGHT OF ALL BUILDINGS ARE SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
9. 37 REGULAR STALLS, 6 ADA STALLS, TOTALING 93 PARKING STALLS ON SITE.
10. NOT APPLICABLE.
11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
12. ADJOINING OWNERS SHOWN HEREON.
13. DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON.
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. ALL APPLICABLE EASEMENTS SHOWN HEREON.

GENERAL NOTES

- MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG."
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- SURVEYED PARCEL HAS DRIVEWAY ACCESS TO 12TH STREET AND MONROE BOULEVARD, BOTH PAVED PUBLIC RIGHTS OF WAY.
- NO OBSERVED ENCROACHMENTS, EXCEPT THOSE NOTED IN THE SIGNIFICANT OBSERVATIONS.

SIGNIFICANT OBSERVATIONS

- RECORD LOCATION OF EASEMENT LANDS 1.0' WEST INTO BUILDING.

BUILDING ZONE

SUBJECT PROPERTY IS LOCATED IN THE R-1.6 SINGLE FAMILY RESIDENTIAL ZONE.

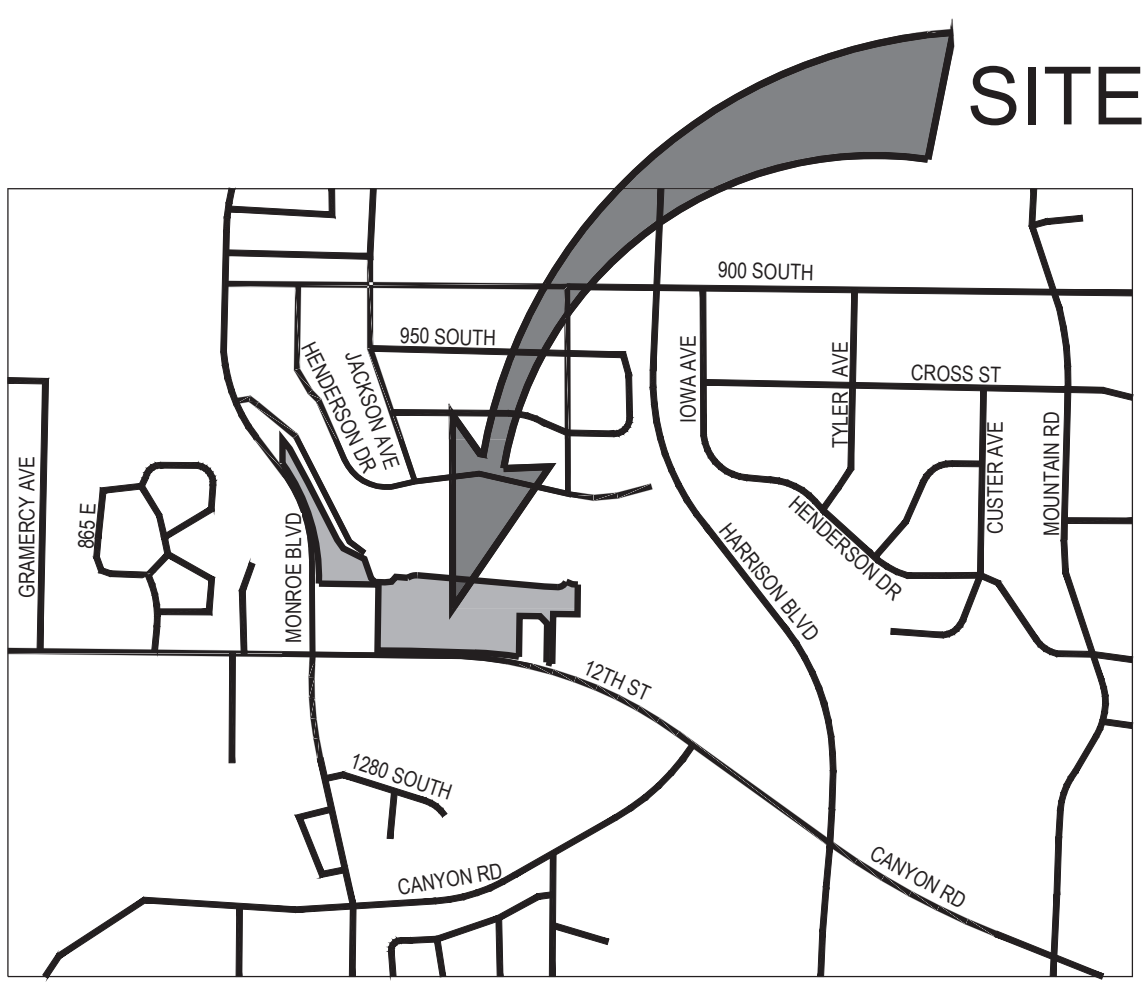
BUILDING SETBACK
SIDE/REAR: MULTI-FAMILY: 30 FEET

SITE AREA REQUIREMENTS
MINIMUM LOT AREA: 6,000 SQ. FT. FOR DWELLING AND 7,500 SQ. FT. FOR OTHER MAIN BUILDING. CORNER LOT 7,000 SQ. FT.

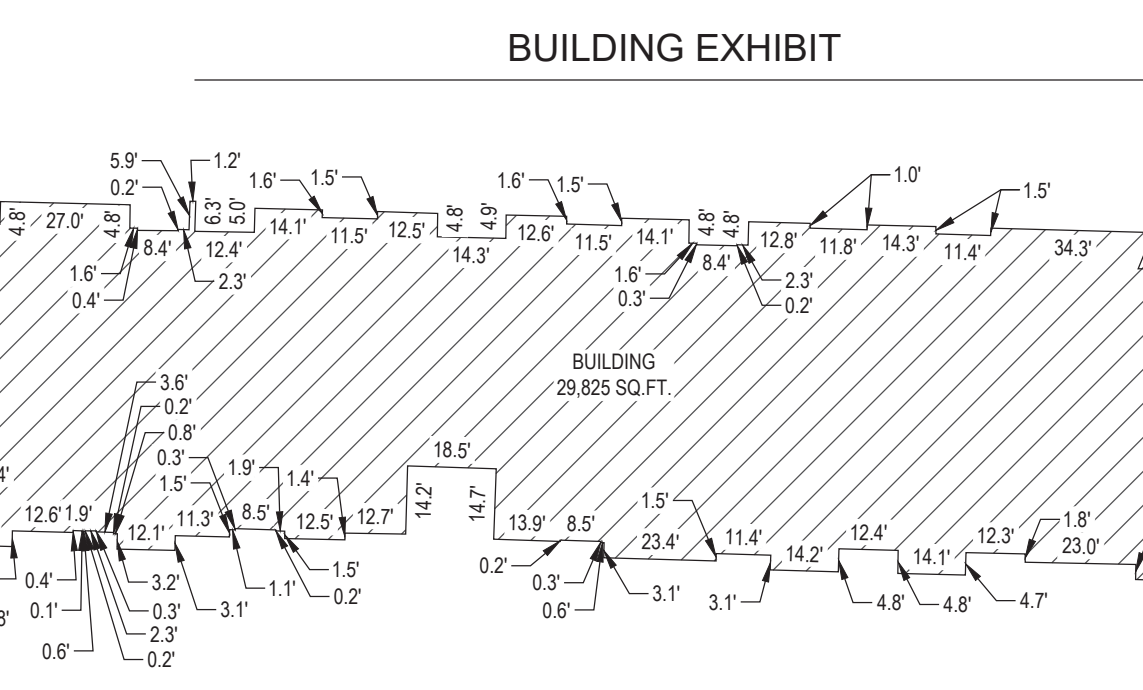
MAXIMUM BUILDING HEIGHT OR STORIES: FOR MULTI-FAMILY DWELLINGS OR SINGLE FAMILY ROW HOUSE DWELLINGS BETWEEN MONROE BOULEVARD AND HARRISON BOULEVARD ON THE NORTH SIDE OF 12TH STREET: 4 STOREYS / 58 FEET. HEIGHT OF BUILDINGS SHALL BE MEASURED ON THE SIDE OF THE BUILDING THAT IS MOST EXPOSED AND SHALL BE MEASURED FROM THE FINISHED GRADE TO THE PARAPET OR ROOF PEAK.

