

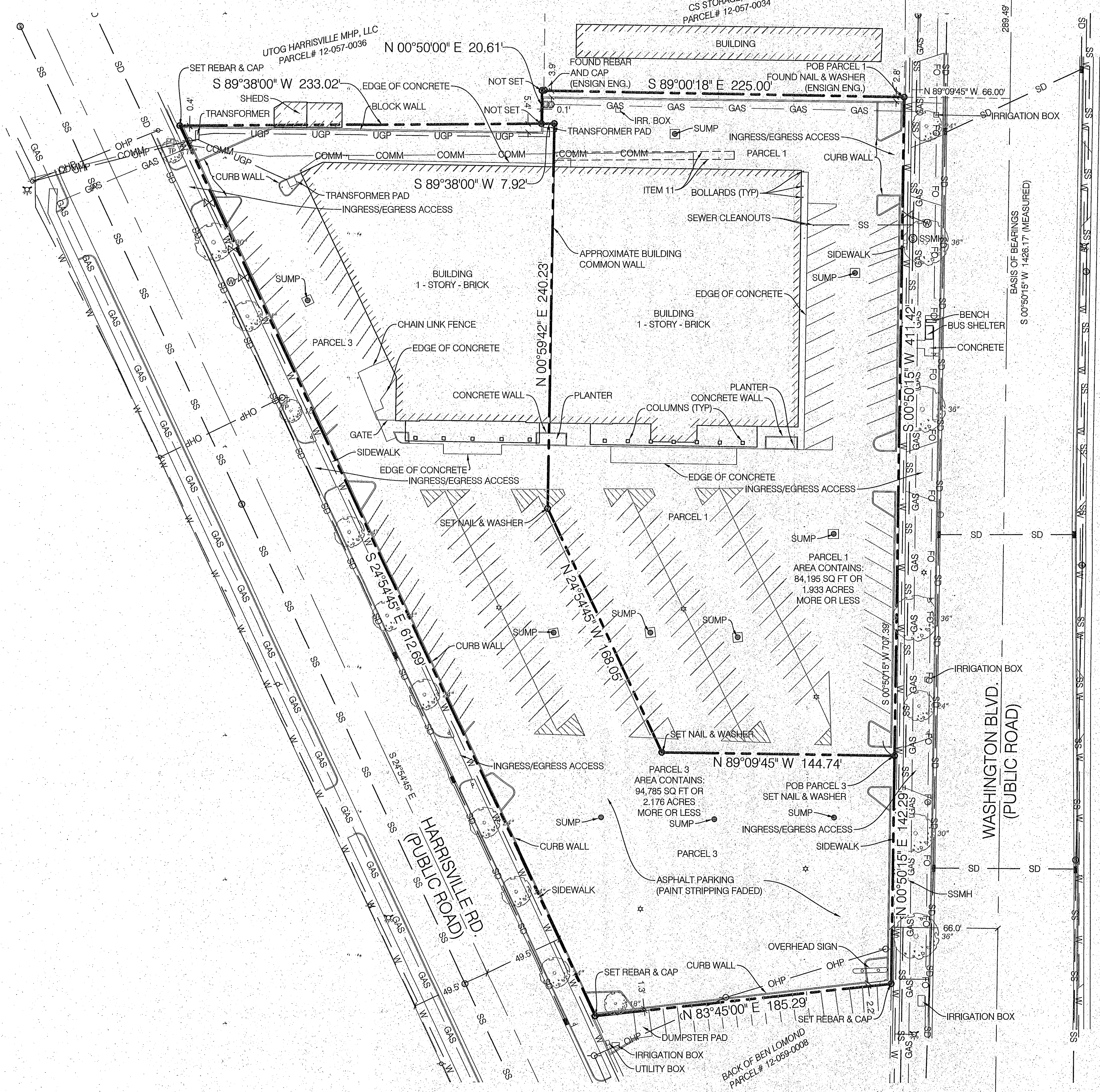
ALTAINSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
NORTH OGDEN CITY, WEBER COUNTY, UTAH

