

NOTES CORRESPONDING TO SCHEDULE "B"

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.

COMMITMENT FOR TITLE INSURANCE ISSUED BY:

COTTONWOOD TITLE COMPANY
FILE NO. 70390-AH
EFFECTIVE DATE: MARCH 3, 2014 AT 7:00AM

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT.

EXCEPTION (6) RIGHT OF WAY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH FOR TO GRANT A PERPETUAL RIGHT OF WAY FOR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES BY INSTRUMENT DATED JANUARY 26, 1935 AND RECORDED FEBRUARY 26, 1935, AS ENTRY NO. 1556, IN BOOK 127, AT PAGE 379.

SURVEY FINDINGS SAID RIGHT OF WAY DEED AFFECTS THE EAST 840 FEET OF PARCEL 4 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION (6) RIGHT OF WAY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH FOR TO GRANT A PERPETUAL RIGHT OF WAY FOR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES BY INSTRUMENT DATED JANUARY 26, 1935 AND RECORDED FEBRUARY 26, 1935, AS ENTRY NO. 1556, IN BOOK 127, AT PAGE 380.

SURVEY FINDINGS SAID RIGHT OF WAY DEED AFFECTS ALL OF PARCEL 2 AND 189 FEET OF PARCEL 1 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION (6) RIGHT OF WAY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH FOR TO GRANT A PERPETUAL RIGHT OF WAY FOR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES BY INSTRUMENT DATED JANUARY 26, 1935 AND RECORDED FEBRUARY 26, 1935, AS ENTRY NO. 1556, IN BOOK 127, AT PAGE 381.

SURVEY FINDINGS SAID RIGHT OF WAY DEED AFFECTS THE EAST 840 FEET OF PARCEL 3 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION (6) DEED OF EASEMENT IN FAVOR OF SOUTH OGDEN CONSERVATION DISTRICT, A BODY CORPORATE AND POLITICAL OF WEBER COUNTY, UTAH FOR A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A PIPELINE AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JULY 18, 1940 AND RECORDED SEPTEMBER 11, 1940, AS ENTRY NO. 55068, IN BOOK 136, AT PAGE 34.

SURVEY FINDINGS SAID DEED OF EASEMENT AFFECTS THE EAST 100 FEET OF PARCEL 3 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION (6) DEED OF EASEMENT IN FAVOR OF SOUTH OGDEN CONSERVATION DISTRICT, A BODY CORPORATE AND POLITICAL OF WEBER COUNTY, UTAH FOR A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A PIPELINE AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED AUGUST 12, 1940 AND RECORDED SEPTEMBER 11, 1940, AS ENTRY NO. 55069, IN BOOK 136, AT PAGE 35.

SURVEY FINDINGS SAID DEED OF EASEMENT AFFECTS THE EAST 100 FEET OF PARCEL 4 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION (6) DEED OF EASEMENT IN FAVOR OF SOUTH OGDEN CONSERVATION DISTRICT, A BODY CORPORATE AND POLITICAL OF WEBER COUNTY, UTAH FOR A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A PIPELINE AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JUNE 6, 1967 AND RECORDED JULY 10, 1967, AS ENTRY NO. 490784, IN BOOK 866, AT PAGE 56.

SURVEY FINDINGS SAID DEED OF EASEMENT AFFECTS THE SOUTH 5 FEET OF PARCEL 4 AND APPEARS BY BLUE STAKE MARKS THERE IS A SECONDARY WATER LINE WITHIN SAID EASEMENT AND AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION (6) OBSERVATIONS AND RESTRICTIONS CONTAINED WITHIN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 24, 1994 AS ENTRY NO. 1276225 IN BOOK 1703 AT PAGE 299.

SURVEY FINDINGS SAID QUIT CLAIM DEED DESCRIBES THE SAME AS PARCEL 2 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION (6) NOT WITHSTANDING THOSE ITEMS DESCRIBED HEREIN-ABOVE, THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL DISCREPANCIES OR CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/ACSM SURVEY, MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, MAY DISCLOSE.

SURVEY FINDINGS: THERE APPEARS TO BE A STORM DRAIN LINE THAT RUNS FROM THE SUBJECT PROPERTY INTO A CATCH BASIN ON THE PROPERTY ADJACENT TO THE WEST WITHOUT AN OFFICIAL EASEMENT THAT AFFECTS THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THIS SURVEY PLAT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND OGDEN CITY SURVEY MONUMENTS LOCATED AT THE INTERSECTIONS OF 36TH STREET AND 42ND STREET ALONG WITH HARRISON BOULEVARD AS SHOWN ON THIS SURVEY PLAT.