PARKING SPACE FORMULA, PER APPROVED SITE PLAN AND ZONING CODE:
1.5 SPACES PER UNIT AND A MAXIMUM OF 2 SPACES PER UNIT
MINIMUM: (108 UNITS X 1.5 = 162)
MAXIMUM: (108 UNITS X 2 = 216)
CLUBHOUSE: 1 SPACE PER 200 SQ. FT.
(2,300 / 200 = 14)
MINIMUM: 162 TOTAL PARKING SPACES
MAXIMUM: 216 TOTAL PARKING SPACES
ENTIRE DEVELOPMENT INCLUDING FOR FUTURE TOWNHOMES WHICH ARE NOT INCLUDED IN THIS REPORT:
352 TOTAL PARKING SPACES

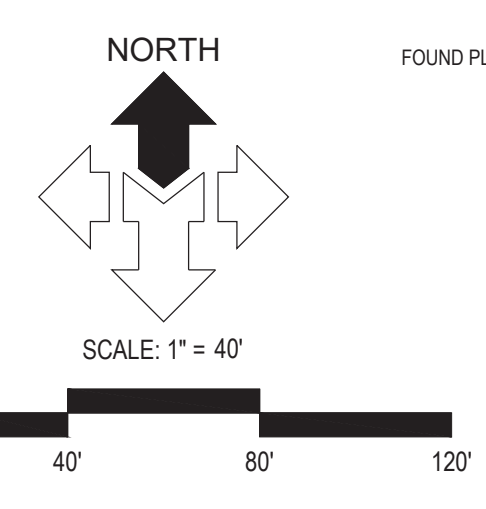
INFORMATION PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY, PROJECT NUMBER 181236-1, DATED JULY 18, 2025.



VICINITY MAP
SCALE: N.T.S.



