

**EXCEPTIONS TO COVERAGE**

This survey was completed using Commitment for Title Insurance from Meridian Title Company on behalf of Old Republic National Title Insurance Company under Commitment No. 260455 dated February 27, 2018 @ 8:00 A.M.

**EXCEPTION NO. 1-11; 14-17; 19 (NOT A SURVEY MATTER)**

EXCEPTION NO. 12: Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by inspection or Survey of said Property.

EXCEPTION NO. 13 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): A Boundary Line Agreement by and between Canyon Ranches L.C. and Alan D. Frandsen Recorded March 12, 1999 as Entry No. 1620207 in Book 1998 at Page 597 of Official Records.

EXCEPTION NO. 18 (NOT PLOTTED, NOT SPECIFIC INFORMATION WAS PROVIDED TO THE SURVEYOR ON LOCATION AT THE TIME OF THE SURVEY): Any claim of the United States of America arising from the difference in the mean high water line of the Mill Creek and the meander line as shown by the Government Survey.

**DESCRIPTION**

Parcel 1: [12-096-0006]

Part of the Southwest Quarter of Section 17, and the Southeast Quarter of Section 18, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;

Beginning at a point on the East right of way line of the Oregon Shortline Railroad said point given as 13.30 chains West and 79.2 feet North and North 1°30' East 144.99 of the Southeast corner of said Section 18; and running thence North 1°30' East 475.02 feet and North 0°29'30" East 446.43 feet along said railroad right of way to Ogden City coordinates North 220°45'52" East 45+92.52 (being the centerline of 7th Street extended) thence South 89°09'45" East 809.38 feet to the East line of Section 18 (Ogden City Coordinates North 230°47'55" East 54+01.97), thence South 0°50'15" West 33 feet; thence South 89°09'45" East 198.0 feet; thence South 0°58'30" West 822.73 feet to a fence corner; thence North 64°00' West 718.19 feet; thence South 25°09'15" West 130 feet along fence; thence North 69°48'46" West 84.86 feet more or less; thence South 6° West 290 feet; thence North 89°30'50" West 200 feet to the point of beginning.

Parcel 2: [12-096-0007]

Part of the Southeast Quarter of Section 18, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;

Beginning at a point North 0°58'34" East 1,143.57 feet and North 89°09'45" West 455.4 feet from the Southeast corner of said Quarter Section; and running thence North 89°09'45" West 353.98 feet to the East line of Oregon Shortline Railroad right of way; thence North along said right of way line 455 feet, more or less to the center of Mill Creek; thence South 64°53' East 88.8 feet along said center of Mill Creek; thence Southeastly along a channel of said Mill Creek to the point of beginning.

