

PROM MGMT IV UTAH HOLDINGS, LLC

A PART OF LOT 7, BLOCK 19, PLAT 'A', OF OGDEN CITY SURVEY
CITY OF OGDEN, WEBER COUNTY, UTAH
MARCH, 2016

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°23'47"E	6.35'
L2	S01°18'01"W	23.31'
L3	N88°39'49"W	97.62'
L4	N01°17'57"E	30.87'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	2.27'	3.58'	3.22'	2.28'	S43°29'24"E	90°23'29"
C2	2.66'	6.06'	4.83'	5.78'	S23°06'07"E	130°40'44"
C3	2.67'	6.23'	4.91'	6.24'	S65°35'51"E	133°40'41"
C4	2.21'	3.46'	3.12'	2.20'	S43°59'11"E	89°37'31"
C5	2.24'	3.46'	3.25'	2.36'	S45°17'12"W	92°58'59"
C6	7.83'	12.60'	11.29'	8.14'	N44°23'36"W	92°11'51"
C7	2.24'	3.53'	3.18'	2.25'	N46°22'36"E	90°09'18"

SITE CONTROL

POINT	DESC.	NORTHING	EASTING	ELEVATION
CP-1	OGS	3604629.73'	1516575.28'	4307.59'
CP-2	OGS	3605391.84'	1510592.46'	4306.89'

PARCEL INFO

2501 GRANT AVENUE
BERLIN DREAMBUILDERS LLC
APN# 010170040

ZONING

CBDI CBD INTENSIVE DISTRICT
FRONT: NONE

SIDE: NONE, EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY

REAR: NONE, EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY

HEIGHT: 1 STORY MINIMUM- NO MAXIMUM

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ALTA/ACSM SURVEY ON THE SUBJECT PARCEL. THE BOUNDARY WAS DETERMINED USING THE OGDEN CITY SURVEY BIBLE PLATS, DEED CALLS, AND THE FOUND MONUMENTS AS SHOWN HEREON.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF 25TH AND GRANT AVENUE OF SECTION 29, T.6N., R.1W., SLB&M, U.S. SURVEY AND A FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF 25TH AND LINCOLN AVENUE OF SECTION 29, T.6N., R.1W., SLB&M, U.S. SURVEY SHOWN HEREON AS N88°41'07"W

FLOOD INFORMATION DATA

FLOOD ZONE X PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0426E DATED DECEMBER 16, 2005

ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

NOTES

THE NORTH AND EAST SIDES OF THE BUILDING RUN MORE OR LESS ALONG THE PROPERTY LINE

THE CONCRETE WALL ON THE SOUTH SIDE OF THE PROPERTY IS 0.6' MORE OR LESS NORTH OF THE PROPERTY LINE AS NOTED

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AND DEMOLITION AT THE TIME OF SURVEY

