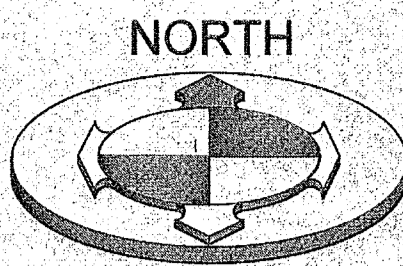


# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
OGDEN CITY, WEBER COUNTY, UTAH  
ALSO A PART OF BLOCK 24, PLAT A, OGDEN CITY SURVEY

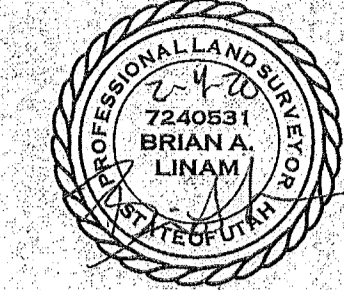


GRAPHIC SCALE  
(IN FEET)  
1 inch = 20ft.

## SURVEYOR'S CERTIFICATE

TO: REAL ADVANTAGE TITLE INSURANCE COMPANY,  
SLACKWATER, 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 INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 23, 2020.



## VICINITY MAP



## REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, FILE NO. 20109DC, EFFECTIVE DATE DECEMBER 23, 2019.
- R2) OGDEN MARRIOTT SUBDIVISION RECORDED MAY 2, 2019, AS ENTRY NO. 2977847, IN BOOK 85, AT PAGE 44, AT THE OFFICE OF THE WEBER COUNTY RECORDER.

## TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, FILE NO. 20109DC, EFFECTIVE DATE DECEMBER 23, 2019.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

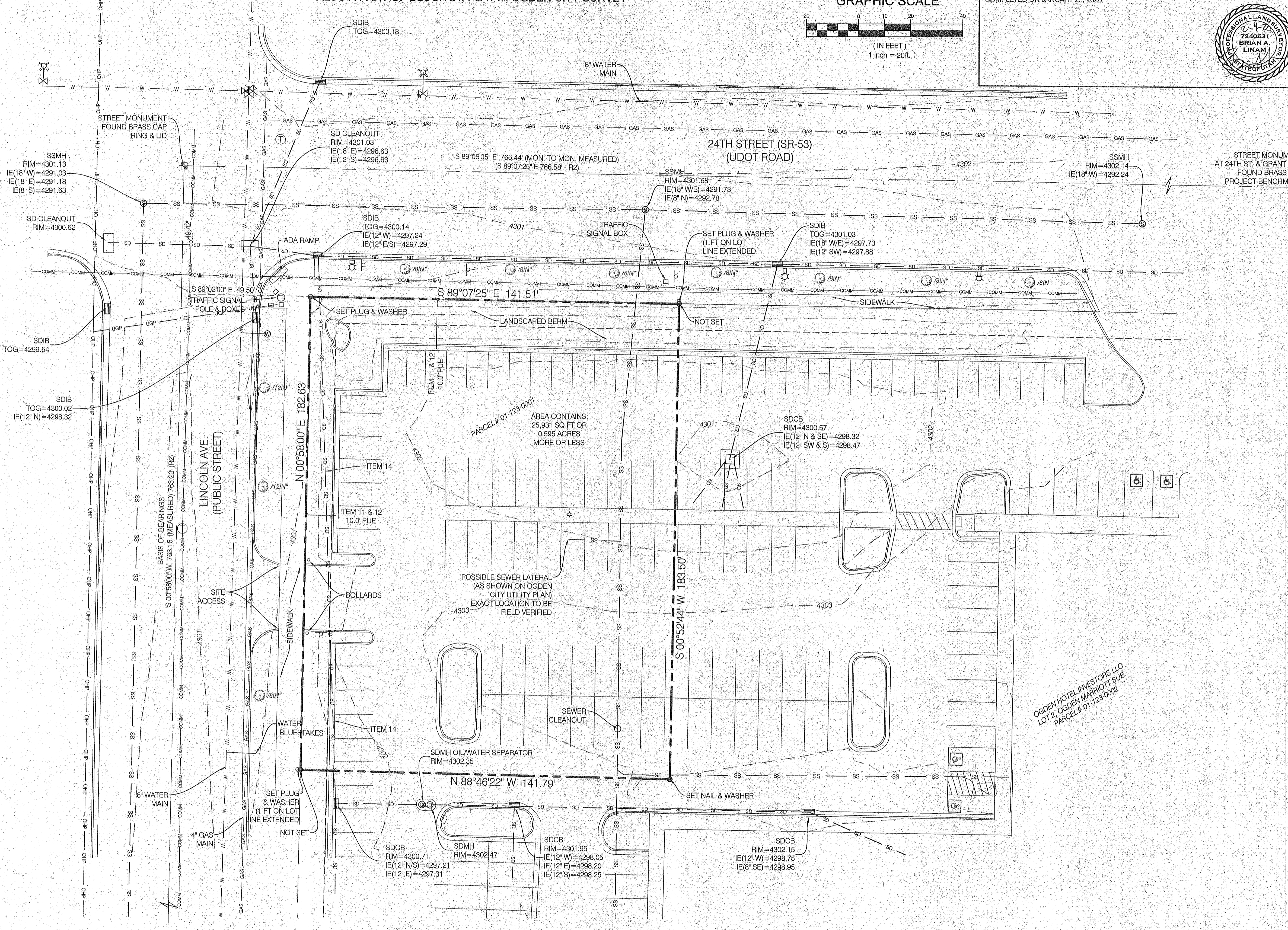
- ITEMS 1-10 NOT ADDRESSED IN THIS SURVEY
- ITEM 11 SUBJECT TO NOTES, RESTRICTIONS, AND EASEMENTS, AS SHOWN ON THE PLAT MAP RECORDED IN BOOK 85, AT PAGE 44, OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN. SEE ALSO ITEMS 12-15.)
- ITEM 12 A PUBLIC UTILITY EASEMENT, WITH INCIDENTAL RIGHTS THERETO, OVER THE NORTHERLY AND WESTERLY 10 FEET OF THE LAND AS SHOWN ON THE RECORDED PLAT. (SURVEY FINDINGS: AS SHOWN.)
- ITEM 13 PARKING EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. RECORDED: 12/10/2014. ENTRY NO.: 2713853. (SURVEY FINDINGS: DOES NOT AFFECT SUBJECT PROPERTY. THIS ITEM INVOLVES PARKING AREAS SOUTH OF THE HOTEL.)
- ITEM 14 RECIPROCAL EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. RECORDED: 12/10/2014. ENTRY NO.: 2713854. (SURVEY FINDINGS: AS SHOWN. THIS EASEMENT INVOLVES THE STORM WATER PIPELINES THAT TRAVERSE OVER THE SUBJECT PROPERTY.)
- ITEM 15 RECIPROCAL EASEMENTS AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. RECORDED: 5/2/2019. ENTRY NO.: 2977848. (SURVEY FINDINGS: AFFECTS ALL OF SUBJECT PROPERTY. SEE DOCUMENT FOR PARTICULARS.)
- ITEM 16 ANY PERMANENT EASEMENTS, AND RIGHT OF WAYS FILED IN THE COUNTY RECORDER OF SAID COUNTY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THE PLAT AS 'COMMON AREAS' (INCLUDING PRIVATE DRIVEWAYS AND STREETS) INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

