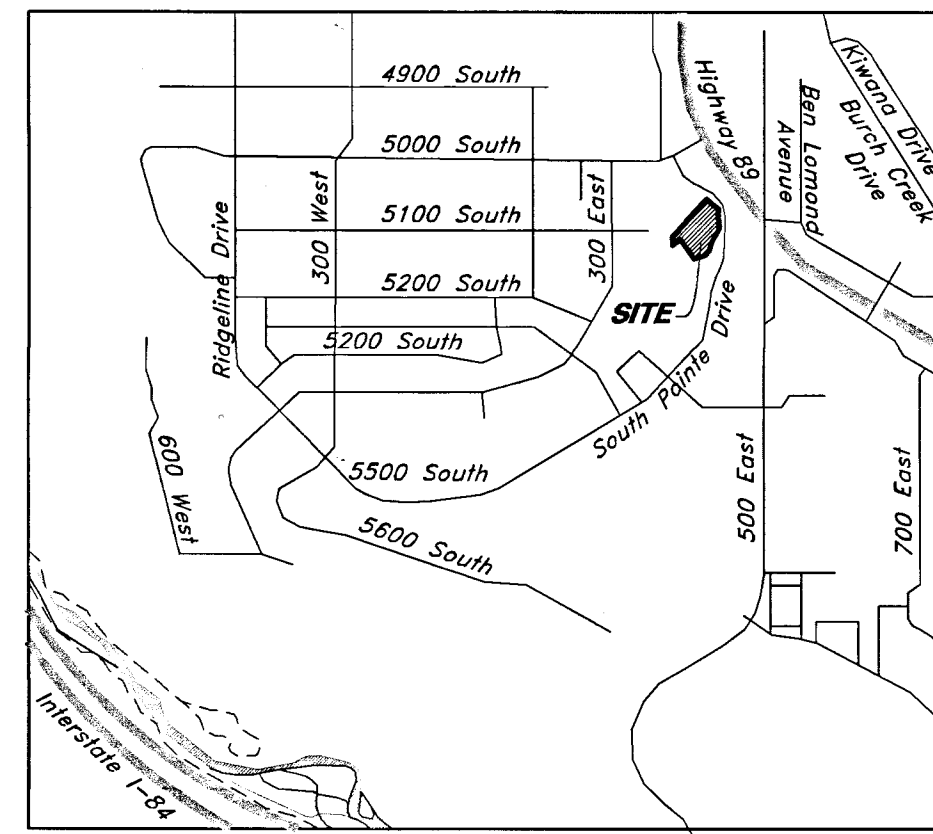
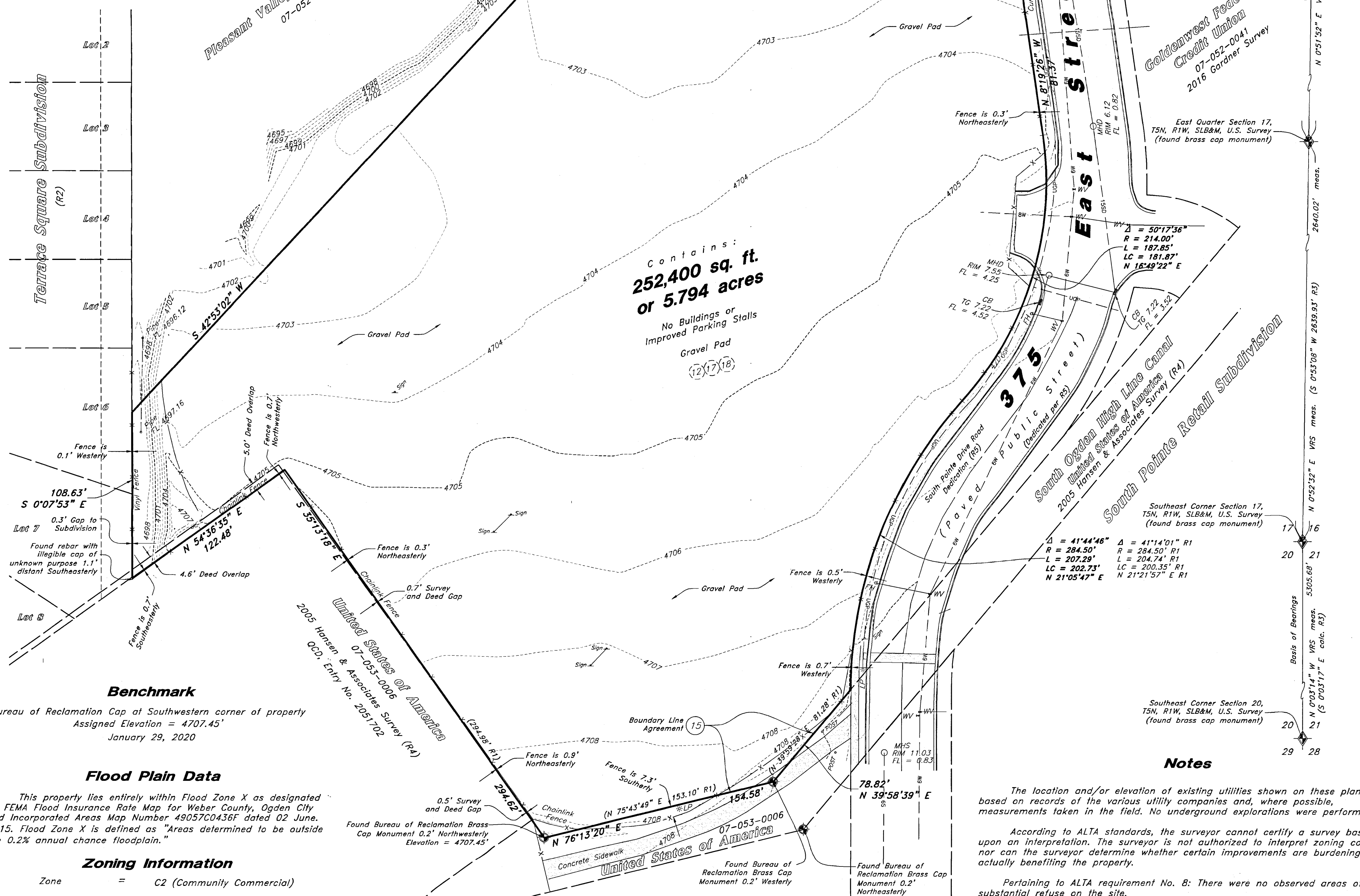