**NOTES**

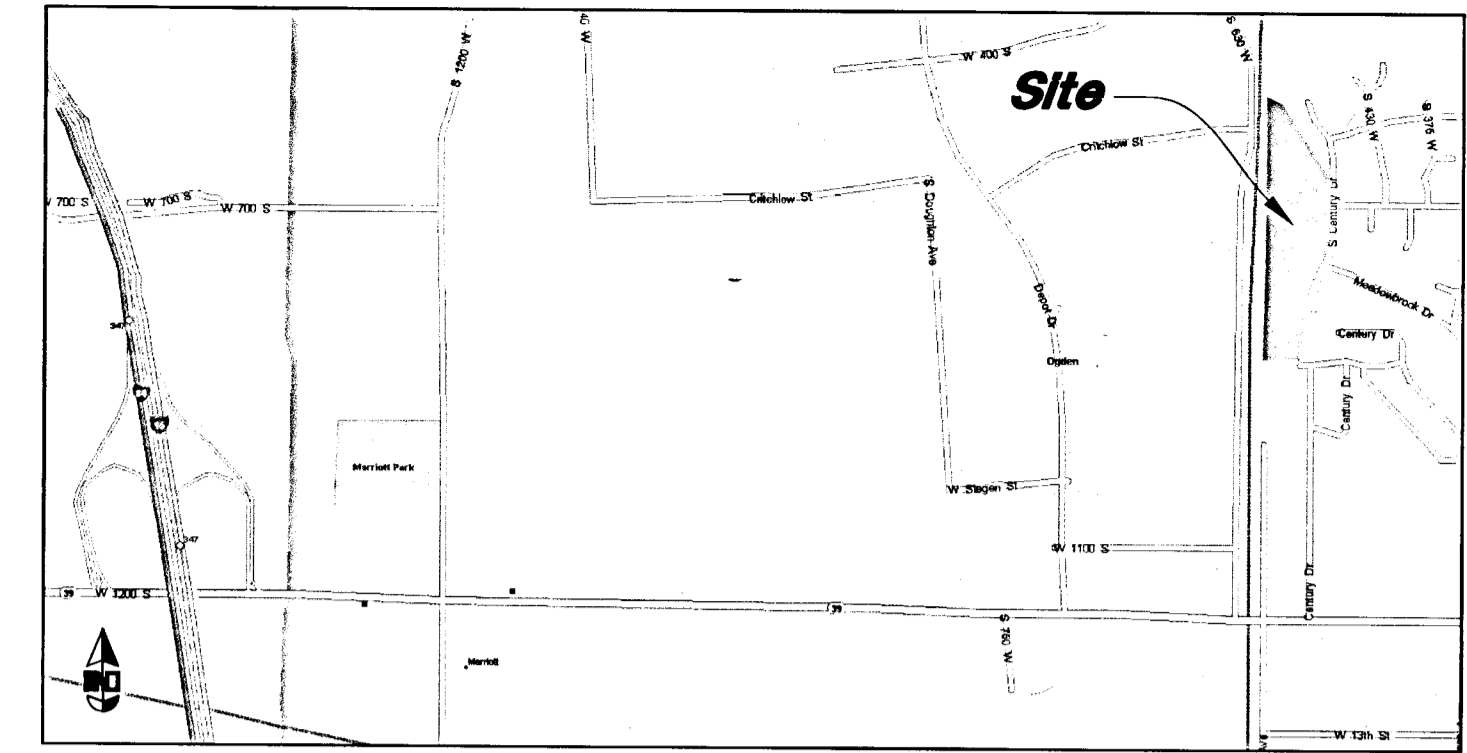
1. Utilities shown are from observed evidence on the site and records available at the time of the survey.
2. No encroachments were found other than what is shown on the drawing.
3. There appeared to be no changes in street right of way, or evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
4. There were no delineation markers observed in process of conducting the fieldwork indicating a prior delineation of wellands.
5. There are no striped parking stalls on this site.
6. The Property is approximately 33 feet from the intersection of 7th Street and Century Drive.