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY

15 PARKING STALLS
1 HANDICAP PARKING STALLS
15923 SQUARE FEET
OR 0.366 ACRES

NO PARTY WALLS WERE FOUND

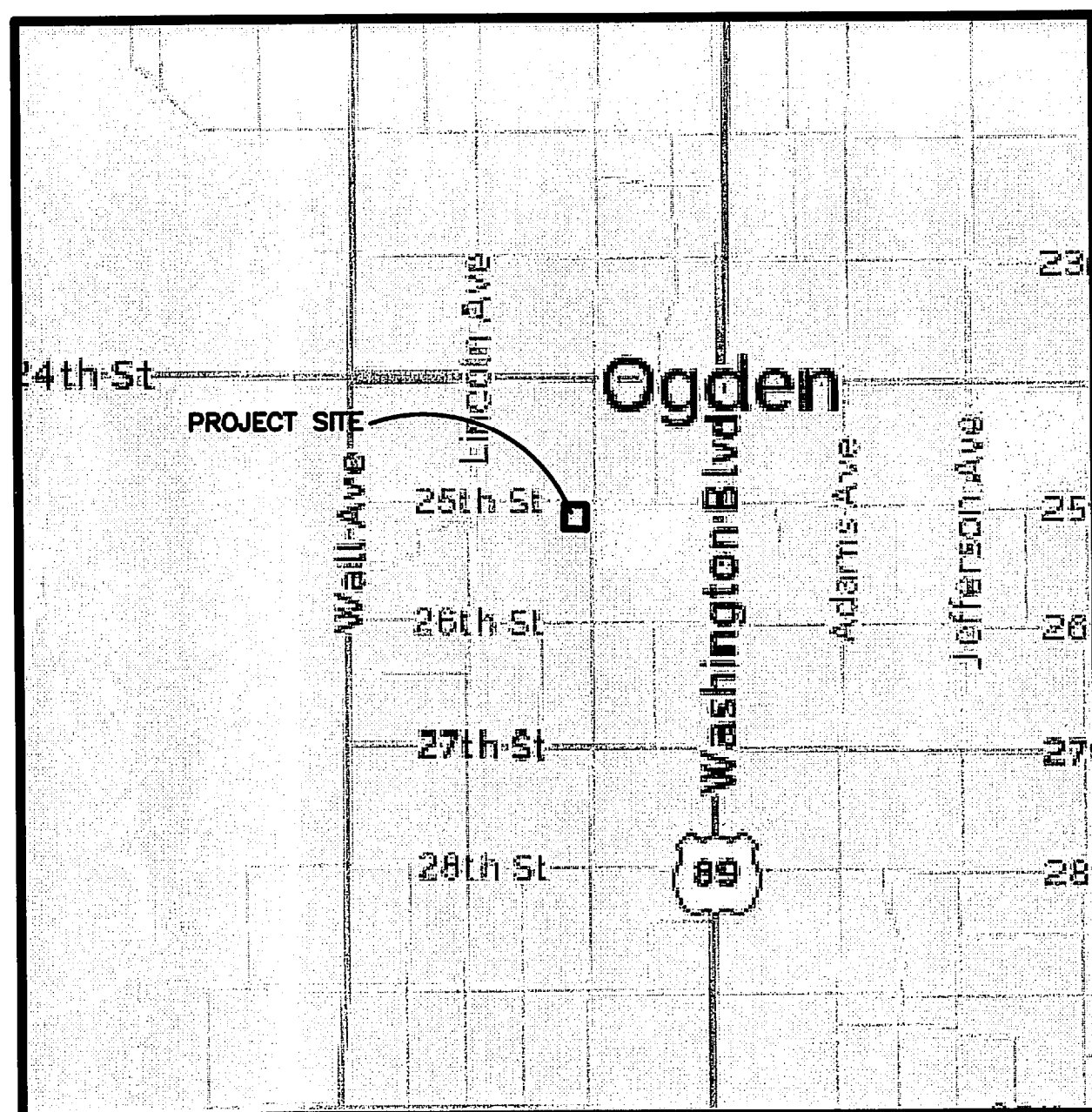
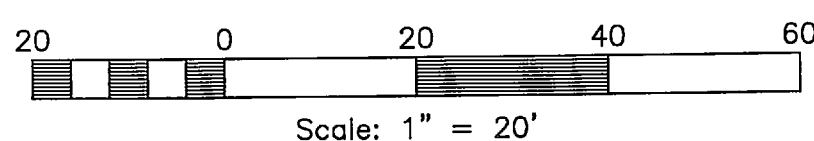
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION

