

REVISIONS:

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	EX. IRRIGATION LINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. CABLE TV LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
+	SECTION CORNER MONUMENT
+	PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
---	EXISTING ASPHALT
---	EXISTING CURB & GUTTER

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 44057G0427E, PANEL NO. 440284 0427 E, EFFECTIVE DATE DECEMBER 16, 2005. ZONE X (UNSHADED) IS DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN'.

NOTES

- NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY. (SEE TABLE A, ITEM 6)
- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. (SEE TABLE A, ITEM 11)
- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PARCELS. (SEE TABLE A, ITEM 18)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. DAVID JONES OF PARADIGM REAL ESTATE FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND AT THE INTERSECTIONS OF 13TH STREET AND WASHINGTON BOULEVARD; 13TH STREET AND JEFFERSON AVENUE; 14TH STREET AND ADAMS AVENUE; AND 14TH STREET AND WASHINGTON BOULEVARD.

A LINE BEARING SOUTH 89°09'45" EAST BETWEEN THE BRASS CAP MONUMENTS IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 13TH STREET AND JEFFERSON AVENUE AND 13TH STREET WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

AN ALTA/NSPS LAND TITLE SURVEY BY DIAMOND LAND SURVEYING, LLC DATED MARCH 22, 2017 AND RECORDED MARCH 27, 2017; AND OGDEN CITY PLATS, ON FILE AS DOCUMENT PL6478 AND PL6479, WERE USED AS REFERENCE FOR THIS SURVEY.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

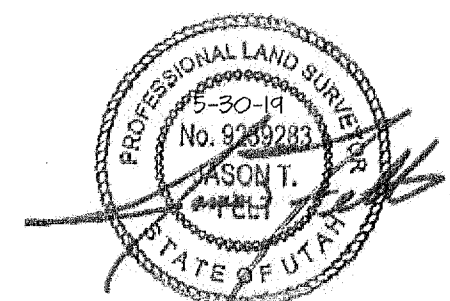
ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; ARCH FUNDING CORP., A CALIFORNIA CORPORATION; HMGRE RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; PARADIGM REAL ESTATE; AND CADWELL INVESTMENTS, LLC.