**FLOOD PLAIN**

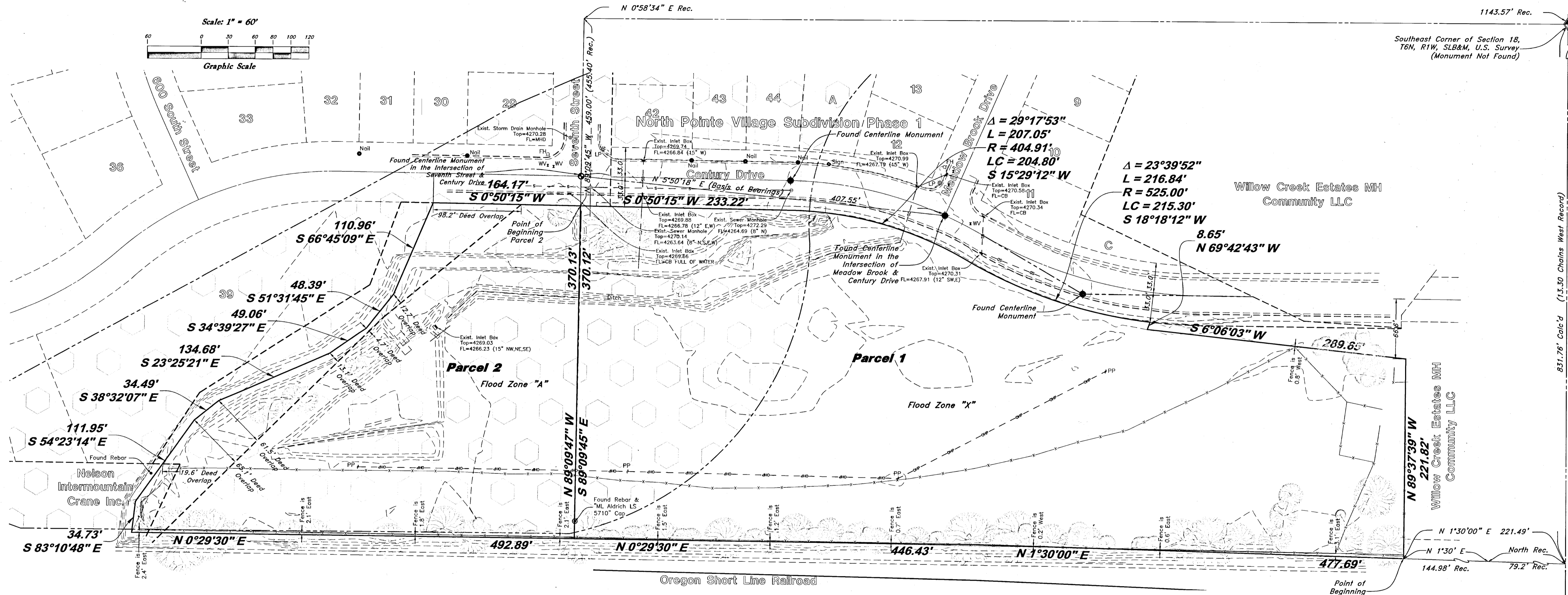
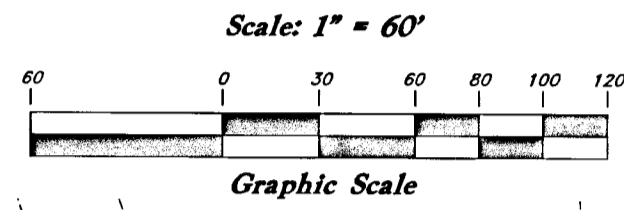
This property lies within flood zones A & X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0213E dated 16 December, 2005 as well as 49057C0426E dated 16 December, 2005.

Flood Zone X is defined as "Effective LOMRs" (no shading)

Flood Zone A is defined as "Without Base Flood Elevation (BFE) with BFE or Depth."



VICINITY MAP  
Not to Scale



**Legend**

(Note: All items may not appear on drawing)

San. Sewer Manhole	Top of Wall	TWL
Water Manhole	Top of Walk	TW
Storm Drain Manhole	Natural Ground	NG
Cleanout	Finish Grade	FG
Electrical Manhole	Match Existing	ME
Catch Basins	Fire Department Connection	FDC
Exist. Fire Hydrant	Finish Contour	90
Fire Hydrant	Exist. Contour	95.337A
Fire Department Connection	Exist. Grade	95.721A
Post Indicator Valve	Ridge Line	R
Exist. Water Valve	Direction of Flow	
Water Valve	Existing Asphalt	
Sanitary Sewer	New Asphalt	
Culinary Water	Heavy Duty Asphalt	
Gas Line	Existing Concrete	
Irrigation Line	New Concrete	
Storm Drain	Demo'd Road Base	
Telephone Line	Spill Curb & Gutter	
Secondary Waterline	FEMA Flood Plane A	
Fire Line	Tree To Remain in Place	
Land Drain		
Power pole		
Power pole w/guy		
Light Pole		
Fence		
Flowline of ditch		
Overhead Power line		
Corrugated Metal Pipe		
Concrete Pipe		
Reinforced Concrete Pipe		
Ductile Iron		
Polyvinyl Chloride		
Top of Asphalt		
Edge of Asphalt		
Centerline		
Flowline		
Finish Floor		
Top of Curb		

**AS-SURVEYED DESCRIPTION**

Parcel 1

A part of the Southeast Quarter of Section 18, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah;

