

ALTA / NSPS LAND TITLE SURVEY
PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
Part of Lot 10, Block 4, Plat A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH - Record of Survey Date: December 2016

TITLE REPORT DESCRIPTION

SCHEDULE A, Order Number: 230113
LEGAL DESCRIPTION EXHIBIT "A"
PARCEL 2: (01-004-0063) ADDRESS: 2703 WASHINGTON BLVD OGDEN, UT 84401
PART OF LOT 10, BLOCK 4, PLAT A, OGDEN CITY SURVEY;
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT AND RUNNING
THENCE WEST 57 FEET, THENCE SOUTH 80 FEET, THENCE WEST 75 FEET,
THENCE SOUTH 28.5 FEET, THENCE SOUTH 80 FEET, THENCE NORTH 108.5 FEET
TO BEGINNING.
SUBJECT TO EXISTING RIGHT-OF-WAY OVER THE SOUTH 5 FEET THEREOF
PARCEL 2A:
TOGETHER WITH A RIGHT-OF-WAY OVER 5 FEET ADJOINING FIRST
DESCRIPTION ON THE SOUTH. SITUATE IN WEBER COUNTY, STATE OF
UTAH.
PARCEL 3: (01-004-0064) ADDRESS: 375 27TH STREET OGDEN, UT 84401
PART OF LOT 10, BLOCK 4, PLAT A, OGDEN CITY SURVEY; COMMENCING
57 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT AND RUNNING
THENCE WEST 75 FEET, THENCE SOUTH 80 FEET, THENCE EAST 75 FEET,
THENCE NORTH 80 FEET TO THE PLACE OF BEGINNING.
SITUATE IN WEBER COUNTY, STATE OF UTAH.

AS SURVEYED DESCRIPTION

Parcel 2:
 A tract of land being part of Lot 10, Block 4, Plat A, Ogden City Survey, as recorded in Plat book 2 page 3 of the records of Weber County, being located in the Northeast Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract having a basis of bearing of South 01°17'30" West between the monumented locations of Grant Avenue (Young on original plat) and 28th (Eighth Street on original plat) Streets having NAD83 US State Plane Coordinates of record of N=3062957.666 E=1510177.073 (27th Street) and N=3602193.366 E=1510159.838 (28th Street), being described as follows:
 BEGINNING at a point located 49.50 feet South 01°18'01" West along the monument line of Washington Blvd, and 133.00 feet North 88°41'03" West along the North line of said Block 4 and the extension thereof (said point being 57.00 feet North 88°41'03" West along said Block line from the Northeast corner of said Block 4),
 FROM a monument located on the centerline of 27th Street and the offset monument line of Washington Blvd said monument having NAD83 US State Plane Coordinates of record N=3603848.265 E=1511326.728;
 RUNNING thence South 88°41'03" East 57.00 feet along said Block line to said Northeast Block corner;
 Thence South 01°17'55" West 108.50 feet along the east line of said Block;
 Thence North 88°41'03" West 132.73 feet (132.00 feet by record) to the west line of said Lot 10;
 Thence North 01°17'55" East 28.50 feet along said Lot line;
 Thence South 88°41'03" East 75.73 feet (75.00 feet by record);
 Thence North 01°18'01" East 80.00 feet to the north line of said Block 4 and the point of beginning.
 Containing 8,343 square feet more or less.
 Subject to existing right-of-way over the South 5 feet thereof and together with a right-of-way over 5 feet adjoining first description on the south.

Parcel 3:
 A tract of land being part of Lot 10, Block 4, Plat A, Ogden City Survey, as recorded in Plat book 2 page 3 of the records of Weber County, being located in the Northeast Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract having a basis of bearing of South 01°17'30" West between the monumented locations of Grant Avenue (Young on original plat) at the intersections of 27th (Seventh Street on original plat) and 28th (Eighth Street on original plat) Streets having NAD83 US State Plane Coordinates of record of N=3062957.666 E=1510177.073 (27th Street) and N=3602193.366 E=1510159.838 (28th Street), being described as follows:
 BEGINNING at a point located 49.50 feet South 01°18'01" West along the monument line of Washington Blvd, and 133.00 feet North 88°41'03" West along the North line of said Block 4 and the extension thereof (said point being 57.00 feet North 88°41'03" West along said Block line from the Northeast corner of said Block 4),
 FROM a monument located on the centerline of 27th Street and the offset monument line of Washington Blvd said monument having NAD83 US State Plane Coordinates of record N=3603848.265 E=1511326.728;
 RUNNING thence South 01°18'01" West 80.00 feet;
 Thence North 88°41'03" West 75.73 feet (75.00 feet by record) to the west line of said Lot 10;
 Thence North 01°17'55" East 80.00 feet along said Lot line to the north line of said Block 4;
 Thence South 88°41'03" East 75.73 feet (75.00 feet by record) along said block line to the point of beginning.
 Containing 6,058 square feet more or less.