NO INFORMATION ON PURPOSED RIGHT OF WAY CHANGES

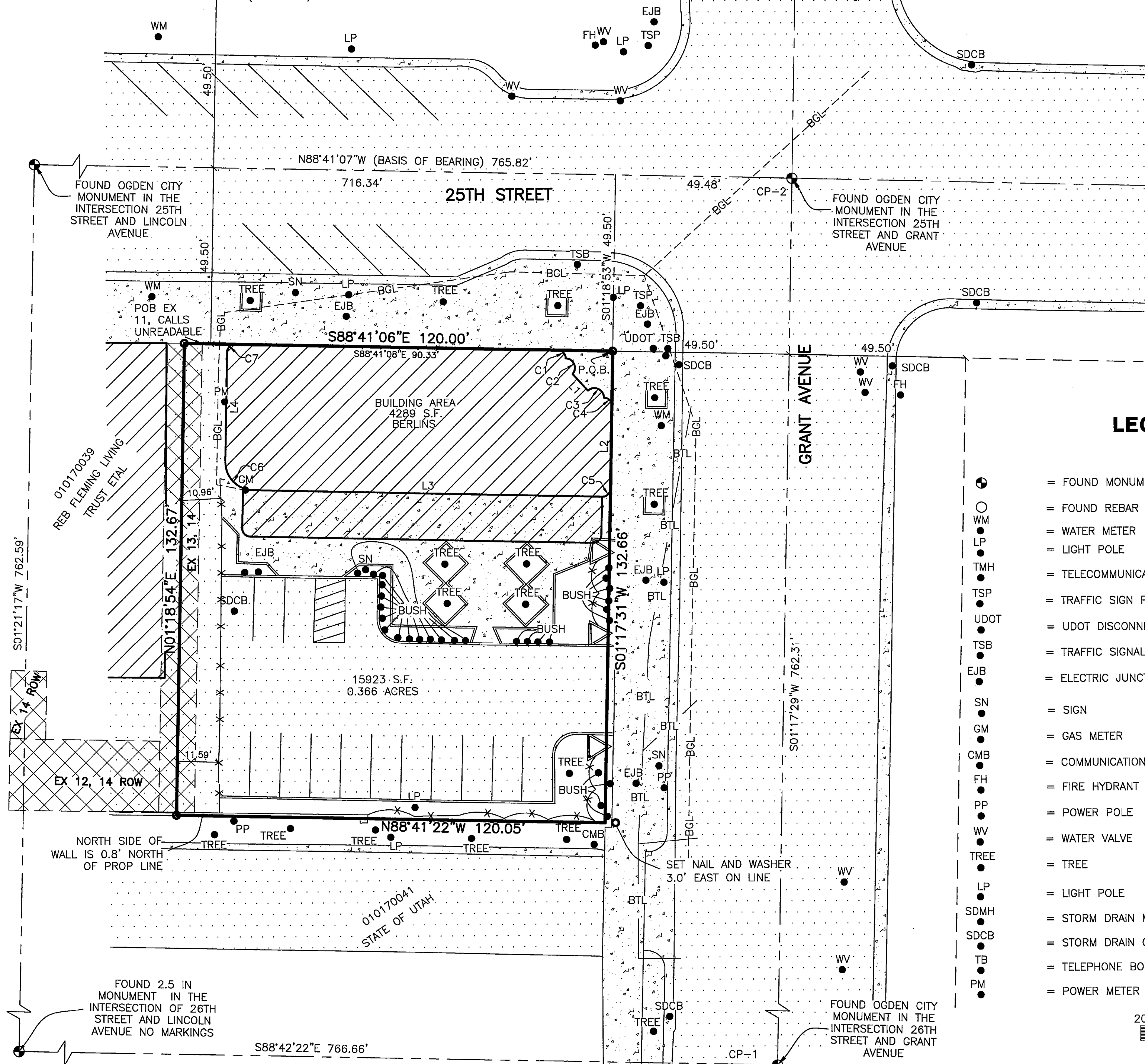
FIELD WORK COMPLETED 2-17-2016

LEGEND

- = FOUND MONUMENT
- WM = FOUND REBAR
- LP = WATER METER
- = LIGHT POLE
- TMH = TELECOMMUNICATION MANHOLE
- TSP = TRAFFIC SIGN POLE
- UDOT = UDOT DISCONNECT
- TSB = TRAFFIC SIGNAL BOX
- EJB = ELECTRIC JUNCTION BOX
- SN = SIGN
- GM = GAS METER
- CMB = COMMUNICATION BOX
- FH = FIRE HYDRANT
- PP = POWER POLE
- WV = WATER VALVE
- TREE = TREE
- LP = LIGHT POLE
- SDMH = STORM DRAIN MANHOLE
- SDCB = STORM DRAIN CATCH BASIN
- TB = TELEPHONE BOX
- PM = POWER METER
- = BOUNDARY LINE
- - - = CENTER LINE
- x x x = EXISTING FENCE
- - - - = ADJOINING PROPERTY
- - - - = SECTION LINE
- BGL- = BURIED GAS LINE
- BTL- = BURIED TELECOMMUNICATION LINE
- = SET NAIL AND WASHER
- [Pattern] = EXISTING PAVEMENT
- [Pattern] = EXISTING BUILDING
- [Pattern] = EXISTING CONCRETE
- [Pattern] = EXCEPTIONS



VICINITY MAP
(NO SCALE)



EXCEPTIONS

SCHEDULE B - PART II

STEWART TITLE GUARANTY COMPANY NO.: 145238 DATED: JANUARY 29, 2016

EXCEPTIONS #1-10, #15-29 APPLY TO THE PROPERTY IN GENERAL

EXCEPTION 11-
AGREEMENT BY AND BETWEEN: A.L. GLASMANN AND DAVID MAULE TRUST
RECORDED: OCTOBER 23, 1937
BOOK: X PAGE: 431 -DEED CALLS ARE NOT LEGIBLE, POINT OF BEGINNING IS SHOWN, BUT ENTIRE RIGHT OF WAY CANNOT BE PLOTTED

EXCEPTION 12-
RIGHT OF WAY AND EASEMENT GRANT
GRANTOR: A.L. GLASMANN
GRANTEE: ELDRIDGE- GLASMANN INVESTMENT COMPANY
LOCATION: SEE DEED
PURPOSE: EASEMENT OR RIGHT OF WAY HERETOFORE DEDICATED AS A PRIVATE WAY DESCRIBED AS FOLLOWS. COMMENCING 115 FEET WEST OF THE NORTH EAST CORNER OF LOT 7, RUNNING THENCE WEST 10 FEET THENCE SOUTH 112, THENCE WEST 42 FEET, THENCE SOUTH 20 FEET, THENCE EAST 52 FEET, THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING.
RECORDED: MARCH 14, 1939
ENTRY NUMBER: 47534
BOOK: 133 PAGE: 614- SHOWN HEREON