Legend

- Property Line
- Easement Line
- Adjoiner Line
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Overhead Power
- Buried Electric
- Telephone Line
- Gas Line
- Gas Meter
- Power Pole
- Guy Wire
- Sign
- Fence Line
- Light Pole
- Telephone Box
- Quit-Claim Deed
- Electrical Box
- Centerline
- Manhole
- Catch Basin
- Fire Hydrant
- Water Valve
- Gas Meter
- Section Corner
- Bureau of Reclamation Monument
- Asphalt
- Concrete



Vicinity Map
Not to Scale



Contains:
252,400 sq. ft.
or **5.794 acres**
No Buildings or
Improved Parking Stalls

Benchmark

Bureau of Reclamation Cap at Southwestern corner of property
Assigned Elevation = 4707.45'
January 29, 2020

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Ogden City and Incorporated Areas Map Number 49057C0436F dated 02 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Zoning Information

Zone = C2 (Community Commercial)

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA requirement No. 8: There were no observed areas of substantial refuse on the site.

References

- R1 2018 Gardner Site Survey
- R2 Terrace Square Subdivision recorded October 14, 1999 as Entry No. 1682083 in Book 60 at Page 82
- R3 Weber County Survey
- R4 2005 Hanson & Associates Inc., Survey
- R5 South Pointe Drive Road Dedication Plat recorded October 28, 2003 in Book 58 at Page 79

Narrative

This Survey was requested by Goldenwest Federal Credit Union prerequisite to the development of this property.

The title report description matches a 2018 Gardner Survey boundary.

This survey retraces the previous 2018 Gardner survey (R1) and adjusts the Southerly line to match a Boundary Line Agreement referenced herein as Exception No. 15 of the Title Report.

A line between monuments found for the Northeast and Southeast corners of Section 20 was assigned the VRS 1983 Utah State Plane North Zone bearing of North 0°03'14" West in order to place the survey on the State Plane datum. The underlying 2018 survey needs to be rotated 0°00'48" Counter-Clockwise to match the State Plane datum.

The dedication plat for South Pointe Drive (R5) contains no centerline data, but the Westerly Right-of-Way line matches the 2018 boundary.

Original subdivision monuments were recovered within the bounds of the adjacent Terrace Square Subdivision which verified the gap to the 2018 Gardner boundary.

