

LINE #	DIRECTION	LENGTH
L1	N 0°41'22" E	29.59
L2	S 88°56'33" W	62.84
L3	S 59°14'52" W	48.46
L4	S 43°35'40" W	104.39
L5	S 47°49'20" W	21.94
L6	S 58°56'33" W	13.77
L7	S 43°38'35" W	21.23
L10	N 58°53'38" E	15.82
L11	N 58°53'38" E	15.82
L12	N 58°53'38" E	15.82
L13	N 58°53'38" E	15.82
L14	N 58°53'38" E	15.82
L15	N 58°53'38" E	15.82
L16	N 58°53'38" E	15.82
L17	N 58°53'38" E	15.82
L18	S 27°48'57" E	11.60
L19	S 20°12'41" E	7.59
L20	N 0°11'59" W	5.91

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	533.07	194.59'	20°55'01"	S72°38'33" W	193.50
C2	532.98	21.40'	2°18'02"	N81°57'02" E	21.40

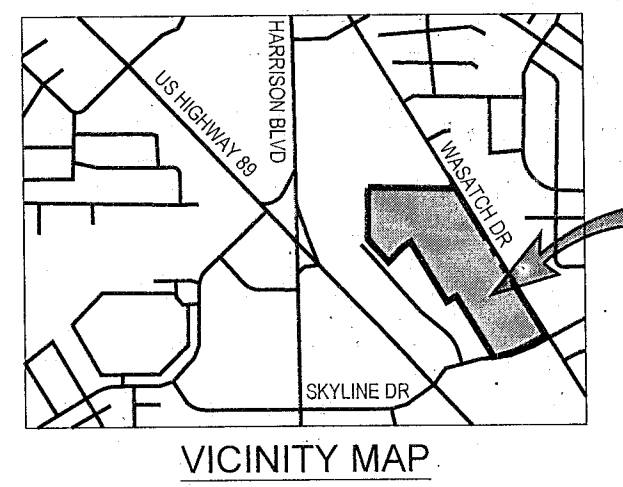


TABLE "A" ITEMS

- PROPERTY CORNER WERE SET ACCORDING TO GENERAL NOTE 2.
- THE ADDRESS, AS DISCLOSED IN THE TITLE REPORT, IS SHOWN IN THE TITLE BLOCK.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCELS LIES WITH FLOOD ZONE OF PER MAP NO. 49557004H3, EFFECTIVE ON JUNE 02, 2015.
- THE GROSS LAND AREA IS: 452,080 SQ.FT. OR 10.378 ACRES.
- ZONING REPORT NOT PROVIDED. PRIOR ZONING INFORMATION SHOWN HEREON.
- ZONING REPORT NOT PROVIDED. PRIOR ZONING INFORMATION SHOWN HEREON.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON. (SEE SHEET 2 OF 2)
- SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON. (SEE SHEET 2 OF 2)
- MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON. (SEE SHEET 1 OF 2)
- SUBSTANTIAL FEATURES SHOWN HEREON. NOTE: THERE ARE AREAS CURRENTLY BEING LANDSCAPED.
- 288 REGULAR PARKING STALLS AND 8 ADA PARKING STALLS WITH A TOTAL OF 294 PARKING STALLS.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, TOGETHER WITH DESIGN DRAWINGS PROVIDED BY THE ENGINEER OF RECORD. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- NAMES OF ADJOINING OWNERS SHOWN ON THE FACE OF THIS MAP.
- AT THE TIME OF THIS SURVEY THERE WERE MISCELLANEOUS CONSTRUCTION ACTIVITIES BEING CONDUCTED ON SITE. BUILDINGS WERE RECENTLY CONSTRUCTED WITHIN THE PAST MONTHS.
- AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES. SIDEWALKS ALONG SKYLINE DRIVE AND WASATCH DRIVE WERE RECENTLY CONSTRUCTED.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SWAMP, OR SANITARY LAND FILL. NO EVIDENCE OF WETLAND DELINEATION, AND NO WETLAND MARKERS WERE OBSERVED DURING PROCESS OF THIS SURVEY.
- IMPROVEMENTS WITHIN EASEMENTS PROVIDED, SHOWN HEREON.