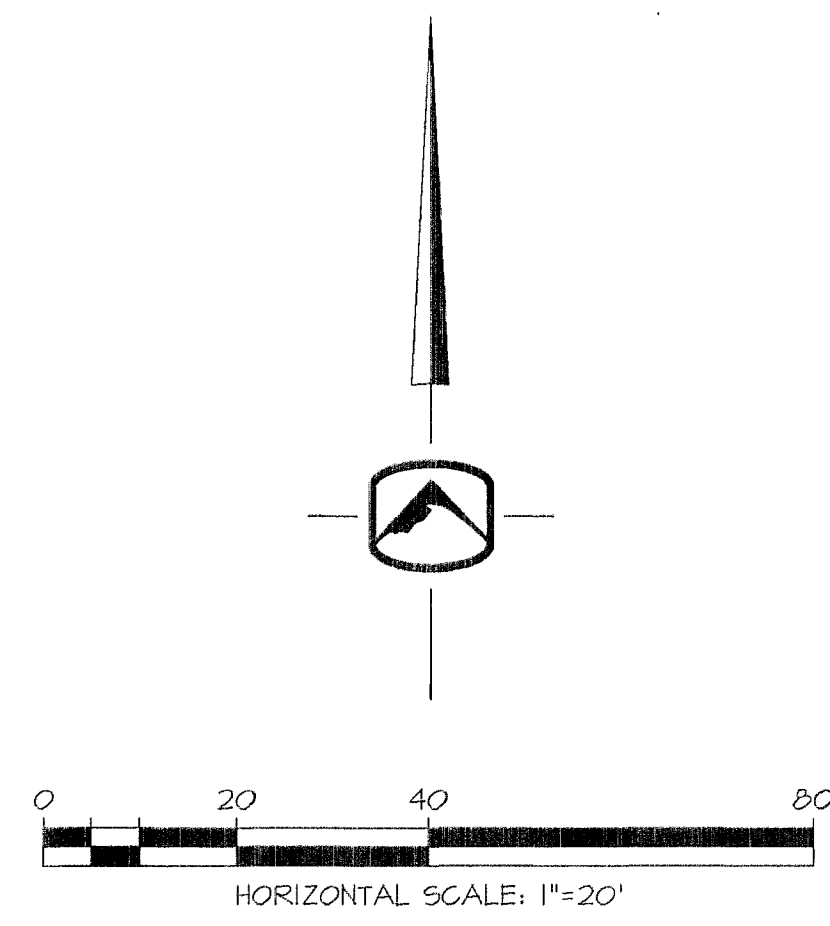
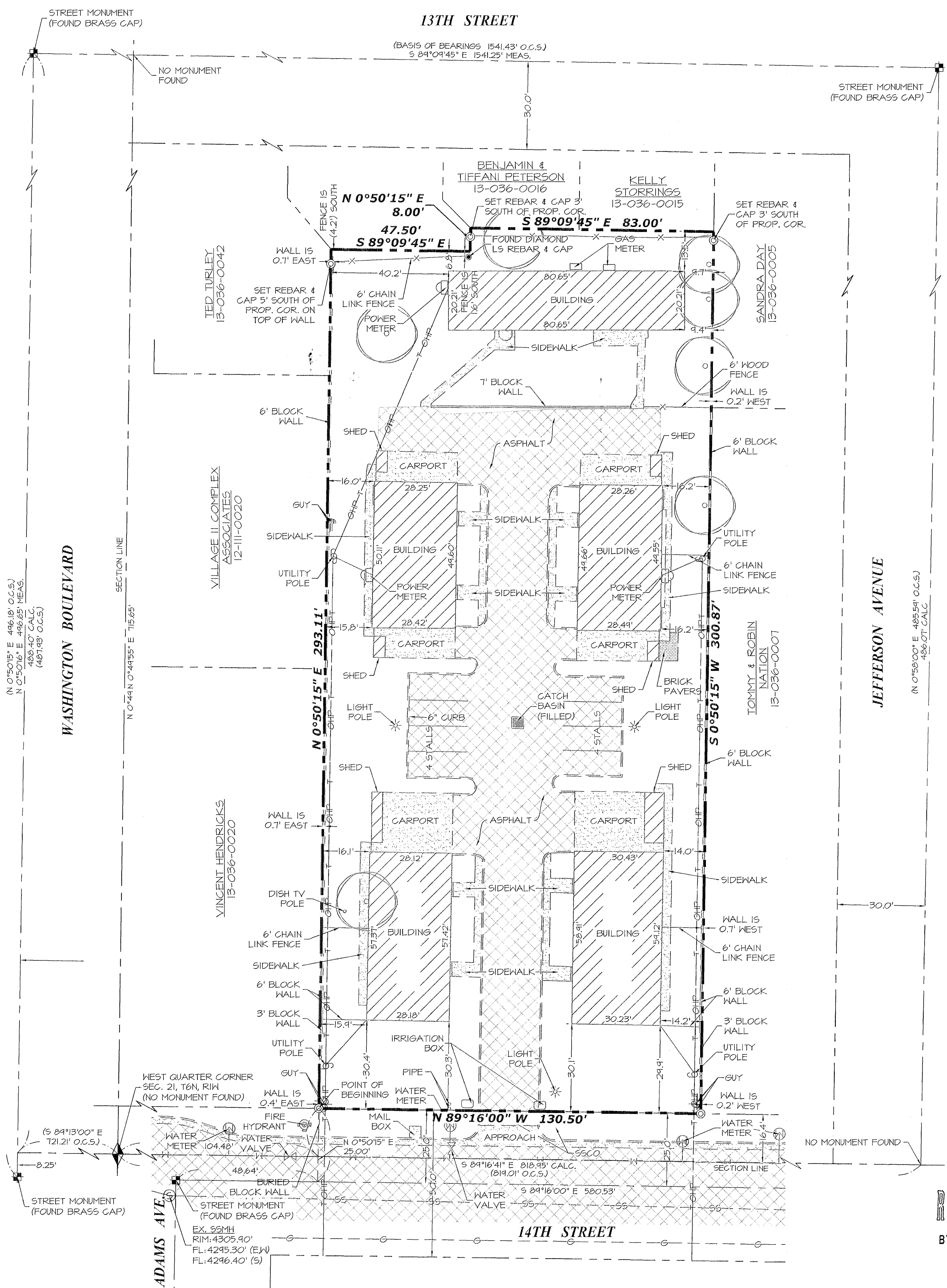
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 6(A), 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11, 13, 16, 18, AND 19, OF "TABLE A" THEREOF.

