

SCHEDULE B - SECTION 2 EXCEPTIONS

NOTES

BOUNDARY DESCRIPTION

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes of assessments on real property or by the public records. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
- Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
- Easements, claims of easement or encroachments which are not shown by the public records. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
- Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
- Unpatented mining claim: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
- Defects, liens, encroachments, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

- Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded January 31, 1959, as Entry No. 313551 in Book 611, at Page 511, WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON WIDTH IS NOT SPECIFIED)
- A perpetual easement, dated September 13, 1965 in favor of the United States of America, to construct, reconstruct, operate and maintain a pipeline, recorded April 13, 1966, as Entry No. 471711, in Book 834, at Page 32, of official records of WEBER County Recorder's Office. (DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENT DESCRIBED IS IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SUBJECT PROPERTY LIES WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER)
- Right of Way Easement, in favor of the Mountain States Telephone and Telegraph company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property. Said Right of Way Easement recorded August 17, 1971, as Entry No. 555918, in Book 973, at Page 489, WEBER County (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- Location of Mineral Deposit by Charles Ed Poupoich, recorded March 7, 1995, as Entry No. 1353446, in Book 1748, at Page 2834, of official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, BLANKET IN NATURE)
- Terms and Conditions of the Deferring Public Improvements Agreement by and between Kevin Bell & Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391968, in Book 1795, at Page 264, of official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, OBLIGATION OF PROPERTY OWNER TO PAY FOR FUTURE INSTALLATION OF 220.22 FEET OF SIDEWALK)
- Terms and Conditions of the Easement Agreement by and between Kevin and Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391969, in Book 1795, at Page 268, of official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN AND DESCRIBED HEREON)
- Terms and Conditions of the Easement Agreement by and between Kevin and Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391970, in Book 1795, at Page 271, of official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- Terms and Conditions of the Easement Agreement by and between Kevin and Kim Bell and Weber County, recorded March 6, 1996, as Entry No. 1391971, in Book 1795, at Page 272, of official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- Terms and Conditions of an Easement Agreement dated February 10, 1976 by and between Ogdan River Water Users Association and State of Utah Water Resources, recorded March 11, 1980, as Entry No. 805357, in Book 1347, at Page 691, of official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, EASEMENT IS BLANKET IN NATURE)
- Subject to a 36" Ogdan City Water Line within a 16' Easement, as disclosed on the Reeve & Reeve Engineering, Inc. record of Survey, dated February 9, 1996. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- Any and all matters which may be disclosed by and accurate ALTA/ACSM Survey, including but not limited to Item No's. 8, 10, 11 and 13 of "Table A" of the Minimum Standard Detail Requirements, dated October 17, 1992. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- Subject to the rights of parties in possession of the subject property under unrecorded leases, contracts rental occupancy agreements and any claims, rights, or interests arising thereunder. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)
- ALL-INCLUSIVE TRUST DEED WITH ASSIGNMENT OF RENTS securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof.

- THE SUBJECT PROPERTY LIES WITHIN THE ZONE CVR-1 ZONE (PARCEL 1) AND THE FR-1 ZONE (PARCEL 2).
- THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "AE" PER MAP NUMBER 49057C0219E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- THE SUBJECT PARCEL CONTAINS THIRTY TWO (32) REGULAR PARKING SPACES, ONE (1) HANDICAPPED PARKING SPACES FOR A TOTAL OF THIRTY THREE (33) PARKING SPACES.
- THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 429 AND 435 OGDEN CANYON ROAD, OGDEN UTAH, AND WAS OBSERVED IN THE FIELD.
- THE BUILDING HEIGHT IS MEASURED FROM THE FINISHED FLOOR OF THE MAIN LEVEL TO THE ROOF PEAK.
- LOCATION OF PHYSICAL UTILITY LINE DIFFERS THEN MEETS AND BOUNDS DESCRIPTION AS SHOWN HEREON.
- THE TOP BANK OF THE OGDEN RIVER VARIES FROM MEETS AND BOUNDS DESCRIPTION AS SHOWN HEREON.
- BUILDING FINISHED FLOORS ARE ABOVE THE BASE FLOOD ELEVATION.