GENERAL NOTES

- MICHEL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED MICHEL, ENS., OR A NAIL AND WASHER BEARING THE SAME INSIGNA, UNLESS OTHERWISE NOTED HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, PLAT COGEN CITY, Zoning Ordinance 10-17-2, 5e One and three-fourths (1.34) parking spaces per unit. Building permit will stipulate maximum number of persons per unit and type of unit. 5b: Housing exclusively for seniors, one parking space per unit. (Ord. 15-06, 2-17-2015, §§. 2-17-2015, 10-17-4. When measurements determining the number of required parking spaces result in a fractional space, any fraction up to one-half (1/2) shall be disregarded, and fractions including one-half (1/2) and over shall require one parking space.
- RELOCATION TO WEBER BASIN WATER CONSERVANCY DISTRICT FOR WATER REALLOCATION FOR USE BY INDIVIDUALS AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. RECORDED: JULY 16, 2018. ENTRY NO: 230972 (NO PLOTTABLE EASEMENTS)
- GRANT OF PERPETUAL EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. RECORDED: SEPTEMBER 25, 2018. ENTRY NO: 234346 (SHOWN HEREON)

ZONING NOTE:

- THE CURRENT ZONING CLASSIFICATION OF THE PREMISES IS R-48.
- THE ZONING CLASSIFICATION OF THE PREMISES PERMITS THE CONSTRUCTION OF A MULTI-FAMILY HOUSING COMPLEX (THE "PROJECT").
- A SITE PLAN AND DESIGN PLANS FOR THE PROJECT WERE APPROVED BY THE PLANNING COMMISSION ON MAY 11, 2017.
- THERE ARE NO VARIANCES, CONDITIONAL USE PERMITS OR SPECIAL USE PERMITS REQUIRED FOR THE USE OF THE PREMISES, EXCEPT FOR: THE PROJECT WAS APPROVED AS A CONDITIONAL USE.
- THE REQUIRED NUMBER OF PARKING SPACES FOR THE PROJECT IS AS FOLLOWS: 372 PER ZONING LETTER PROVIDED BY SOUTHWEST OGDEN CITY, Zoning Ordinance 10-17-2, 5e One and three-fourths (1.34) parking spaces per unit. Building permit will stipulate maximum number of persons per unit and type of unit. 5b: Housing exclusively for seniors, one parking space per unit. (Ord. 15-06, 2-17-2015, §§. 2-17-2015, 10-17-4. When measurements determining the number of required parking spaces result in a fractional space, any fraction up to one-half (1/2) shall be disregarded, and fractions including one-half (1/2) and over shall require one parking space.

SIGNIFICANT OBSERVATIONS:

- GARAGE WITHIN ACCESS EASEMENT

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- EDGE OF ASPHALT
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- BUILDING
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC MANHOLE
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION VALVE
- IRRIGATION CONTROL VALVE
- TELEPHONE RISER
- COMMUNICATION BOX
- ELECTRICAL BOX
- ELECTRIC METER
- GAS METER
- AC UNIT

SURVEYOR'S CERTIFICATE

TO: SEASONS ON SKYLINE, LLC; AEGON USA REALTY ADVISORS, LLC; TRANSAMERICA LIFE INSURANCE COMPANY, NORTHERN TITLE, AND 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 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPLS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 11, 13, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 16, 2018.

DATE OF PLAT OR MAP: MAY 20, 2019

DENNIS K. WITHERS
No. 6135190
STATE OF UTAH
LICENSE NO. 6135190

DESCRIPTION PER TITLE REPORT

LOTS 101 THROUGH 140 SEASONS ON SKYLINE (FASHION POINT APARTMENTS) SUBDIVISION, AMENDING AND CONSOLIDATING LOTS 14 AND 15 OF FASHION POINT NO. 1 AND LOTS 11 OF FASHION POINT SUBDIVISION PH4, SOUTH OGDEN CITY, WEBER COUNTY, UTAH. TAX ID NOS 07-787-0001 THROUGH 07-787-0040

ALSO, ALL PARCELS A, B, C & D, SEASONS ON SKYLINE (FASHION POINT APARTMENTS) SUBDIVISION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NTV-94297 PREPARED BY NORTHERN TITLE. EFFECTIVE DATE: MARCH 29, 2019, AT 7:00 AM.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/SPLS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°59'31" EAST ALONG THE EAST-WEST CENTER SECTION LINE, BETWEEN THE CENTER OF SECTION AND THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY.