FIELDWORK COMPLETION DATE: MAY 8, 2019
DATE OF SURVEY PLAT MAP: MAY 30, 2019

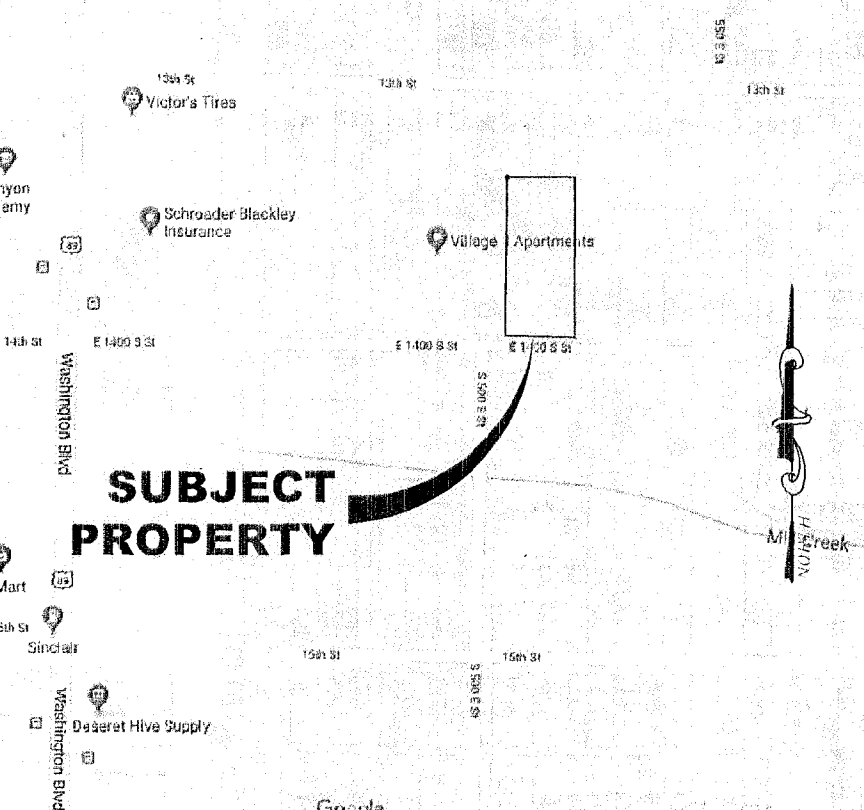
REGISTRATION NO.: 42394283



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BY: 62.9.3



VICINITY MAP



DESCRIPTION FROM TITLE REPORT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY, BEGINNING AT A POINT 104.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 307.4 FEET; THENCE EAST 47.5 FEET; THENCE NORTH 8 FEET; THENCE EAST 83 FEET; THENCE SOUTH 315.9 FEET; THENCE WEST 130.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PARCEL CONVEYED TO OGDEN CITY BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 01, 1950 AS ENTRY NO. 110450 IN BOOK 392 AT PAGE 32 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY AND PART OF LOT 3, BLOCK 66, PLAT C OF OGDEN CITY SURVEY.

BEGINNINGS AT A POINT ON THE EAST LINE OF ADAMS AVENUE 88.82 FEET SOUTH 89°16'41" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE SOUTH 0°58' WEST 33.6 FEET; THENCE SOUTH 89°16' EAST 474.71 FEET; THENCE ALONG THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT 1733 FEET, THE LONG CHORD OF SAID CURVE BEARING SOUTH 84°49'30" EAST 16.98 FEET; THENCE TO THE LEFT THE ARC OF A 40 FOOT RADIUS CURVE 69.41 FEET, THE LONG CHORD TO SAID CURVE BEARING NORTH 85°02' EAST 56.98 FEET; THENCE NORTH 0°58' EAST 50 FEET; THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE TO THE LEFT 63.64 FEET, THE LONG CHORD TO SAID CURVE BEARING NORTH 85°21' WEST 57.18 FEET; THENCE ALONG THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT 1733 FEET, THE LONG CHORD TO SAID CURVE BEARING SOUTH 10°52'30" WEST 16.98 FEET; THENCE NORTH 84°16' WEST 540.51 FEET TO THE WEST LINE OF ADAMS AVENUE EXTENDED; THENCE SOUTH 0°58' WEST 16.4 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°16'41" EAST 66 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

A PART OF LOT 3, BLOCK 66, PLAT C OF OGDEN CITY SURVEY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTH LINE OF 14TH STREET, BEING 104.48 FEET SOUTH 89°16'41" EAST ALONG THE SECTION LINE AND 16.40 FEET NORTH 0°50'15" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21, ALSO BEING 48.64 FEET SOUTH 89°16'00" EAST ALONG THE CENTER LINE OF 14TH STREET AND 25.00 FEET NORTH 0°50'15" EAST FROM THE MONUMENT AT THE INTERSECTION OF SAID 14TH STREET AND ADAMS AVENUE; THENCE NORTH 0°50'15" EAST 293.11 FEET; THENCE SOUTH 89°09'45" EAST 47.50 FEET; THENCE NORTH 0°50'15" EAST 83.00 FEET; THENCE SOUTH 89°09'45" WEST 130.50 FEET TO SAID NORTH LINE OF 14TH STREET; THENCE NORTH 89°16'00" WEST 130.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS: 38,849 SQ.FT. OR 0.893 ACRES

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 64053, COMMITMENT DATE: MARCH 22, 2019

- EXCEPTION NO. 1-2: (NOTHING TO PLOT. NOT A SURVEY RELATED MATTER)
- EXCEPTION NO. 4: ANY EASEMENTS OR SERVITUDES NOT APPEARING ON PUBLIC RECORDS. (SURVEYOR'S NOTE: ANY EASEMENTS DISCLOSED OR DISCOVERED ARE SHOWN HEREON)
- EXCEPTION NO. 10-14: (NOTHING TO PLOT. NOT A SURVEY RELATED MATTER)