NARRATIVE

- The purpose of the survey is to provide an ALTA/NSPS Land Title Survey in regard to Commitment for Title Insurance policy issued by Invest Title Services, Inc. Order number 230113, dated December 22, 2016 @ 8:00pm. This ALTA survey is being done in accordance with the ALTA/NSPS 2016 Standards which are currently in effect.
- Ownership of the property is currently held by HMCRE Residential, LLC, A Delaware Limited Liability Company. This ALTA survey will not provide information related to underground storage tanks or other underground or above ground structures that are considered hazardous to the environment. Since the site is covered with snow it is nearly impossible to visually see spills or other sources of contamination and this plat does not identify such.
- Property Boundary Discussion:
 The basis of bearing is North 01°17'55" East between the monumented locations of Grant Avenue at the intersections of 27th and 28th Streets as derived by GPS observations using NAD83 Utah North State Plane Coordinates. The base unit was located on a Weber County Bench Mark designated WC-29 located at the southwest corner of Harrison Blvd. and 21st Street. Having a Latitude of 11°13'43.00847" Longitude = 111°58'53.43405" W.
- The boundaries of the property were established using the monument data for the block to establish the right of way lines. The lot lines were then prorated within the block. The record width of Lot 10 based on the "Ogden City Bible Sheet 2680" (OCBS) is 132.66' my measured distance was 132.75 feet.
 The original plat of Ogden City filed for record Aug. 20th, 1896 in Plat book 2 page 3 indicates the lot widths to be 132 feet. The deed is written to the nearest foot (which would indicate the possible tolerance of plus or minus a foot) calling for 132 feet of width. I believe it is intended to describe the full width of the lot and not leave a 0.75 foot (by measure) or 0.66 foot by OCBS record) gap against the west lot line.
- The south boundary of the parcel was held to be parallel to 28th Street. The centerline of Washington Blvd is not on the existing monuments. Looking at the OCBS it is seen that the monument line for Washington Blvd is offset 10 feet to the West of centerline.

SURVEYOR'S CERTIFICATE

To HMCRE Residential, LLC, A Delaware Limited Liability Company; Invest Title Services, Inc.; 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by American Land Title Association and The National Society of Professional Surveyors, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 16, and 19 of Table A thereof. The field work was completed between Dec. 21, 2016 & Jan. 17, 2017. Date of Plat or Map: February 17, 2017.

TABLE A of the ALTA STANDARDS

The only Table A items being addressed in this survey are item 1, 2, 3, 4, 6(a) and (b), 7(a), 8, 9, 10(a), 11, 13, 16, and 19 subject to the comments hereafter.
 Item 1, Corners have been set as shown.
 Item 2, There are two addresses of record, 2703 Washington Blvd. on Parcel 2 and 375 27th Street on Parcel 3.
 Item 3, this property appears to be located in FEMA Flood Zone X.
 Item 4, the area of the parcel is noted in the As Surveyed Description.
 Item 5, not part of this survey.
 Item 6(a) & (b), zoning has not been provided by the insurer or client, however, Ogden City Zoning Map available online indicates this property to be zoned CP-3. For data regarding specifics on zoning requirements the data may be obtained from Sterling Codifiers on over the internet.
 Item 7(a), the buildings are located and shown and dimensioned to the nearest quarter foot.
 Item 8, the buildings are shown, however, since the parking areas were covered in snow and ice at the time of the survey they are shown as best possible.
 Item 9, same response as item 8.
 Item 10 (a), this property does not appear to have a party wall with adjoining properties.
 Item 11, Observable utilities not covered by snow have been located and shown. The site has been partially marked by 811 utility locators (Blue Stakes) and the markings that were available at the time of survey were measured and shown hereon. The location of underground utilities not Blue Staked are not known. The city engineer has been contacted for plans of the utilities but as of the date of this plat no response has been received.
 Item 12, not part of this survey.
 Item 13, shown and noted.
 Item 14, not part of this survey.
 Item 15, aerial imagery can be provided with an imagery date of 2012 if requested.
 Item 16, no evidence of recent earth moving work, building construction or building additions were observed during the site visit. However, there is a new construction project on the property to the west but is not encroaching.
 Item 17, not part of this survey.
 Item 18, not part of this survey.
 Item 19, several documents contain a generic statement similar to: "Subject to all non-monetary liens, current real property taxes, assessments, covenants, conditions, easements, rights-of-way, reservations and restrictions now of record." Other than those conditions shown or noted hereon I have not found seen any "plottable offsite easements or servitudes". While it is standard practice to examine adjoining properties for possible boundary conflicts it is not normal to do a title examination for such easements, etc. No representation is made herein to have done any research for such items in the process of this survey, however, if any such were found in the process of this survey they are/will be shown or noted.
 Item 20, not part of this survey.
 Item 21, Landmark Surveying, Inc has Professional Liability Insurance and documentation of such can be provided upon request of the client.
 Item 22, the following items were specifically requested by the client and have been shown:
 (i) the location of all buildings, structures and other substantial visible improvements (including sidewalks, curbs parking areas and fences) and the distances from such improvements to adjoining exterior property lines must be depicted;
 (ii) the number and location of parking spaces (specifying the number of spaces reserved for handicapped use, if any); and
 (iii) indication of access (such as curb cuts and driveways) to adjoining streets and highways and information as to whether such roadways are public or private.