BUILDING EXHIBIT

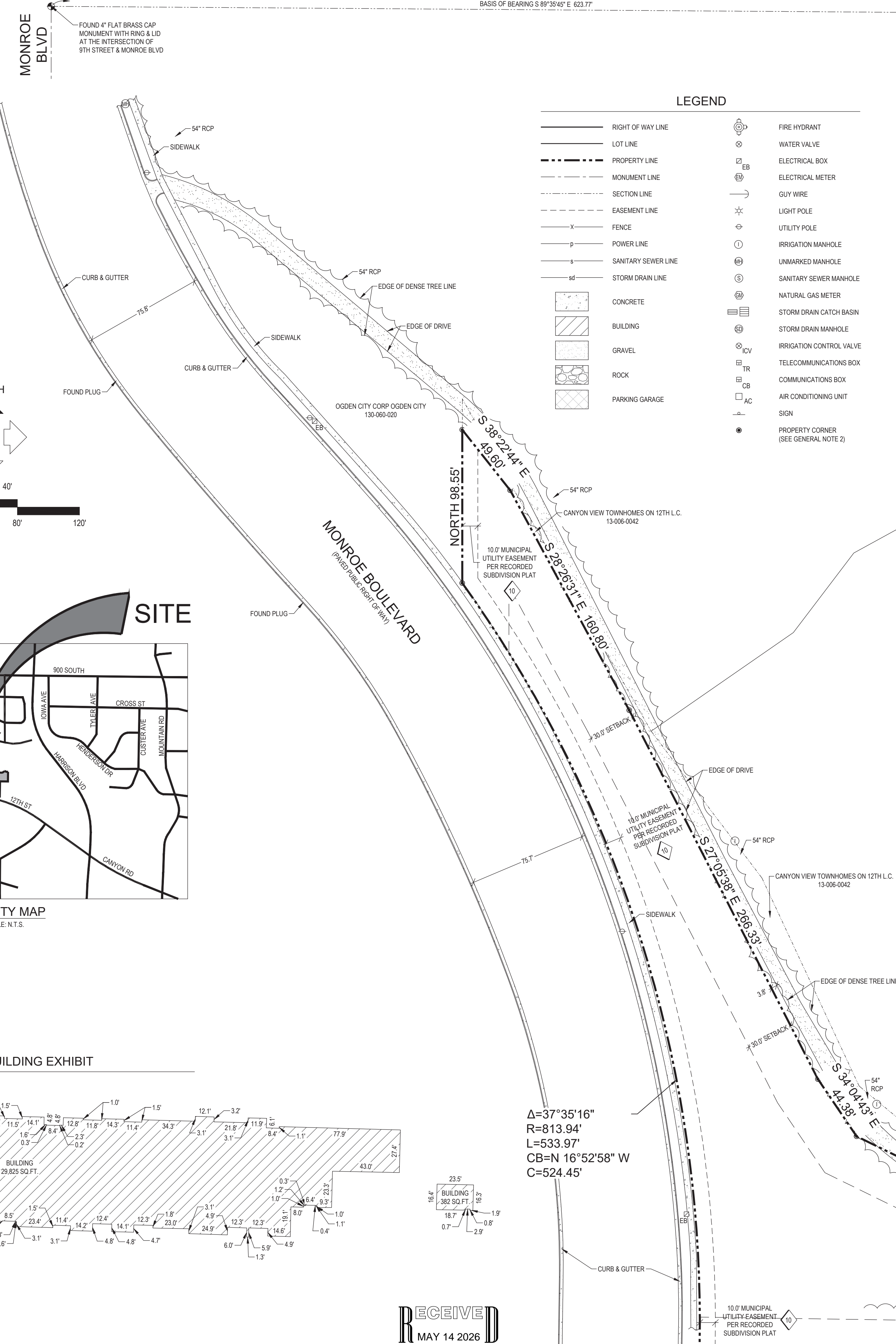


SCALE: 1" = 40'

9TH STREET
BASIS OF BEARING S 89°34'49" E 623.77'

LEGEND

—	RIGHT OF WAY LINE	⊗	FIRE HYDRANT
—	LOT LINE	⊕	WATER VALVE
- - -	PROPERTY LINE	EB	ELECTRICAL BOX
- · - · -	MONUMENT LINE	⊗	ELECTRICAL METER
- · - · -	SECTION LINE	⊗	GUY WIRE
- · - · -	EASEMENT LINE	⊗	LIGHT POLE
X	FENCE	⊗	UTILITY POLE
P	POWER LINE	⊗	IRRIGATION MANHOLE
S	SANITARY SEWER LINE	⊗	UNMARKED MANHOLE
SD	STORM DRAIN LINE	⊗	SANITARY SEWER MANHOLE
[Pattern]	CONCRETE	⊗	NATURAL GAS METER
[Pattern]	BUILDING	⊗	STORM DRAIN CATCH BASIN
[Pattern]	GRAVEL	⊗	STORM DRAIN MANHOLE
[Pattern]	ROCK	⊗	IRRIGATION CONTROL VALVE
[Pattern]	PARKING GARAGE	⊗	TELECOMMUNICATIONS BOX
		⊗	COMMUNICATIONS BOX
		⊗	AIR CONDITIONING UNIT
		⊗	SIGN
		⊗	PROPERTY CORNER (SEE GENERAL NOTE 2)



$\Delta=37^{\circ}35'16''$
 $R=813.94'$
 $L=533.97'$
 $CB=N 16^{\circ}52'58'' W$
 $C=524.45'$

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SEE SHEET 1 OF 2

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LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.1.B. & M.1.

REV	DATE	DESCRIPTION
1	07/18/25	ADD BUILDING ZONE INFORMATION
2	12/16/25	UPDATED TITLE COMMITMENT
3	1-7-26	COMMENTS

PROJECT NO: 25401
CAD FILE: 25401ALT
DRAWN BY: KSL/KEG
CALC BY: EAM
FIELD CREW: IQ/KM
CHECKED BY: DBD
DATE: 12/16/25

ALTA/NSPS
LAND TITLE
SURVEY
2 OF 2