

**Narrative**

This Survey was requested by Mountain America Credit Union prerequisite to the development of this site.

This Survey retraces and honors the underlying Five Acre Plat "A" of the Ogden City Survey (Previously established control from 2019 AWA survey and control along 20th Street from an earlier 2006 AWA survey).

A line between Ogden City Survey monuments recovered along 18th Street in the intersections of Grant Avenue, Kiesel Avenue and Washington Boulevard was assigned the bearing of North 88°41'31" West as the Basis of Bearings which places the survey on the State Plane Datum. Record Ogden City Survey bearings have been related 0°21'23" Clockwise to match the State Plane Datum.

City coordinates for the Ogden City Survey Monuments found in Parry Street and 18th Street along Washington Boulevard calculated a bearing of North 1°19'23" East which verified the measured bearing between the recovered monuments. No monument was found for the intersection of Parry Street and Grant Avenue, the partial centerline for Parry Street shown is at a 90° angle to the measured control.

The Centerline monuments recovered could not be reconciled with the original Ogden City Engineering Plat bearings.

Cardinal directions called within the surrounding deed descriptions were held to the Ogden City standard of being parallel to the controlling monument and Lot lines with the exception of Parcels 1 & 2 which are described using a non-standard Ogden City Engineering Plat Bearing expressed as South 0°22' West. The Cousins parcel adjacent to the West line of Parcel 1 also calls for this non-standard bearing on the shared property line while returning to the standard Ogden City Bearings on the West side of the Cousins parcel. This relationship causes a minor overlap between Parcels 2 and 4 of this survey, the cardinal rule is applied to courses adjacent to alleys shown (parallel with Ogden City Plat).

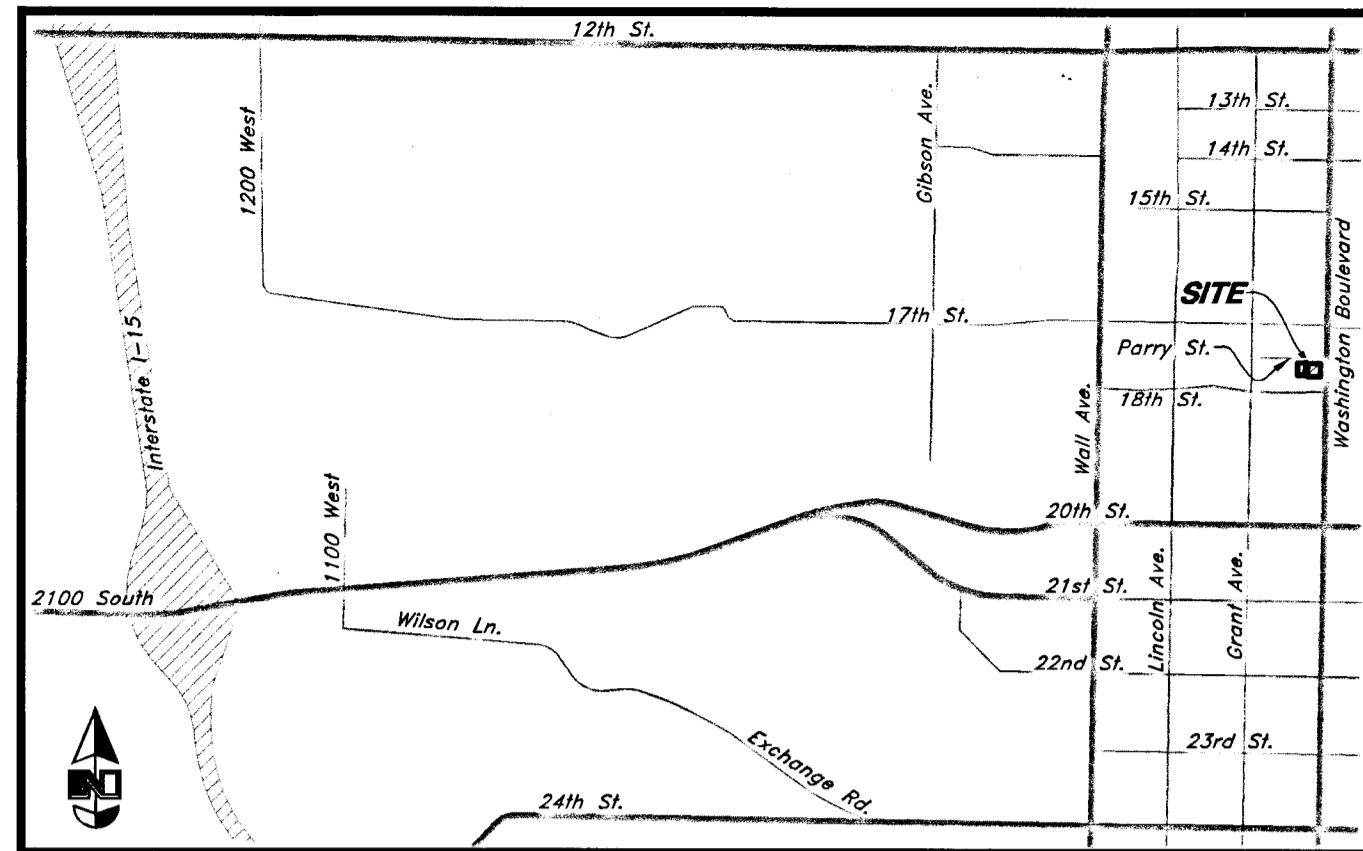
Parcel 3 has a minor misclosure due to the distance of the first course being represented as 131.52'. A Larsen & Malmquist survey (Reference No. 5) corrects this distance to be 131.62' which closes the description. This survey also exhibited a prorated description but does not show the block control and therefore cannot be retraced. A rebar and cap from this survey was recovered and honored for the Parry Street right-of-way, but was found 0.2' westerly of the boundary shown, potentially due to the aforementioned prorations.