PARKING STALLS

THIS SURVEYED PROPERTY HAS A TOTAL OF THIRTEEN (13) MARKED OUTSIDE PARKING STALLS AND A TOTAL OF FORTY-TWO (42) UNDERGROUND COVERED PARKING STALLS AND TOTAL AND ONE (01) OF WHICH IS RESERVED FOR THE HANDICAP.

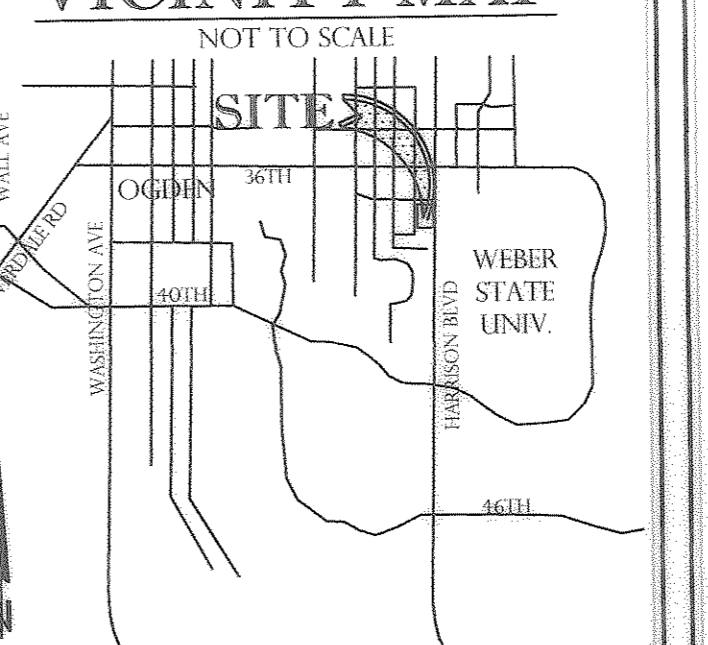
FLOOD NOTE

THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X" AREAS AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C0429E EFFECTIVE DATE OF DECEMBER 16, 2005

ZONING NOTES

THE SURVEYED PROPERTY IS LOCATED IN MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5) OF THE OGDEN CITY ZONING CODE AND WAS OBTAINED BY (WWW.ODGENCITY.COM). THE FOLLOWING APPLY:

FRONT YARD SET BACK = 20 FEET.
SIDE YARD SETBACK = 6 FT ONE SIDE TOTAL 16 FT BOTH SIDES. ADDITIONAL 1 FT EVERY 2 FT HEIGHT ADDED OVER 35 FT BUILDING HEIGHT.
REAR YARD = 30 FEET.
MAXIMUM BUILDING HEIGHT = NONE
MINIMUM LOT AREA = 5000 SQ. FT.
MINIMUM LOT WIDTH = 50 FEET
OPEN SPACE COVERAGE = 20%



PARCEL 1:
THE WEST 1227 FEET OF LOTS 29 TO 36, INCLUSIVE, BLOCK 49, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, TOGETHER WITH ALL OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE WEST.

PARCEL 2:
THE EAST 70 FEET OF LOTS 29 THROUGH 36 INCLUSIVE, BLOCK 49, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

PARCEL 3:
ALL OF LOTS 37 TO 41, BLOCK 49, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, TOGETHER WITH THE VACATED ALLEY ADJOINING SAID LOTS TO THE WEST.

PARCEL 4:
ALL OF LOTS 42 TO 45, INCLUSIVE, BLOCK 49, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, TOGETHER WITH THE PART OF THE VACATED ALLEY ABUTTING THEREON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 45, THENCE SOUTH 00°58'00" WEST 100 FEET; THENCE NORTH 89°02' WEST 20 FEET; THENCE NORTH 00°58' EAST 100 FEET; THENCE SOUTH 89°02' EAST 20 FEET TO BEGINNING.