SCHEDULE B - SECTION 1 & 2 of the TITLE COMMITMENT

SCHEDULE B: Exceptions numbered 11 thru 22 only have been listed for this property. Only exceptions 14, 15, 16, 17, 18, 19 and 20 listed are specifically addressed in this survey.

Exception 14: *RESOLUTION, RECORDED: MARCH 11, 1986, ENTRY NO.: 962623 BOOK/PAGE: 1489/1418, PURPOSE: RESOLUTION DESIGNATING AS A HISTORIC RESOURCE THE BROWNING ARMS APARTMENTS.
 Survey Response: This document affects only Parcel 2 and part of Parcel 2A but is not mapped.

Exception 15: *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 Response: This item is not part of this survey and specifically excluded from this document.

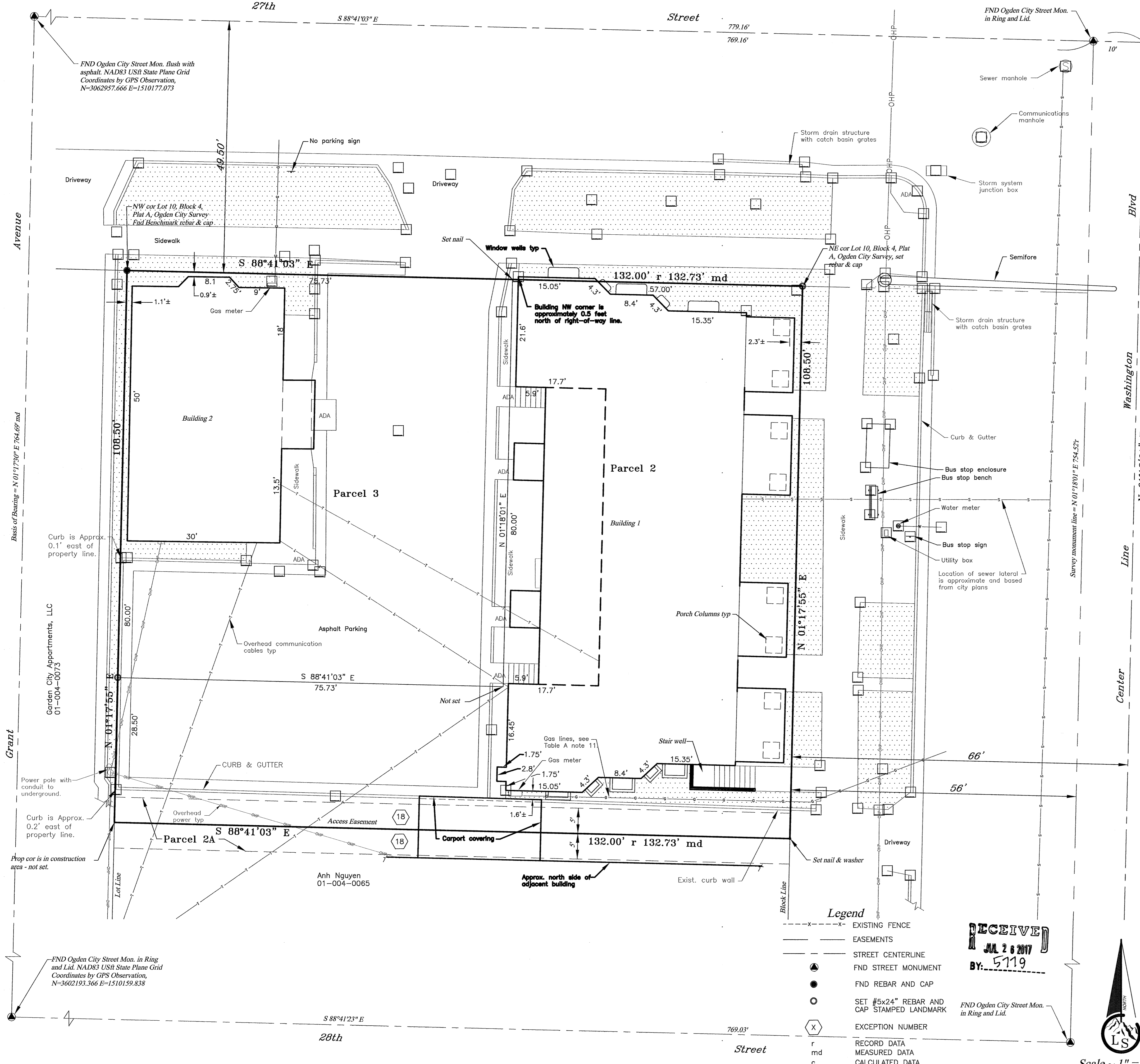
Exception 16: *ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS-OF-WAY AND EASEMENTS THEREOF.
 Survey Response: Any such features are shown that were observed during the survey.

