

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNHAZARDOUS) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 4400201810D, PANEL NO. 440006 1019 D, EFFECTIVE DATE SEPTEMBER 24, 2010. ZONE X (UNHAZARDOUS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 115166-JCP, COMMITMENT DATE: AUGUST 2, 2019 AT 1:30AM:

- EXCEPTION NO. 112:** (NOTHING TO PLOT. NOT A SURVEY RELATED MATTER)
- EXCEPTION NO. 12-26:** (NOTHING TO PLOT. DOES NOT AFFECT SUBJECT PARCEL)
- EXCEPTION NO. 24:** RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED OCTOBER 10, 1955, AS ENTRY NO. 244253, IN BOOK 443, AT PAGE 100. (SURVEYOR'S NOTE: PLOTTED. AFFECTS SOUTHERLY PORTION OF SUBJECT PARCEL)
- EXCEPTION NO. 30:** USAGE RESTRICTION AND RIGHT OF FIRST REFUSAL, DATED NOVEMBER 21, 2016 AND RECORDED NOVEMBER 23, 2016 AS ENTRY NO. 2828324. (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY RELATED MATTER)
- EXCEPTION NO. 31:** GRANT OF EASEMENT (STORM WATER LINE) IN FAVOR OF COMMERCE CORNER, LLC FOR THE DISCHARGE, DRAINAGE, AND FLOW OF STORM WATER AND SURFACE DRAINAGE AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED AND RECORDED FEBRUARY 2, 2011, AS ENTRY NO. 2840906. (SURVEYOR'S NOTE: PLOTTED. AFFECTS WEST AND NORTHWEST PORTIONS OF SUBJECT PARCEL)
- EXCEPTION NO. 32:** UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED SEPTEMBER 6, 2011, AS ENTRY NO. 281213. (SURVEYOR'S NOTE: PLOTTED. AFFECTS THE NORTHWEST PORTION OF SUBJECT PARCEL)
- EXCEPTION NO. 33-34:** (NOTHING TO PLOT. NOT A SURVEY RELATED MATTER)
- EXCEPTION NO. 35:** SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN SURVEY PREPARED BY SILVERPEAK ENGINEERING, HAVING BEEN CERTIFIED UNDER THE DATE OF FEBRUARY 3, 2011, AS JOB NO. AW-047, BY ARTHUR O. LEBARON, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 375178:
 - MEANDERING CHAIN LINK FENCE ALONG THE WESTERLY LINE AS SHOWN

NOTES

- 1- NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY. (SEE TABLE A, ITEM 6)
- 2- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
- 3- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. (SEE TABLE A, ITEM 11)
- 4- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
- 5- THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. SCHOOL AND ADJACENT ROAD IMPROVEMENTS WERE CONSTRUCTED WITHIN THE LAST 2 YEARS.
- 6- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PARCELS. (SEE TABLE A, ITEM 18)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BRANDON JOHNSON OF FARNSWORTH JOHNSON FOR TITLE PURPOSES.
BRASS CAP MONUMENTS WERE FOUND AT THE INTERSECTIONS OF 2ND STREET AND QUINCY AVENUE, 2ND STREET AND ECCLES AVENUE, AND 2ND STREET AND HARRISON BOULEVARD.
A LINE BEARING NORTH 84°04'45" WEST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTIONS 2ND STREET WITH QUINCY AVENUE AND ECCLES AVENUE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
OGDEN CITY PLAT AS RECORDED IN BOOK 11, PAGE 71 HAS BEEN USED AS REFERENCE FOR THIS SURVEY.
PROPERTY CORNERS ARE SET AS INDICATED HEREON.