Exceptions 1-7 will be eliminated in an ALTA Extended Coverage Policy.
(THE FOLLOWING EXCEPTION AFFECTS PARCEL 1)

8. Taxes for the year 2018 are now accruing as a lien, not yet due and payable. (Tax L.D. 20-025-0005).

Taxes for the year 2017 are delinquent in the amount of \$5,749.36, plus penalties and interest. (Tax Parcel No. 20-025-0005). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

(THE FOLLOWING EXCEPTION AFFECTS PARCEL 2)

9. Taxes for the year 2018 are now accruing as a lien, not yet due and payable. (Tax L.D. 20-025-0018).

Taxes for the year 2017 are delinquent in the amount of \$10,580.96, plus penalties and interest. (Tax Parcel No. 20-025-0018).

Taxes for the year 2016 are delinquent in the amount of \$546.43, plus penalties and interest. (Tax Parcel No. 20-025-0018). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

10. Taxes for the year 2015 are delinquent in the amount of \$10,112.71, plus penalties and interest. (Tax Parcel No. 20-025-0018). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

11. Said Property is located within the boundaries of Weber County, Weber Basin Water District, Weber Fire District, Weber Area Dispatch 911 and Emergency Services, and is subject to all assessments and service charges levied thereof. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

12. Terms and Conditions of Ordinance No. 12-81, creating the Weber County Fire Protection Service Area No. 4 - Fire Protection, recorded December 22, 1981, as Entry No. 849262, in Book 1394, at Page 1772, of official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

13. Terms and Conditions of Resolution No. 23-2005, a Resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District, recorded January 24, 2006, as Entry No. 2156401, of the official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

14. Terms and Conditions of Resolution No. 27-2012, a Resolution of the Board of County Commissioners of Weber County, Utah, confirming the tax to be levied for municipal services provided to the unincorporated area of Weber County, recorded December 13, 2012, as Entry No. 2610456, of the official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

15. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015, as Entry No. 2718461, of the official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

16. Certificate of Annexation of the Ogdan Valley Parks Service Area, recorded December 28, 2017, as Entry No. 2897532, of the official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

17. Terms and Conditions of the Ogdan Valley Parks Service Area Notice of Impounding Boundary Action (Boundary Adjustment), recorded December 28, 2017, as Entry No. 2897533, of the official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

18. Terms and Conditions of Weber County Resolution No. 43-2017, a Resolution to initiate the annexation of unincorporated area of Weber County into the Ogdan Valley Parks Service Area, recorded December 28, 2017, as Entry No. 2897534, of the official records of WEBER County Recorder's Office.

Terms and Conditions of Resolution of Ogdan Valley Parks Service Area (Resolution 5) Approving an adjustment of the districts boundary, recorded December 28, 2017, as Entry No. 2897535, of the official records of WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

19. Subject to all existing restrictions, roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way, easements thereof. (AFFECTS THE SUBJECT PROPERTY NOT AS SHOWN HEREON)

20. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course of water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

21. Subject to Reparian Rights of others in and to the Ogdan River as their interests may appear. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

22. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon, or under the above described tract of land, together with the right of the proprietor of a vein of lode to extract his ore therefrom, should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

23. Reservations, Rights, Easements or other matters as may be set forth in the Patent, by the United States of America, recorded September 23, 1901, in Book 40, at Page 17, of official records of WEBER County Recorder's Office. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE)

24. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded December 30, 1942, in Book 144, at Page 489, WEBER County Recorder's Office. (DOES NOT AFFECT SUBJECT PROPERTY, THE EASEMENT IS ON THE SOUTHERLY SIDE OF HIGHWAY 39)

25. A Slope Easement, dated October 24, 1958, conveyed to the State Road Commission of Utah for the purpose of constructing and maintaining thereon cut and/or fill slopes and necessary drainage ditches and appurtenant parts thereof, recorded November 24, 1958, as Entry No. 303732, in Book 596, at Page 193, of official records of WEBER County Recorder's Office. (DOES NOT AFFECT THE SUBJECT PROPERTY, THE SUBJECT PROPERTY BEGINS AT ENTINEERS STATION 271+89.22 AND ENDS AT 276+89.01, THE SLOPE EASEMENT DESCRIBED IN EXCEPTION 25 LIES BETWEEN ENGINEERS STATIONS 277+14 AND 278+46)