EXCEPTION 13-
RIGHT OF WAY AND EASEMENT GRANT
GRANTOR: ELDRIDGE-GLASMANN INVESTMENT COMPANY
GRANTEE: INTERSTATE TRANSIT LINES
LOCATION: SEE DEED
PURPOSE: EASEMENT OR RIGHT OF WAY HERETOFORE DEDICATED AS A PRIVATE WAY DESCRIBED AS FOLLOWS. COMMENCING 115 FEET WEST OF THE NORTH EAST CORNER OF LOT 7, RUNNING THENCE WEST 10 FEET THENCE SOUTH 132, THENCE EAST 10 FEET, THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING.
RECORDED: DECEMBER 12, 1939
ENTRY NUMBER: 49133
BOOK: 134 PAGE: 339 -SHOWN HEREON

EXCEPTION 14-
DATED: DECEMBER 23, 2005
BY AND BETWEEN: GARY L. GALE AND BRENT E. GALE AND GRIFFITHS INVESTMENTS, LLC
RECORDED: DECEMBER 27, 2005
ENTRY NUMBER: 2150840 -SHOWN HEREON

TITLE DESCRIPTION

STEWART TITLE GUARANTY COMPANY NO.: 145238 DATED: JANUARY 29, 2016

A PART OF LOT 7, BLOCK 19, PLAT "A", OF OGDEN CITY SURVEY BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE WEST 120 FEET; THENCE SOUTH 132 FEET; THENCE EAST 120 FEET; THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING

AS-SURVEYED DESCRIPTION

A PART OF LOT 7, BLOCK 19, PLAT "A", OF OGDEN CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

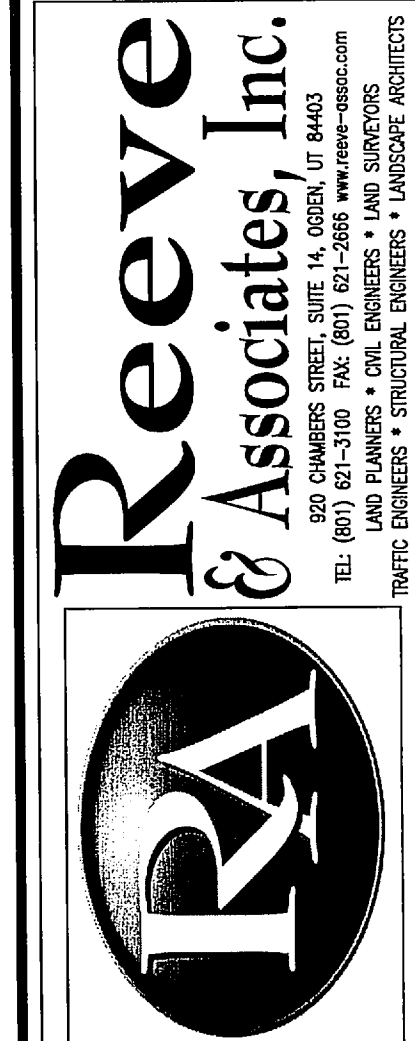
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 25TH STREET, SAID POINT BEING N88°41'07"W 49.48 FEET AND S01°18'53"W 49.50 FEET FROM A FOUND OGDEN CITY MONUMENT IN THE INTERSECTION OF 25TH STREET AND GRANT AVENUE; THENCE S01°17'31"W ALONG THE WESTERLY RIGHT OF WAY LINE OF GRANT AVENUE 132.66 FEET; THENCE N88°41'22"W 120.05 FEET; THENCE N01°18'54"E 132.67 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 25TH STREET; THENCE S88°41'06"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 25TH STREET 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15923 SQUARE FEET OR 0.366 ACRES

CERTIFICATE

TO PROMETHEUS MANAGEMENT IV UTAH HOLDINGS, LLC, STEWART TITLE GUARANTY COMPANY, MOUNTAIN VIEW TITLE AND ESCROW, SMITH KNOWLES P.C. AND US AMERIBANK, INC; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1-4, 6(A)(B), 7(A)(B), 8A, 10(A), 11(A), 13-14, 16-17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-17-2016
DATE OF PLAT OR MAP: 2-24-2016

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
9031945



REVISIONS	DESCRIPTION	DATE

ALTA/ACSM SURVEY
A PART OF LOT 7, BLOCK 19, PLAT "A", OF OGDEN CITY SURVEY
CITY OF OGDEN, WEBER COUNTY, UTAH
FEBRUARY, 2016

PROM MGMT IV UTAH HOLDINGS, LLC

RECEIVED
APR 26 2016
BY: 5456

Project Info.
Surveyor: T.HATCH
Designer: D. CAVE
Begin Date: 2-24-2016
Name: PROMETHEUS MANAGEMENT
Scale: 1"=20'
Checked: _____
Number: 6686-02

Sheet 1 of 1
1 Sheets