NORTHEAST CORNER SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

NORTH QUARTER CORNER SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

OGDEN CITY MONUMENT
WASHINGTON BLVD.
(FOUND BRASS CAP)



OGDEN CITY MONUMENT
WASHINGTON BLVD. & 2ND STREET
(FOUND BRASS CAP)

SURVEYOR'S CERTIFICATE

TO: WIN PROPERTIES, INC.
WINKAL HOLDING, LLC
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 ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 3, 2020.



VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

PARCEL 1: PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD; SAID POINT BEING NORTH 89°00'18" WEST ALONG THE NORTH LINE OF SAID SECTION, 803.28 FEET AND SOUTH 0°50'15" WEST ALONG THE WEST LINE OF WASHINGTON BOULEVARD 295.97 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 0°50'15" WEST ALONG THE WEST LINE OF WASHINGTON BOULEVARD 411.42 FEET; THENCE NORTH 89°09'45" WEST 144.74 FEET; THENCE NORTH 24°54'45" WEST 168.05 FEET; THENCE NORTH 0°59'42" EAST 240.23 FEET; THENCE SOUTH 89°38'00" WEST 7.92 FEET; THENCE NORTH 0°50'00" EAST 20.61 FEET TO A POINT THAT IS NORTH 89°00'18" WEST 225.00 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89°00'18" EAST 225.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DECLARATION OF ENCUMBRANCES BETWEEN SAFEWAY STORES INCORPORATED AND SKAGGS COMPANIES, INC., DATED OCTOBER 12, 1972 AND RECORDED DECEMBER 08, 1972, AS ENTRY NO. 583778 IN BOOK 1011, AT PAGE 371 OF RECORDS.

PARCEL 3: PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD, SAID POINT BEING NORTH 89°00'18" WEST ALONG THE NORTH LINE OF SAID SECTION 803.28 FEET AND SOUTH 0°50'15" WEST ALONG THE WEST LINE OF WASHINGTON BOULEVARD, 707.39 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE NORTH 89°09'45" WEST 144.74 FEET; THENCE NORTH 24°54'45" WEST 168.05 FEET; THENCE NORTH 0°59'42" EAST 240.23 FEET TO A POINT THAT IS NORTH 89°00'18" WEST ALONG SECTION LINE 1, 028.28 FEET AND SOUTH 0°50' WEST 316.58 FEET AND NORTH 89°38' EAST 7.92 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 89°38' WEST 233.02 FEET TO THE EAST LINE OF HARRISVILLE ROAD; THENCE SOUTH 24°54'45" EAST ALONG THE EAST LINE OF HARRISVILLE ROAD 612.69 FEET TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO ZIONS SECURITIES CORPORATION BY DEED RECORDED IN BOOK 538, PAGE 583 OF RECORDS, THENCE NORTH 83°45' EAST ALONG SAID NORTHERLY LINE 185.29 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD, THENCE NORTH 0°50'15" EAST ALONG THE WEST LINE OF WASHINGTON BOULEVARD, 142.29 FEET TO THE POINT OF BEGINNING.

NARRATIVE OF SURVEY

SCOPE: BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY RICK YARMY OF WIN PROPERTIES, INC. 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°50'15" WEST, AS SHOWN HEREON.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 338-6041560, EFFECTIVE DATE APRIL 15, 2020.
- R2) RECORD OF SURVEY PREPARED BY ENSIGN ENG. FOR COFFEE BUILDING/STORAGE UNIT PARCELS, ON FILE AT THE OFFICE OF THE WEBER COUNTY SURVEYORS OFFICE AS MAP #4696.