Bureau of Reclamation monuments were recovered along the South Ogden High Line Canal lying Southeasterly of this site which verified the lines described within Exception No. 15 of the title report. The 2005 Hansen & Associates survey (R4) for the South Ogden Conservation District contains no ties to section monuments and was held to the lines described within the Boundary Line Agreement, revealing a significant overlap with this site and the Terrace Square Subdivision. The deed for the adjacent South Ogden Conservation District property is tied to the West Quarter Corner of Section 17 which was not measured during the course of this survey, and therefore has not been plotted per the record file contained in the document. The deed dimensions are shown on the 2005 survey and the deed has been interpreted to fit the survey as exhibited thereon.

Property corners will be set once site development strategies are determined.

Title Information

This survey was completed using Title Report File No. 175160 dated January 31, 2020 from Mountain View Title and Escrow, Inc. and issued by Stewart Title Guaranty Company:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- (12) Right-of-Way and Easement to Utah Independent Telephone Co. recorded in Book 46 at Page 407 covers the East half of Section 17, covers this site along with more land but contains nothing to plot.
- (13) Pole Line Easement to Utah Power & Light Company recorded April 12, 1946 in Book 236 at Page 62 describes an easement that plots Northwesterly of this site and does not affect this site.
- (14) 20' wide pipeline easement to South Ogden Conservation District recorded April 22, 1960 in Book 644 at Page 524 plots westerly of this site and does not affect this site.
- (15) Agreement recorded August 17, 1989 as Entry No. 1086464 in Book 1566 at Page 216 describes a Boundary Line Agreement along the bounds of the canal adjacent to the South line of this site.
- (16) Sign and Shared Access Easement recorded March 30, 2018 as Entry No. 2912614 plots adjacent to the Northwest corner of this site as shown.
- (17) Ordinance No. 6-87 recorded December 8, 1987 as Entry No. 1032839 in Book 1530 at Page 2768 contains deficient description but an online search yielded a map of the Redevelopment Area and revealed that it covers this site along with more land, but contains nothing additional to plot.
- (18) Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461 affects all of Weber County along with more land, contains nothing to plot.

* Exception No.'s 1-11 and 19-23 are general and/or standard exceptions and not matters of survey.

Record Description

A part of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, of the Salt Lake Base and Meridian.

Beginning at a point on the West Right-of-Way line of 375 East Street being located North 0°52'40" East 665.54 feet along the East line of said Northeast Quarter and North 90°00'00" West 508.34 feet from the Southeast corner of said Northeast Quarter; running thence North 51°44'44" West 187.27 feet; thence South 42°53'50" West 647.82 feet; thence South 0°07'05" East 108.63 feet; thence North 54°37'23" East 122.48 feet; thence South 35°12'30" East 294.98 feet to the North Right-of-Way line of the South Ogden Canal; thence along said North Right-of-Way line the following two (2) courses: (1) North 75°43'49" East 153.10 feet; (2) North 39°59'28" East 81.28 feet to the West Right-of-Way line of 375 East Street; thence along said West Right-of-Way line the following four (4) courses: (1) along the arc of a 284.50 foot radius curve to the right 204.74 feet, having a Central angle of 41°14'01"; Chord bears North 21°21'57" East 200.35 feet; (2) along the arc of a 214.00 foot radius curve to the left 187.85 feet, having a Central Angle of 50°17'36"; Chord bears North 16°50'10" East 181.87 feet; (3) North 8°18'38" West 81.37 feet; (4) along the arc of a 267.50 foot radius curve to the right 96.76 feet, having a Central Angle of 20°35'29"; Chord bears North 1°59'07" East 96.24 feet to the point of beginning.

Certification

To Goldenwest Federal Credit Union, Storage South, LLC, Mountain View Title and Escrow, 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 ALTA and NSPS, and includes Items 2, 3, 4, 5, 8, and 11 of Table A thereof. The field work was completed on January 29, 2020.

Date: 23 Mar 2020

BRUCE D. PIMPER
Surveyor
Utah PLS No. 362256

RECEIVED
MAR 2 2020
BY: G701

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - awahlen@afnp.net

ALTA / NSPS Land Title Survey
GWCU Corporate Campus North
1520 South 375 East
Washington Terrace City, Weber County, Utah
A Part of the Northeast Quarter of Section 17, T5N, R1W, S18&M, U.S. Survey

9 Mar, 2020
SHEET NO. **1**