ZONING REPORT INFORMATION

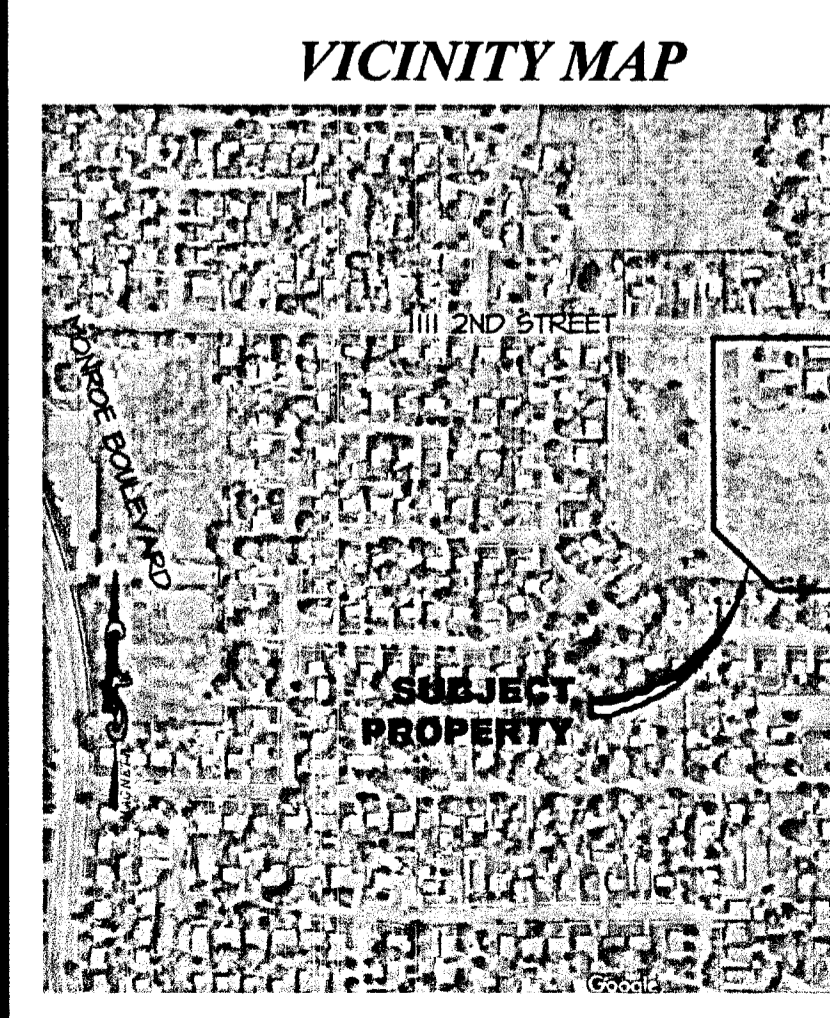
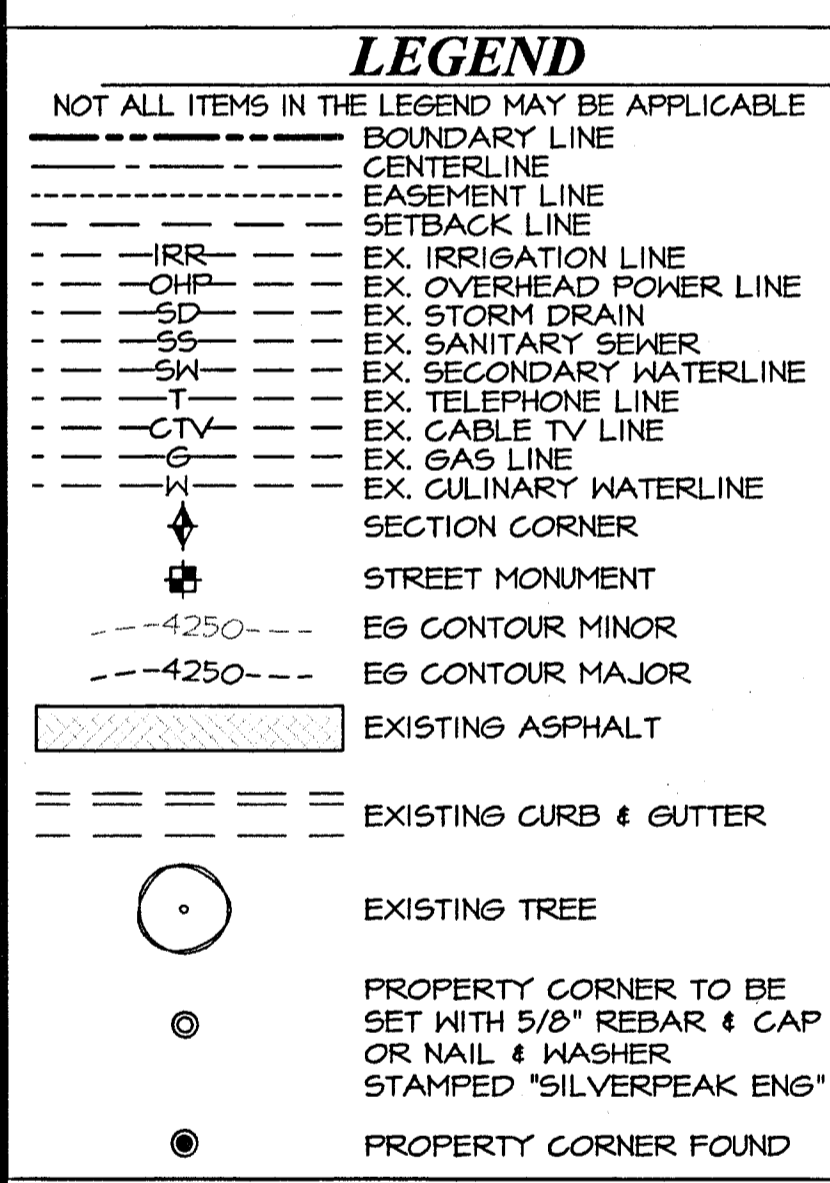
ZONING INFORMATION WAS ACQUIRED THROUGH A ZONING REPORT COMPILED BY ZONING RESEARCH GROUP, TACOMA, WA, PHONE (253) 203-3152, REPORT NUMBER 19-00914 PREPARED SEP. 13, 2019. ZONING DESIGNATION IS R-1-B, SINGLE-FAMILY RESIDENTIAL ZONE. ZONING OF ADJUTING PROPERTIES: NORTH R-1-B; SOUTH R-1-B; WEST R-1-B; EAST CP-2
YARD SETBACKS:
MINIMUM FRONT YARD - 30 FEET, EXCEPT AVERAGE WHERE 50% FRONTAGE IS DEVELOPED BUT NOT LESS THAN 20 FEET.
MINIMUM SIDE YARD (OTHER MAIN BUILDING NOT A DWELLING) - 20 FEET
MINIMUM REAR YARD (MAIN BUILDING) - 30 FEET
SETBACKS FOR ACCESSORY BUILDINGS:
SIDE YARD - 8 FEET, EXCEPT 1 FOOT IF LOCATED AT LEAST 6 FEET FROM REAR OF MAIN BUILDING AND 60 FEET BACK FROM FRONT LOT LINE BUT NO CLOSER THAN 8 FEET TO DWELLINGS ON ADJACENT LOT
REAR YARD - 1 FOOT, EXCEPT 8 FEET WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT
LOT SIZE: MIN. LOT AREA 8,000 SF, CORNER - 4,000 SF
MIN LOT WIDTH 65 FEET, CORNER LOT - 75 FEET
BUILDING HEIGHT:
MINIMUM - ONE STORY, MAXIMUM - 35 FEET/10 AND ONE HALF STORIES
MAX LOT COVERAGE - NO ACCESSORY BUILDING OR GROUP OF ACCESSORY BUILDINGS SHALL COVER MORE THAN 25% OF THE REAR YARD AREA; EXCEPT IF THE ONLY ACCESSORY BUILDING IS A GARAGE, IT MAY EXCEED THE 25% COVERAGE PROVIDED IT IS NO LARGER THAN 500 SQUARE FEET.
LANDSCAPING - ALL YARD AREAS EXCEPT THOSE AREAS WHERE ACCESSORY BUILDINGS, PERMITTED PARKING AND ACCESS HAYS ARE SPECIFICALLY ALLOWED ARE REQUIRED TO BE LANDSCAPED AND MAINTAINED. FOR NEW CONSTRUCTION THE LANDSCAPING SHALL BE INSTALLED WITHIN 18 MONTHS OF THE TIME OF THE FIRST OCCUPANCY OF THE DWELLING.
PARKING FORMULA:
SCHOOLS:
GRADES K-4: TWO (2) STALLS FOR EACH CLASS ROOM.