TITLE EXCEPTIONS

- ITEM 1-9 NOT ADDRESSED IN THIS SURVEY
- ITEM 10 THE TERMS AND CONDITIONS OF A DECLARATION OF ENCUMBRANCES DATED OCTOBER 12, 1972, BY AND BETWEEN SAFEWAY STORES, INCORPORATED, A MARYLAND CORPORATION, AND SKAGGS COMPANIES, INC., A DELAWARE CORPORATION RECORDED DECEMBER 08, 1972 AS ENTRY NO. 583778 IN BOOK 1011 AT PAGE 371 OF OFFICIAL RECORDS. 9S SURVEY FINDINGS: AFFECTS BOTH PARCELS, NOT PLOTTABLE.
- ITEM 11 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION BY INSTRUMENT RECORDED JULY 23, 1973 AS ENTRY NO. 597829 IN BOOK 1030 AT PAGE 601 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)
- ITEM 12 THIS EXCEPTION HAS BEEN DELETED AND WILL NOT APPEAR IN A FINAL REPORT OR POLICY TO BE ISSUED.
- ITEM 13-18 NOT ADDRESSED IN THIS SURVEY
- ITEM 19 VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2005. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- ITEM 20-24 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
 - A - THE BLOCK WALL ALONG THE NORTH LINE OF PARCELS 1 & 3 ARE BOTH SOUTH OF THE PROPERTY LINE CREATING ENCROACHMENTS ON THE NORTH SIDE OF THE WALL. ACQUIESCENCE TO THE WALL MAY HAVE OCCURRED TO THE EXISTING WALL.
 - B - THE SIDEWALK ON HARRISON RD AND WASHINGTON BLVD. BOTH HAVE MINOR ENCROACHMENTS.
 - C - THE CURB WALL ON THE SOUTH LINE OF PARCEL 3 IS NORTH OF THE PROPERTY LINE WHICH CREATES AN ASPHALT ENCROACHMENT WITH THE PARKING STALLS.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO HARRISON RD. & WASHINGTON BLVD. NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

LEGEND AND ABBREVIATIONS

| | | |
|------------------------------|-------------------------------|------|
| SECTION CORNER (NOT FOUND) | SANITARY SEWER MANHOLE & PIPE | SS |
| STREET MON. (FOUND) | STORM DRAIN MANHOLE & PIPE | SD |
| PROPERTY CORNER (PLAT NOTED) | CATCH BASIN/SUMP | CB |
| ADJACENT PL. or LOT LINES | STORM DRAIN INLET BOX | SDIB |
| EXISTING RIGHT-OF-WAY LINE | CULINARY PIPE LINE | W |
| CENTERLINE OF ROAD | WATER VALVE & WATER METER | WV |
| EASEMENT LINE | FIRE HYDRANT | FH |
| CURB & GUTTER | POWER POLE & OVERHEAD POWER | OHP |
| EDGE OF EXISTING ASPHALT | UNDERGROUND POWER | UGP |
| FIBER OPTIC | LIGHT POLE | LP |
| COMMUNICATION LINE | GAS LINE | GAS |
| SDMH STORM DRAIN MANHOLE | WATER MANHOLE | WM |
| SSMH SANITARY SEWER MANHOLE | SIGN | S |
| SD STORM DRAIN | GAS METER | GM |
| CB CATCH BASIN | TELECOMM PEDESTAL | TP |
| POB POINT OF BEGINNING | DECIDUOUS TREE | DT |
| | CONIFEROUS TREE | CT |

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BY: G110

SCALE MEASURES - MATCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: [Name]
CHECKED BY: [Name]
FIELD CREW: [Name]
DATE: 12/07/2020
JOB NO: 2003068

BENCHMARK ENGINEERING & LAND SURVEYING
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BENCHMARK CIVIL

WIN PROPERTIES, INC.
145 N. WASHINGTON BLVD.
OGDEN CITY, UTAH

PROJECT NO. 2003068

ALTA/NSPS LAND TITLE SURVEY
SVA.01
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