No Property Corners were placed with this Survey.

**Title Information**

- This survey was completed using the following title reports:
- Title Report File No. NCS-976215-SLC1 dated August 14, 2019 from First American Title Insurance Company;
  - Title Report File No. NCS-976672-SLC1 dated August 2, 2019 from First American Title Insurance Company;
  - Title Report File No. NCS-976984-SLC1 dated August 14, 2019 from First American Title Insurance Company;
- The following survey related items with a solid symbol from Schedule B - Section 2 of the title report are plotted on the survey:
- The following survey related items with a dashed symbol from Schedule B - Section 2 of the title report blanket all or a portion of this site but contain nothing to plot:
- The following survey related items without a symbol from Schedule B - Section 2 of the title report could not be plotted:
- File No. NCS-976215-SLC1\* (B&N Properties) Parcels 1 & 2:
- 10-11 Resolution No. 23-2005 establishing the Special Service District known as "The Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401 of Official Records covers Weber County but contains nothing to plot.
  - 11-12 Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA") recorded January 20, 2015 as Entry No. 2718461 of Official Records covers Weber County but contains nothing to plot.
- 13 Lack of access to the alley on the East side, due to ownership of a 4.40 foot wide by 117 foot long strip of property by Larry W. Critchlow, between the East side of the subject property and the West side of the alley, as evidenced by that certain Warranty Deed recorded May 17, 1985 as Entry No. 937674 in Book 1467 at Page 2499 of Official Records the Critchlow Parcel is a part of the boundary of this survey and therefore provides access to Parcels 1 & 2 of this survey.
- \* Exception No.'s 1-10 & 14 are general and/or standard exceptions that are not survey matters.
- File No. NCS-976672-SLC1\*\* (Early Holdings, LLC) (Parcel 3):
- \*\* Exception No.'s 1-9 & 16-17 are general and/or standard exceptions that are not survey matters. Exception No.'s 10-15 affect Parcel 3 but are not matters of survey.
- File No. NCS-976984-SLC1\*\*\* (Larry W. Critchlow) (Parcel 4):
- \*\*\* Exception No.'s 1-9 & 12 are general and/or standard exceptions that are not survey matters.

Scale: 1" = 20'