Exception 17: *REGULATORY AGREEMENT, DATED: NOVEMBER 1, 1985, RECORDED: DECEMBER 5, 2010, ENTRY NO.: 954861, BOOK/PAGE: 1481/10
 *SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN
AMENDMENT TO REGULATORY AGREEMENT DATED: OCTOBER 1, 2000, RECORDED: OCTOBER 31, 2000, ENTRY NO. 1734738 BOOK/PAGE: 2099/262
 *SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.
AMENDMENT TO REGULATORY AGREEMENT DATED: OCTOBER 1, 2000, RECORDED: OCTOBER 31, 2000, ENTRY NO. 1734739 BOOK/PAGE: 2099/273
 *SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.
 Survey Response: These items are not part of this survey and specifically excluded from this document.

Exception 18: *EASEMENTS, AS EVIDENCED BY MESNE DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A SPECIAL WARRANTY DEED, RECORDED MAY 14, 2014, AS ENTRY NO. 2686384.
 Survey Response: This document references an easement described as: "Subject to existing right-of-way over the South 5 feet thereof and together with a right-of-way over 5 feet adjoining first description on the south." This easement is identified in the title report as Parcel 2A and is shown and noted hereon as Parcel 2A.

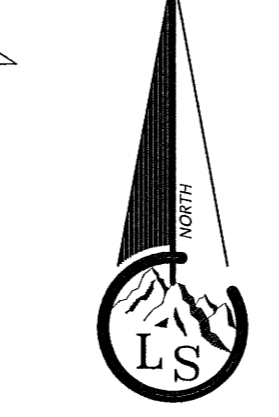
Exception 19: *NONCOMPLYING STRUCTURE CERTIFICATE RECORDED: APRIL 22, 2013 ENTRY NO.: 2631027
 *SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.
 Survey Response: This document acknowledges that the property and it's use at the date of the document is non-complying to the zone in two specific conditions: "The non-complying structure is limited to [one] 17 Units on 8,322 sq. ft. more or less, where 17,000 sq. ft. is required;" and "two 14 parking stalls where 34 legal parking stalls are required." The document further states that, "The right of the non-complying structure shall be lost if the structure is voluntarily removed or demolished."
 This document is not mapped hereon but it should be noted regarding the parking situation and how many stalls are shown hereon.

Exception 20: *NONCOMPLYING STRUCTURE CERTIFICATE RECORDED: JULY 15, 2013 ENTRY NO.: 2646387 *SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.
 Survey Response: This document appears to be the same as Exception 19 above making the same representation.



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - FND STREET MONUMENT
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - X EXCEPTION NUMBER
 - r RECORD DATA
 - md MEASURED DATA
 - c CALCULATED DATA

RECEIVED
 JUL 26 2017
 BY: 5719



Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyUtah.com
 4646 South 3500 West - #A-3
 West Haven, UT 84401
 801-731-4075

CLIENT: Braden Hellewell
 Address: 10 W Broadway # 100, Salt Lake City, UT

OWNER: HMCRE Residential, LLC
 Property Address: 375 27th Street, 2711 Washington Blvd, Ogden, UT

NE 1/4 of Sec 32, T6N, R1W, SLB&M.

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: February 17, 2017
	FILE: 3698-3