- ITEMS 17-19 NOT ADDRESSED IN THIS SURVEY
- ITEM 20 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 29, 1986 AS ENTRY NO. 978975, IN BOOK 1495, AT PAGE 1471, OF THE OFFICIAL RECORDS; BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 41 SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATED TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (SURVEY FINDINGS: BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULAR.)

ITEMS 21-33 NOT ADDRESSED IN THIS SURVEY

## LEGEND AND ABBREVIATIONS

STREET MON. (FOUND)	SANITARY SEWER MANHOLE & PIPE
PROPERTY CORNER (PLAT NOTED)	STORM DRAIN MANHOLE & PIPE
ADJACENT PL. or LOT LINES	STORM DRAIN INLET BOX
EXISTING RIGHT-OF-WAY LINE	CULINARY PIPE LINE
CENTERLINE OF ROAD	WATER VALVE & WATER METER
EASEMENT LINE	FIRE HYDRANT
CURB & GUTTER	POWER POLE & OVERHEAD POWER
	UNDERGROUND POWER
	GUY WIRE
SIGN	LIGHT POLE
DECIDUOUS TREE	GAS LINE
SDMH - STORM DRAIN MANHOLE	WATER MANHOLE
SSMH - SANITARY SEWER MANHOLE	TELECOMMUNICATIONS MANHOLE
SDIB - STORM DRAIN INLET BOX	COMMUNICATION LINE
IE - INVERT ELEVATION	
TOG - TOP OF GRATE	
POB - POINT OF BEGINNING	



## LEGAL DESCRIPTION PER TITLE REPORT

ALL OF LOT 1, OGDEN MARRIOTT SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

## NARRATIVE OF SURVEY

SCOPE  
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY JUSTIN GUMM, SLACKWATER, LLC, TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING  
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°58'00" WEST, AS SHOWN HEREON.

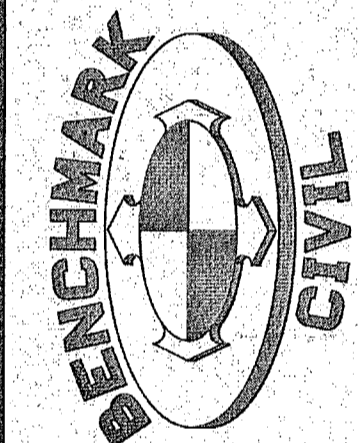
BENCHMARK  
THE FOUND BRASS CAP STREET MONUMENT AT 24TH STREET & GRANT AVE. ELEVATION = 4302.99 (NAVD89).

## GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS: NONE OBSERVED. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO LINCOLN AVENUE.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, FILE NO. 20109DC, EFFECTIVE DATE DECEMBER 23, 2019.

RECEIVED  
FEB 19 2020  
BY: 6458

BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com



SLACKWATER, LLC  
2416 LINCOLN AVE  
OGDEN, UT

PROJECT NO. 2001013

ALTA/NSPS  
LAND TITLE  
SURVEY

SVA.01  
1 OF 1