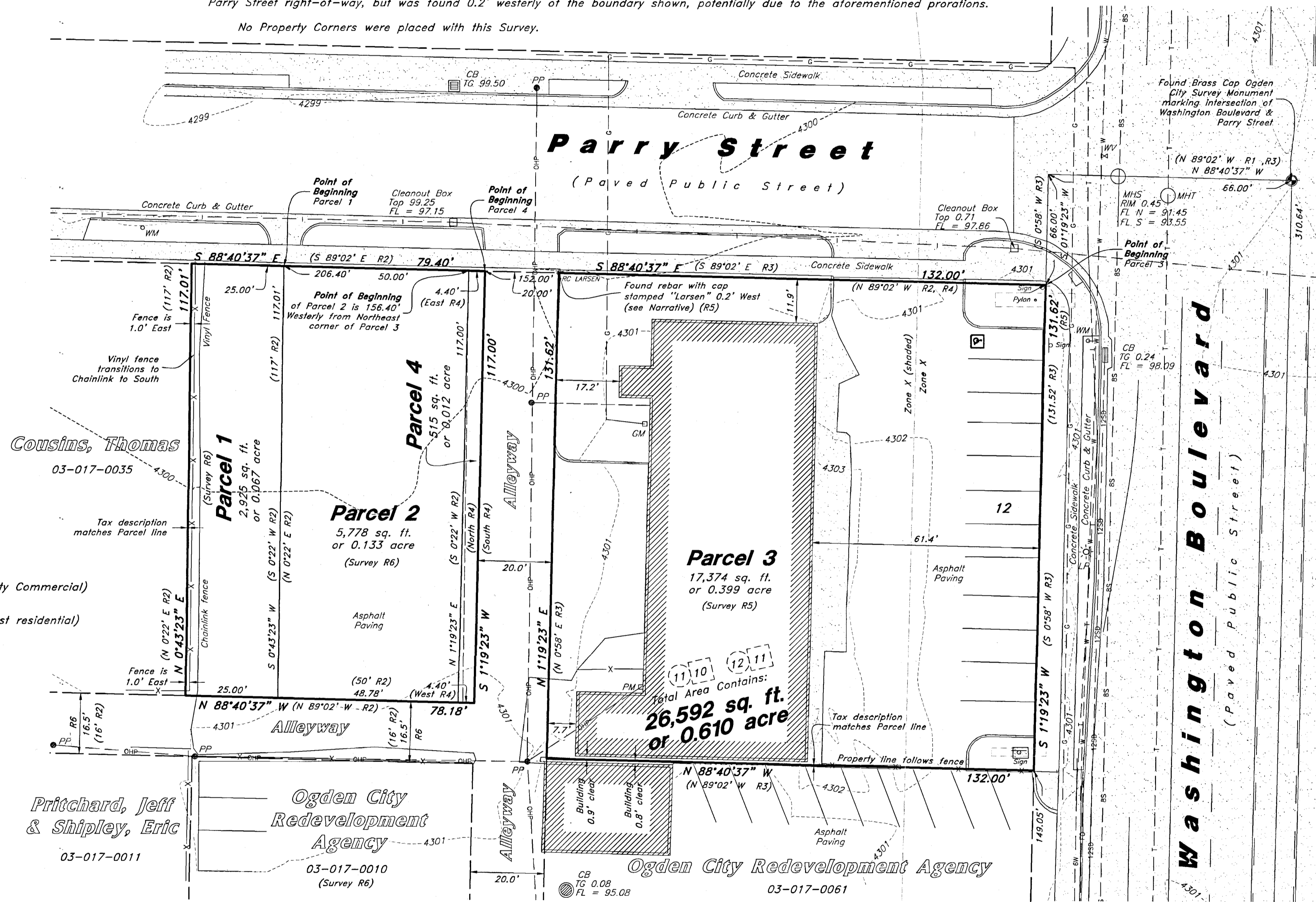
**Vicinity Map**  
Not to Scale

**Legend**

- Property Line
- Easement Line
- Adjoiner Line
- Centerline Monument
- MH Manhole
- CB Catch Basin
- FLH Fire Hydrant
- WM Water Valve, Water Meter
- G/M Gas Meter
- CPM Power Meter
- S Sanitary Sewer Line
- CU Cullinary Water Line
- SD Storm Drain Line
- FO Fiber Optic Line
- G Gas Line
- OP Overhead Power
- T Telephone Line
- IR Irrigation Line
- PP Power Pole
- GUY Guy Wire
- Sign
- Fence Line
- LP Light Pole
- EBOX Electrical Box
- Asphalt
- Concrete

**Zoning Information**

- Zone = CP-2 (Community Commercial)
- Building Setback Requirements = 20'
- Front yard = none (10' against residential)
- Back yard = 20'
- Side yard = 50'
- Height Restrictions = 50'
- Bulk Restrictions = 50%



**Descriptions**

File No. NCS-976215-SLC1\* (B&N Properties, LLC) (R2)

Parcel 1:  
Part of Lot 19, Block 7, Ogden Five Acre Plat "A", Ogden City, Weber County, Utah:  
Beginning at a point North 0°58' East 743.84 feet and North 89°02' West 206.40 feet from the Southeast corner of said Lot 19; running thence South 0°22' West 117 feet; thence North 89°02' West 25 feet; thence North 0°22' East 117 feet; thence South 89°02' East 25 feet to the place of beginning.  
Excepting therefrom any portion of subject property, if any, within the alley abutting said property on the South.  
Together with a right of way for all purposes of ingress and egress over an alley 16 feet wide adjoining on the South.