Beginning at a point 831.76 feet North 89°17'49" West along the Section Line and 221.49 feet North 1°30'00" East from the Southeast Corner of said Section 18 to a point on the Easterly Line of the Oregon Shortline Railroad Property; and running thence along said Easterly Line the following two (2) courses: (1) North 1°30'00" East 477.69 feet and (2) North 0°29'30" East 446.43 feet; thence South 89°09'45" East 370.12 feet to the Westerly Right of Way Line of Century Drive; thence along said Westerly Right of Way Line the following five (5) courses: (1) South 0°50'15" West 233.22 feet to a point of curvature, (2) Southwesterly along the arc of a 404.91 foot Radius curve to the right a distance of 207.05 feet (Central Angle equals 29°17'53" and Long Chord bears South 15°29'12" West 204.80 feet) to a point of reverse curvature, (3) Southwesterly along the arc of a 525.00 foot Radius curve to the left a distance of 216.84 feet (Central Angle equals 23°39'52" and Long Chord bears South 18°18'12" West 215.30 feet), (4) North 69°42'43" West 8.65 feet, (5) South 6°06'03" West 289.65 feet to the Northerly Line of the Willow Creek Estates MH Community LLC Property; thence along said Northerly Line North 89°37'39" West 221.82 feet to the Easterly Line of said Oregon Shortline Railroad Property and the Point of Beginning.

Contains 279364 Sq. Ft. or 6.413 Acres

Parcel 2

A part of the Southeast Quarter of Section 18, 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 Westerly Right of Way Line of Century Drive, said point being 1143.57 feet North 0°58'34" East along the Section Line and 459.00 feet North 89°09'45" West from the Southeast Corner of said Section 18; and running thence North 89°09'45" West 370.13 feet to the Easterly Line of the Oregon Shortline Railroad Property; thence North 0°29'30" East 492.89 feet along said Easterly Line to the Southerly Line of the Nelson Intermountain Crane Inc. Property; thence South 83°10'48" East 34.73 feet along said Southerly Line to the Centerline of an existing Ditch, thence along said Centerline of Ditch the following six (6) courses: (1) South 54°23'14" East 111.95 feet, (2) South 38°32'07" East 34.49 feet, (3) South 23°25'21" East 134.68 feet, (4) South 34°39'27" East 49.06 feet, (5) South 51°31'45" East 48.39 feet and South 66°45'09" East 110.96 feet to the Westerly Right of Way Line of Century Drive; thence South 0°50'15" West 164.17 feet along said Westerly Right of Way Line to the Point of Beginning.

Contains 120,748 Sq. Ft. or 2.772 Acres

**NARRATIVE**

This Survey was requested by Mr. Leon Peterson of Peterson Development/KFP Corp for the purpose of depicting the current conditions of the site, as well as Title Purposes.

A line between Centerline Monuments found in the intersections of Mountain Brook Drive & Century Drive and Seventh Street and Century Drive with a bearing of N 5°50'18" E was used as the Basis of Bearings for this Survey.

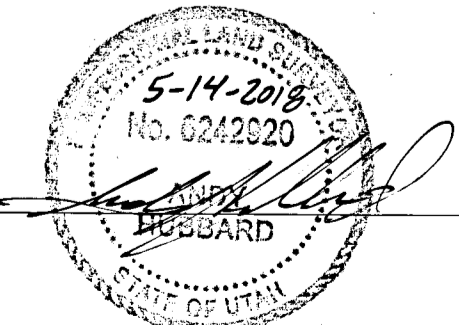
Property Corners were not set at this time.

**CERTIFICATION**

To Canyon Ranches L.C., Meridian Title Company and Old Republic National 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/NSPS, and includes Items 2, 3, 4, 5, 8, 9, 11, 13, 14, 15, 17 and 18 of Table A thereof.

The field work was completed on 3-9-2018.



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BY: 6705

**GREAT BASIN ENGINEERING**  
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**ALTA/NSPS Land Title Survey**  
**Canyon Ranches - Ogden**  
Approximately Century Drive & 7th Street  
Ogden City, Weber County, Utah  
A part of Section 18, T6N, R1W, SLB&M, U.S. Survey

14 May, 2018

SHEET NO.

1