GENERAL NOTES

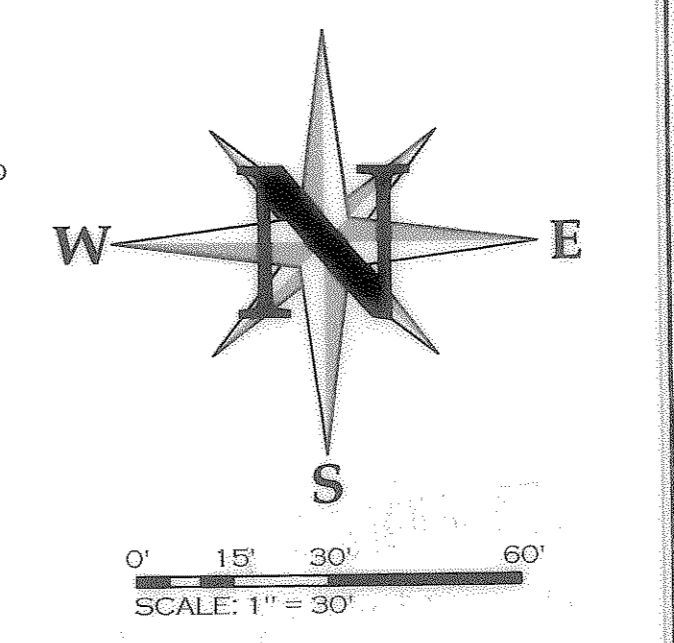
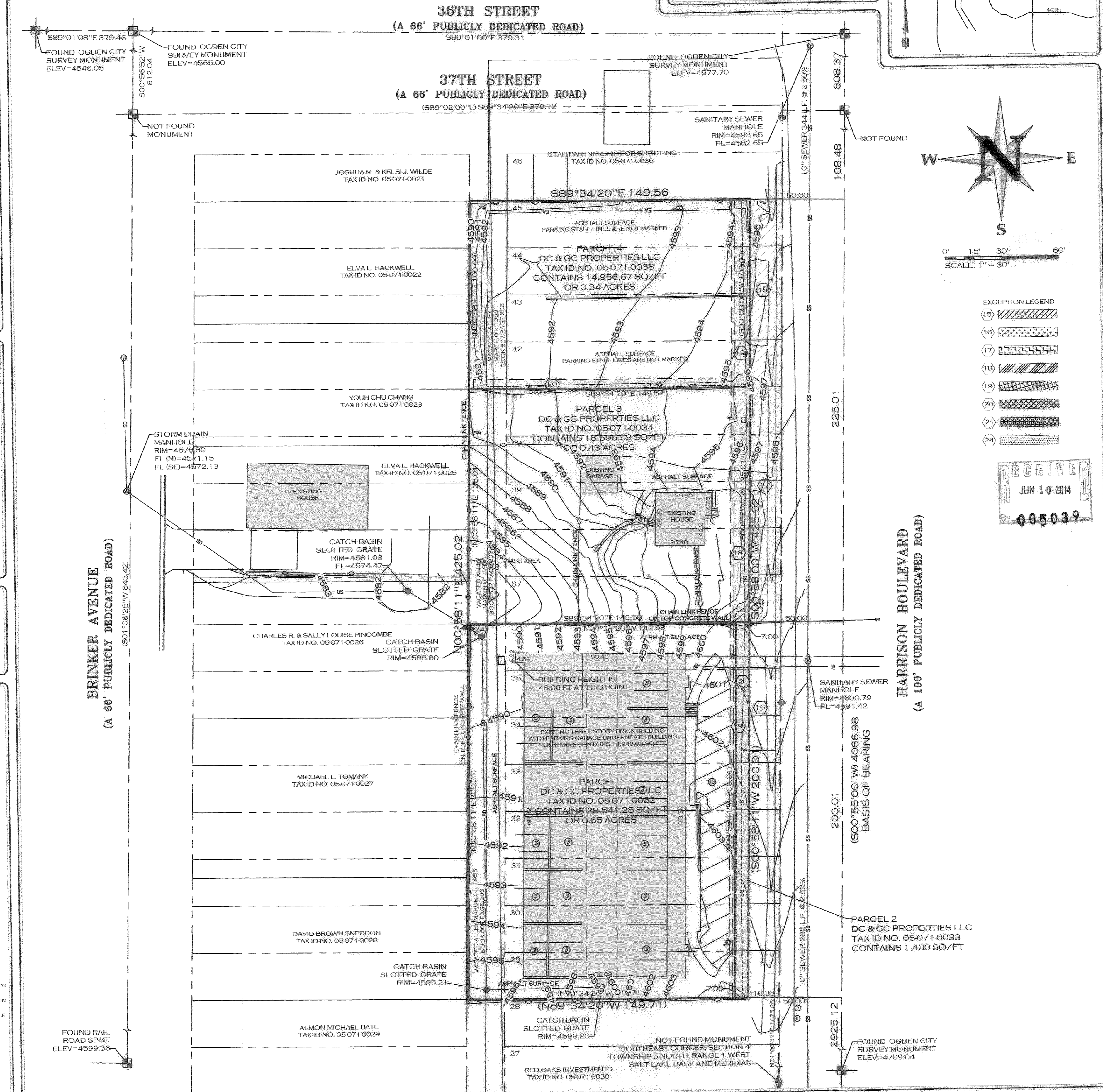
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHER WISE STATED.
- THE ADDRESS TO THIS PROPERTY IS 3765 HARRISON BOULEVARD, OGDEN, UT 84403.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.