Parcel 2:  
Part of Lot 19, Block 7, Ogden Five Acre Plat "A", Ogden City, Weber County, Utah:  
Beginning at a point North 0°58' East 743.84 feet and 156.40 feet North 89°02' West from the Southeast corner of said Lot 19; running thence South 0°22' West 117 feet; thence North 89°02' West 50 feet; thence North 0°22' East 117 feet; thence South 89°02' East 50 feet to the place of beginning.  
Excepting therefrom any portion of subject property, if any, within the alley abutting said property on the south.  
Together with a right of way for all purposes of ingress and egress over an alley 20 feet wide adjoining on the East and an alley 16 feet wide adjoining on the South.

Parcel 3:  
Part of Lot 19, Block 7, Ogden Five Acre Plat "A" to Ogden City Survey:  
Beginning at the intersection of the South line of Parry Street with the West line of Washington Blvd., in Ogden City, Utah (said point being South 0°58' West 30 feet and North 89°02' West 66 feet from Ogden City Survey monument #434 at the intersection of the center line of said Parry Street and Washington Blvd.) and running thence South 0°58' West 131.52 feet along the West line of said Washington Blvd., thence North 89°02' West 132 feet to the East line of alley; thence North 0°58' East 131.62 feet along the East line of alley to South line of Parry Street; thence South 89°02' East 132 feet along the South line of Parry Street to the point of beginning.

Parcel 4:  
A part of Lot 19, Block 7, Ogden Five Acre Plat "A" of Ogden City Survey:  
Beginning at a point North 0°58' East 743.84 feet and 152 feet North 89°02' West from the Southeast corner of said Lot 19, and running thence West 4.40 feet; thence South 117 feet; thence East 4.40 feet; thence North 117 feet to the place of beginning, situated within the City of Ogden, County of Weber, State of Utah.  
Excepting therefrom any portion of subject property, if any, within the alley abutting said property on the South.

**Benchmark**

Ogden City Brass Cap Monument marking the intersection of 18th Street & Washington Boulevard  
Assigned Elevation = 4301.26 feet  
Observed 5 February, 2020

**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. 6: No zoning information was supplied for review, information provided was found on the Ogden City Zoning Website.
- ALTA requirements do not mention trees or vegetation. Trees from Adjoining Parcels may canopy over the property which does not show on this survey.
- Pertaining to ALTA requirement No. 8: There were no observed areas of substantial refuse on the site.
- Pertaining to ALTA requirement No. 9: There are 12 improved parking stalls on this site, of which 1 is designated for disabled parking and access.
- Dimensions in parenthesis are record information followed by a document reference number.

**Flood Plain Data**

This property lies within Flood Zones X and X (shaded) as designated on FEMA Flood Map Panel Number 4905700426E dated 16 December, 2005 for Weber County, Utah. Flood Zone X is defined as "Area of Minimal Flood Hazard." Flood Zone X (shaded) is defined as "0.2% Annual Chance Flood Hazard."

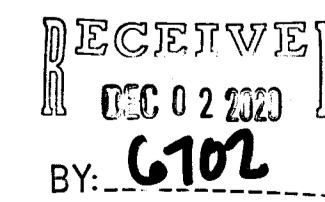
**References**

- R1 - Ogden City Survey (Engineering Plats)
- R2 - Title Report, File No. NCS-976215-SLC1\* (B&N Properties, LLC)
- R3 - Title Report, File No. NCS-976672-SLC1\*\* (Early Holdings, LLC)
- R4 - Title Report, File No. NCS-976984-SLC1\*\*\* (Larry W. Critchlow)
- R5 - ALTA/ASCM Land Title Survey, Larsen & Malmquist, Inc, 2004, Survey #3969
- R6 - Property Survey, Great Basin Engineering, Inc, 1990, Survey #361

**Certification**

To Mountain America Federal Credit Union, Early Holdings, LLC, B&N Properties, LLC, Larry W. Critchlow First American Title Insurance 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, 9 and 11 of Table A thereof. The field work was completed on 5 February, 2020.



Date: 11-26-2020  
BRUCE D. PIMPER  
STATE OF UTAH  
BRUCE D. PIMPER  
Utah PLS No. 362256

ALTA / NSPS Land Title Survey

ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Blvd., Salt Lake City, Utah 84115  
(801) 321-8529 - AWahlen@aig.com

MACU Ogden 2  
1757 Washington Boulevard  
Ogden City, Weber County, Utah  
A Part of Lot 19, Block 7, Five Acre Plat "A", Ogden City Survey

7 Feb, 2020

SHEET NO. 1