DESCRIPTION FROM TITLE REPORT

PARCEL 1:
ALL OF LOT 301, HINDSQR SQUARE COMMERCIAL SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 8, 2014 AS ENTRY NO. 2812133 IN BOOK 6077 AT PAGE 115 IN THE OFFICE OF THE DAVIS COUNTY RECORDER. (NOT PART OF THIS SURVEY)

PARCEL 2:
PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF 2ND STREET, SAID POINT BEING SOUTH 00°11'31" WEST 33.00 FEET AND NORTH 84°04'45" WEST 243.50 FEET FROM AN OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF HARRISON BOULEVARD AND 2ND STREET AND RUNNING THENCE SOUTH 00°11'31" WEST 614.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION ADDITION NO. 6; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES AND DISTANCES: 1) NORTH 84°04'45" WEST 105.50 FEET; 2) THENCE NORTH 40°56'24" WEST 209.35 FEET TO EASTERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION NO. 3; THENCE ALONG SAID EAST LINE NORTH 00°50'15" EAST 471.15 FEET TO THE SOUTH LINE OF 2ND STREET; THENCE ALONG SAID SOUTH LINE SOUTH 84°04'45" EAST 334.50 FEET TO THE POINT OF BEGINNING.
(CONTAINS: 194,766 SQ.FT. OR 4.54 ACRES)

- LEGEND**
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
IRRIGATION LINE
OVERHEAD POWER LINE
STORM DRAIN
SANITARY SEWER
SECONDARY WATERLINE
TELEPHONE LINE
CABLE TV LINE
GAS LINE
CULINARY WATERLINE
SECTION CORNER
STREET MONUMENT
EG CONTOUR MINOR
EG CONTOUR MAJOR
EXISTING ASPHALT
EXISTING CURB & GUTTER
EXISTING TREE
PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
PROPERTY CORNER FOUND



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.