UTILITY NOTE:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

LEGEND

POB	POINT OF BEGINNING	MON	MONUMENT	EG	EDGE OF GRAVEL
TBC	TOP BACK OF CURB	CON	CONCRETE	EA	EDGE OF ASPHALT
FC	FINISH GRADE	PCW	POINT ON CURVE	FC	FINISH GRADE
NG	NATURAL GRADE	PC	POINT OF CURVATURE	FG	FINISH GRADE
BK	BOOK	PCC	POINT ON CURVE	NG	NATURAL GRADE
PG	PAGE	PT	POINT OF TANGENT	BK	BOOK
SM	SECTION MONUMENT	REF	REFERENCE/WITNESS MONUMENT	NG	NATURAL GRADE
PC	PROPERTY CORNER	SE	SPOT ELEVATION	FC	FINISH GRADE
FD	FIRE HYDRANT	HP	HANDICAP PARKING	NG	NATURAL GRADE
SMH	STORM DRAIN MANHOLE	TP	TELEPHONE PEDESTAL	FC	FINISH GRADE
WM	WATER MANHOLE	GM	GAS METER	NG	NATURAL GRADE
SSM	SANITARY SEWER MANHOLE	SM	SANITARY SEWER CLEANOUT	FC	FINISH GRADE
PM	POWER MANHOLE	HF	HOSE FIB	NG	NATURAL GRADE
CM	COMMUNICATION MANHOLE	SL	STREET LIGHT	FC	FINISH GRADE
BL	BREAK LINE	BLT	BUILDING LIGHT	NG	NATURAL GRADE
TR	TRANSFORMER	CB	CATCH BASIN 2'X2'	FC	FINISH GRADE
PL	PROPERTY LINE	CC	CABLE COMMUNICATIONS LINE	NG	NATURAL GRADE
SL	SECTION LINE	FO	FIBER OPTICS LINE W/ MANHOLE	FC	FINISH GRADE
CL	CENTER LINE	GL	GAS LINE W/ VALVE	NG	NATURAL GRADE
EL	EASEMENT LINE	IL	IRRIGATION LINE W/ VALVE	FC	FINISH GRADE
FL	FENCE LINE (OTHER)	OP	OVERHEAD POWER LINE W/ POLE	NG	NATURAL GRADE
VF	VINYL FENCE	UP	UNDERGROUND POWER LINE W/ BOX	FC	FINISH GRADE
CLF	CHAIN LINK FENCE	SL	SANITARY SEWER LINE W/ MANHOLE	NG	NATURAL GRADE
WF	WOOD FENCE	TL	TELEPHONE LINE W/ BOX	FC	FINISH GRADE
WF	WIRE FENCE	WL	WATER LINE W/ VALVES	NG	NATURAL GRADE
CG	CURB & GUTTER	WR	WATER LINE W/ VALVES	FC	FINISH GRADE
CR	CURB WALL	EG	EDGE OF GRAVEL ROAD	NG	NATURAL GRADE
CL	CONTOUR LINE	EA	EDGE OF ASPHALT	FC	FINISH GRADE
DT	DITCH			NG	NATURAL GRADE



EXCEPTION LEGEND

15	[Symbol]
16	[Symbol]
17	[Symbol]
18	[Symbol]
19	[Symbol]
20	[Symbol]
21	[Symbol]
24	[Symbol]

RECEIVED
JUN 10 2014
005039

SHEET TITLE

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: **KELLER INVESTMENT AND DEVELOPMENT, LLC**

ATTN: CASEY KELLER
3765 HARRISON BLVD
OGDEN, UT 84403

LOCATION: **SOUTHEAST 1/4 SEC 4, T5N, R1W, SLB&M**

REV	DATE	DESCRIPTION	DATE
1	4/28/2014	ADDED UNDERGROUND PARKING STALL COUNT	04/22/2014
2			SCALE: 1" = 30'
3			DRAWN: MLW
4			CHECKED: MLW
5			

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: KELLER INVESTMENT AND DEVELOPMENT, LLC, INC. ITS SUCCESSORS AND ASSIGNS AND COTTONWOOD TITLE INSURANCE COMPANY AND DC & GC PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY:

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/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 8, 9, 10, 11(B) AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND 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, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

[Signature]
Michael L. Wangemann, PLS
Date of Plat or Map: April 22, 2014
PLS# 6431156-2201

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 WEST 2100 SOUTH
SYRACUSE, UT 84075
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

JOB NUMBER
0745-14

SHEET
1 OF 1

© COPYRIGHT 2012, UTAH LAND SURVEYING, LLC. ALL RIGHT RESERVED.