THE SUBJECT PARCEL WAS ESTABLISHED UPON A PRIOR ALTA SURVEY PREPARED BY THIS OFFICE COMBINED WITH THE OFFICIAL CONDOMINIUM PLAT, RECORDED AS ENTRY NO: 289553, IN BOOK 82, AT PAGE 34-35, OF OFFICIAL RECORDS, TOGETHER WITH ELECTRONIC COPIES OF THE SAME, AS PROVIDED BY THE SURVEYOR OF RECORD.

THE RECORDED PLAT APPEARS TO OMIT ADEQUATE GEOMETRY TO EFFECTUATE A MATHEMATICAL CLOSURE OF SOME OF THE PARCELS SHOWN THEREON. ADDITIONALLY, IT IS UNCLEAR OF THE LINE AND CURVE INFORMATION PERTAINS TO THE PARCELS' LOTS, OR EASEMENT. THEREFORE, WE GATHERED AND ELECTRONIC COPY OF THE CONDOMINIUM PLAT FROM THE SURVEYOR OF RECORD AND RESOLVED AREAS OF UNKNOWN BASIS UPON THE ELECTRONIC COPY OF THE PLAT.

SCHEDULE B-2 EXCEPTIONS

- EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTEE: THE TELLURIDE POWER COMPANY. RECORDED: SEPTEMBER 12, 1902. BOOKPAGE: 4214. (EXACT LOCATION NOTE DISCLOSED. NOTHING SHOWN)
- EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTEE: UTAH POWER & LIGHT COMPANY. RECORDED: MARCH 26, 1941. ENTRY NO: 58911. BOOKPAGE: 2393. (EXACT LOCATION NOTE DISCLOSED. NOTHING SHOWN)
- EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTEE: UTAH HIGHLANDS IMPROVEMENT DISTRICT. RECORDED: FEBRUARY 4, 1998. ENTRY NO: 1516910. BOOKPAGE: 19552200. (EASEMENT AREA NOT AFFECTING SUBJECT PARCEL)
- EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTEE: SOUTH OGDEN CITY. RECORDED: APRIL 18, 2007. ENTRY NO: 2257167. (17' UTILITY EASEMENT SHOWN HEREON)
- EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT OF FASHION POINT SUBDIVISION PH4, RECORDED ON APRIL 18, 2007 AS ENTRY NO. 2257195, IN BOOK 89 OF PLATS AT PAGE 03. (AS SHOWN HEREON)

SCHEDULE B-2 EXCEPTIONS

- EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT OF FASHION POINT PHASE 7, RECORDED ON JANUARY 16, 2009 AS ENTRY NO. 238525, IN BOOK 89 OF PLATS AT PAGE 75. (AS SHOWN HEREON)
- ORDINANCE NO. 09-01 AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED: APRIL 29, 2009. ENTRY NO: 248169. (APPEARS TO VACATE AN ACCESS EASEMENT WHICH PASSES THROUGH LOT 15, FASHION POINT PH 7)
- COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. ENTRY NO: 218154. (NO PLOTTABLE EASEMENTS)
- COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. ENTRY NO: 218154. (NO PLOTTABLE EASEMENTS)
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- GRANT OF PERPETUAL EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. RECORDED: SEPTEMBER 25, 2018. ENTRY NO: 234346 (SHOWN HEREON)

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SEASONS ON SKYLINE APARTMENTS

Q10 BONNEVILLE REAL ESTATE CAPITAL
1894 SKYLINE DRIVE, OGDEN UTAH 84401

LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION
1	05/20/19	RELEASE TO CLIENT

PROJECT NO: 16574.B
CAD FILE: 16574.B ALTA
DRAWN BY: KSL
CALC BY: DRW
FIELD CREW: JDS
CHECKED BY: DKW
DATE: 10/20/16

ALTA/NSPS LAND TITLE SURVEY

1 OF 2

Rec. 10/4/19