19. TRUST DEED securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:

Dated: February 6, 2001
Amount: \$565,950.00, plus interest
Trustor: Alaskan Inn of Ogdan, L.C.
Trustee: Centennial Bank
Beneficiary: Centennial Bank
Recorded: February 7, 2001
Entry No: 1750744
Book: 2115
Page: 923
(AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

20. TRUST DEED securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:

Dated: April 19, 2002
Amount: \$710,000.00, plus interest
Trustor: Alaskan Inn of Ogdan, L.C.
Trustee: American Preferred Title, LLC
Beneficiary: Centennial Bank
Recorded: April 23, 2002
Entry No: 1842638
Book: 2226
Page: 1148
SUBSTITUTION OF TRUSTEE, dated May 8, 2008, wherein Centennial Bank is the duly appointed and substituted Trustee under hereinabove mentioned Trust Deed by document recorded July 8, 2018 as Entry Number: 2354736, WEBER County Recorder's Office. (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

41. TRUST DEED securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:

Dated: September 13, 2007
Amount: \$1,860,000.00, plus interest
Trustor: Alaskan Inn, L.C. as to an undivided 85% interest, and J. Todd Anderson, as to an undivided 15% interest
Trustee: Bank of Utah
Beneficiary: Bank of Utah
Recorded: September 17, 2007
Entry No: 2292346
(AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

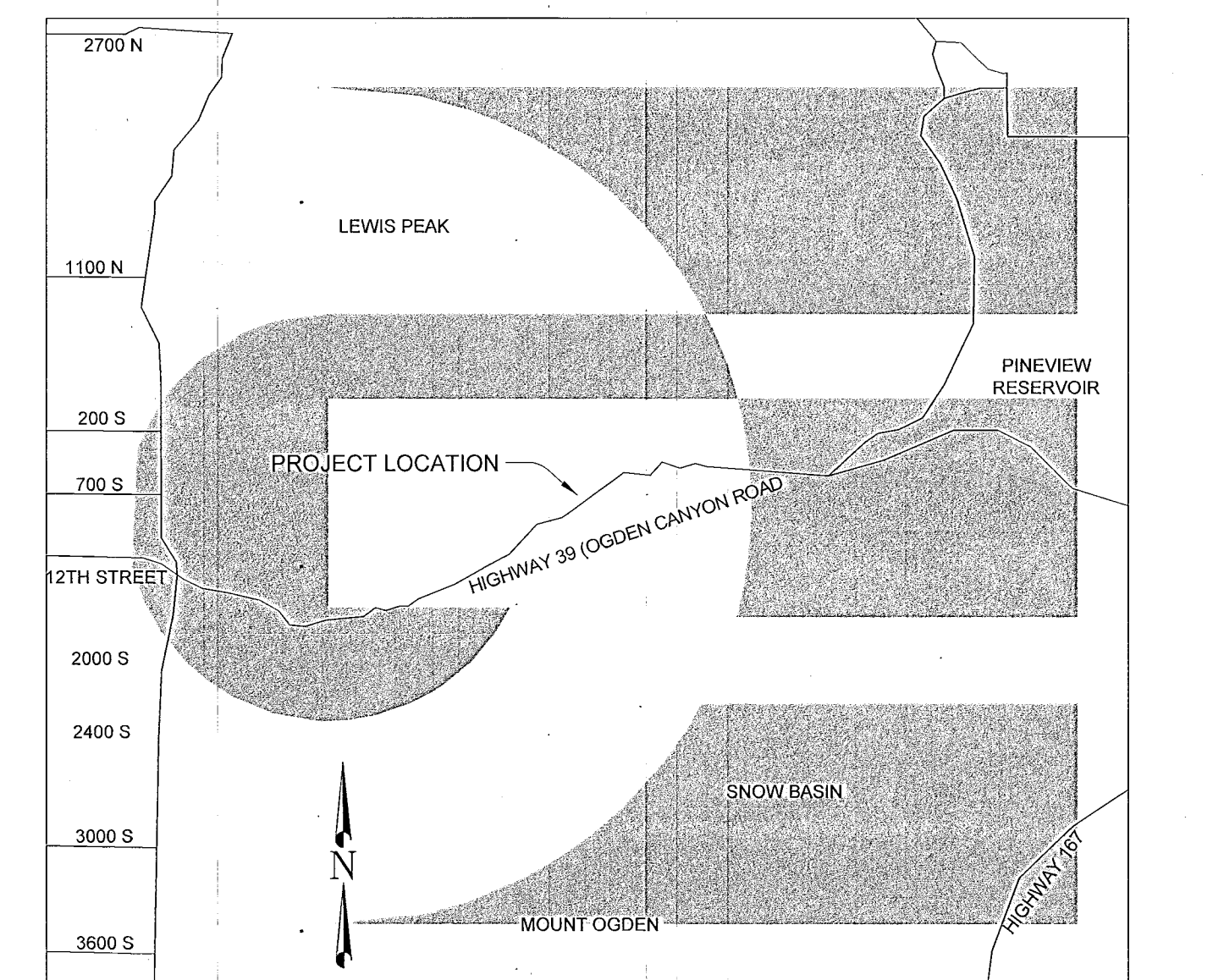
42. Assignment of Rents dated September 13, 2007 and recorded September 17, 2007, as Entry No. 2292347, in the office of the WEBER County Recorder's Office, wherein Alaskan Inn, L.C. as to an undivided 85% interest, and J. Todd Anderson, as to an undivided 15% interest assigns all rent leases, income and profits accruing from said property to Bank of Utah.

(The following One (1) exception(s) may affect the interest of the current vested owner(s) of the subject property James T. Anderson)

43. Chapter 13 Bankruptcy, filed August 29, 2016, by James T. Anderson (xxx-xx-6526), as Case No. 16-27546, United States Bankruptcy Court, District of Utah (Awaiting Closing). (AFFECTS THE SUBJECT PROPERTY NOT PLOTTABLE, NOT A SURVEY MATTER)

Code	Name	Phone	Contact Name	Email	Comments	Description
CCUT2	COMCAST-NORTHERN UT	435-224-2356	JEFF HOUSTON	JEFF.HOUSTON@TELECON.COM		CATV & FIBER MKRD BY STK CNTR
CTLUT01	CENTURYLINK LOCAL NETWORK	801-974-8181	TERESA HINTON	TERESA.HINTON@CENTURYLINK.COM		FBR & PHN MKRD BY STAKE CENTER
OGDEN	OGDEN CITY CORPORATION	801-629-8325	CHUCK SHURTLIFF			SEWER & CULINARY WATER
PVWTR	PINEVIEW WATER SYSTEMS	801-622-4351	DOUG JEPPESEN	DJEPPESEN@PINEVIEWWATER.COM	8016216558 OLD FAX	CULINARY WATER
RMPGOGD	ROCKY MOUNTAIN POWER - OGDEN	503-813-6993	JOEL SIMMONS	GISDEPT@PACIFICORP.COM		ELECTRIC MKRD BY STAKE CENTER
SYRINGA	SYRINGA NETWORKS	800-454-7214	ENGINEERING	GIS@SYRINGANETWORKS.NET		FBR & PHN MKRD BY STAKE CENTER
WEBERCO	WEBER COUNTY	801-392-8054	BLANE FRANSEN	BFRANDSEN@CO.WEBER.UT.US		STORM DRAIN, WATER & PERMITS

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTA/NSPS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. I FURTHER CERTIFY TO: ARTISAN TITLE INSURANCE AGENCY, ML RESORTS, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, NOA BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR GRP CAPITAL.

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 ALTA AND NSPS, AND IS BASED ON COMMITMENT FOR TITLE INSURANCE FILE NUMBER 8283 WITH AN EFFECTIVE DATE OF JULY 31, 2018 AT 8:00 A.M. AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 7B, 7C, 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 19TH, 2018.

SIGNED THIS 3RD DAY OF JANUARY, 2019.

RECEIVED
JAN 03 2019
BY: G.153 / K

KLINT H. WHITNEY, PLS NO. 8227228

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ALTA SURVEY FOR GRP CAPITAL
429 AND 435 OGDEN CANYON ROAD, OGDEN UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B. AND M.

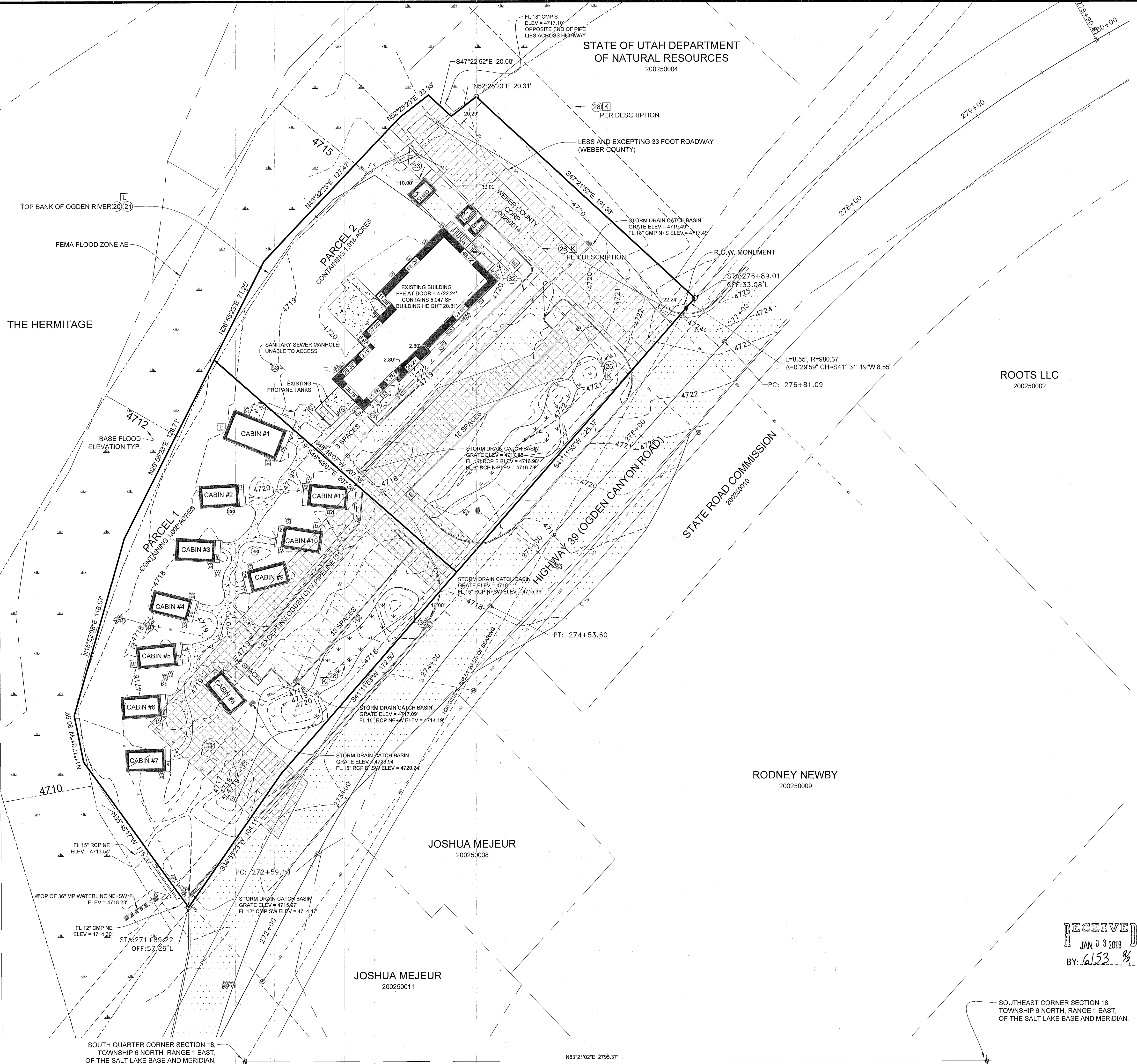
GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

SCALE: N/A
DATE: 1/28/18
DESIGN: SGP
DRAWN: SGP
CHECKED: KHW
DWG.: 429 AND 435 OGDEN CANYON ROAD SURVEY

STATE OF UTAH DEPARTMENT
OF NATURAL RESOURCES
200250004

CABIN DETAILS

- CABIN #1 FFE AT DOOR = 4720.06'
20.3'x36.5' CONTAINS 688 SF
BLDG HEIGHT 11.12'
- CABIN #2 FFE AT DOOR = 4719.74'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #3 FFE AT DOOR = 4719.75'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #4 FFE AT DOOR = 4719.85'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #5 FFE AT DOOR = 4719.86'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #6 FFE AT DOOR = 4719.72'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #7 FFE AT DOOR = 4719.05'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #8 FFE AT DOOR = 4719.68'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #9 FFE AT DOOR = 4719.72'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #10 FFE AT DOOR = 4719.88'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'
- CABIN #11 FFE AT DOOR = 4720.15'
14.2'x25.5' CONTAINS 361 SF
BLDG HEIGHT 11.12'



ROOTS LLC
200250002

RODNEY NEWBY
200250009

JOSHUA MEJEUR
200250008

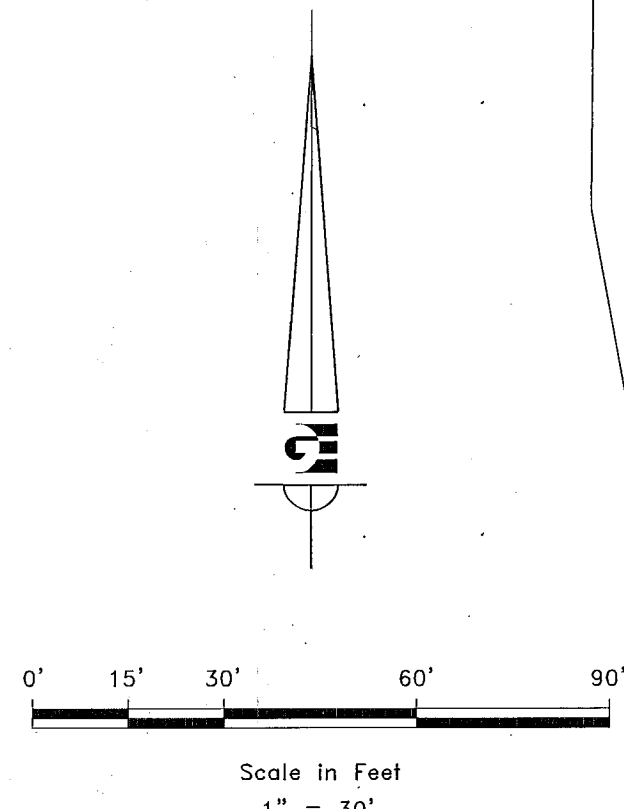
JOSHUA MEJEUR
200250011

TOP BANK OF OGDEN RIVER

FEMA FLOOD ZONE AE

THE HERMITAGE

SOUTH QUARTER CORNER SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 EAST,
OF THE SALT LAKE BASE AND MERIDIAN.



LEGEND

- | | | | |
|--|---------------------------------|--|---------------------------------|
| | COUNTY MONUMENT AS NOTED | | EXISTING WATER VALVE |
| | SET 24" REBAR AND CAP | | EXISTING FIRE HYDRANT |
| | MARKED GARDNER ENGINEERING | | EXISTING SANITARY MANHOLE |
| | PROPERTY LINE | | EXISTING SANITARY CLEANOUT |
| | ADJACENT PARCEL | | EXISTING CATCH BASIN |
| | SECTION LINE | | EXISTING POWER POLE |
| | CENTERLINE | | EXISTING IRRIGATION MANHOLE |
| | RIGHT-OF-WAY LINE | | EXISTING ELECTRICAL TRANSFORMER |
| | EXISTING FENCE LINE | | EXISTING TELEPHONE MANHOLE |
| | EXISTING WATER LINE | | EXISTING TELEPHONE PEDESTAL |
| | EXISTING SANITARY SEWER LINE | | EXISTING GAS METER |
| | EXISTING STORM DRAIN LINE | | EXISTING AC UNIT |
| | EXISTING OVERHEAD POWER LINE | | EXISTING CONCRETE |
| | EXISTING UNDERGROUND POWER LINE | | EXISTING LANDSCAPE AREA |
| | EXISTING FIBER OPTIC LINE | | |
| | EXISTING GAS LINE | | |
| | OGDEN CITY PIPELINE PARCEL | | |
| | WEBER COUNTY ROADWAY PARCEL | | |

SCALE	1:30 XREF
DATE	11/26/18
DESIGN	
DRAWN	MJL
CHECKED	KTW

REVISIONS	DESCRIPTION
DATE	

ALTA SURVEY FOR GRP CAPITAL
429 AND 435 OGDEN CANYON ROAD, OGDEN UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
15150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

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JAN 03 2019
BY: 6153

SOUTHEAST CORNER SECTION 18,
TOWNSHIP 6 NORTH, RANGE 1 EAST,
OF THE SALT LAKE BASE AND MERIDIAN.

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