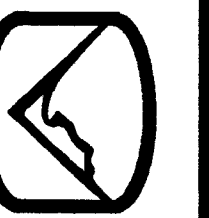


VICINITY MAP



SEAL:

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

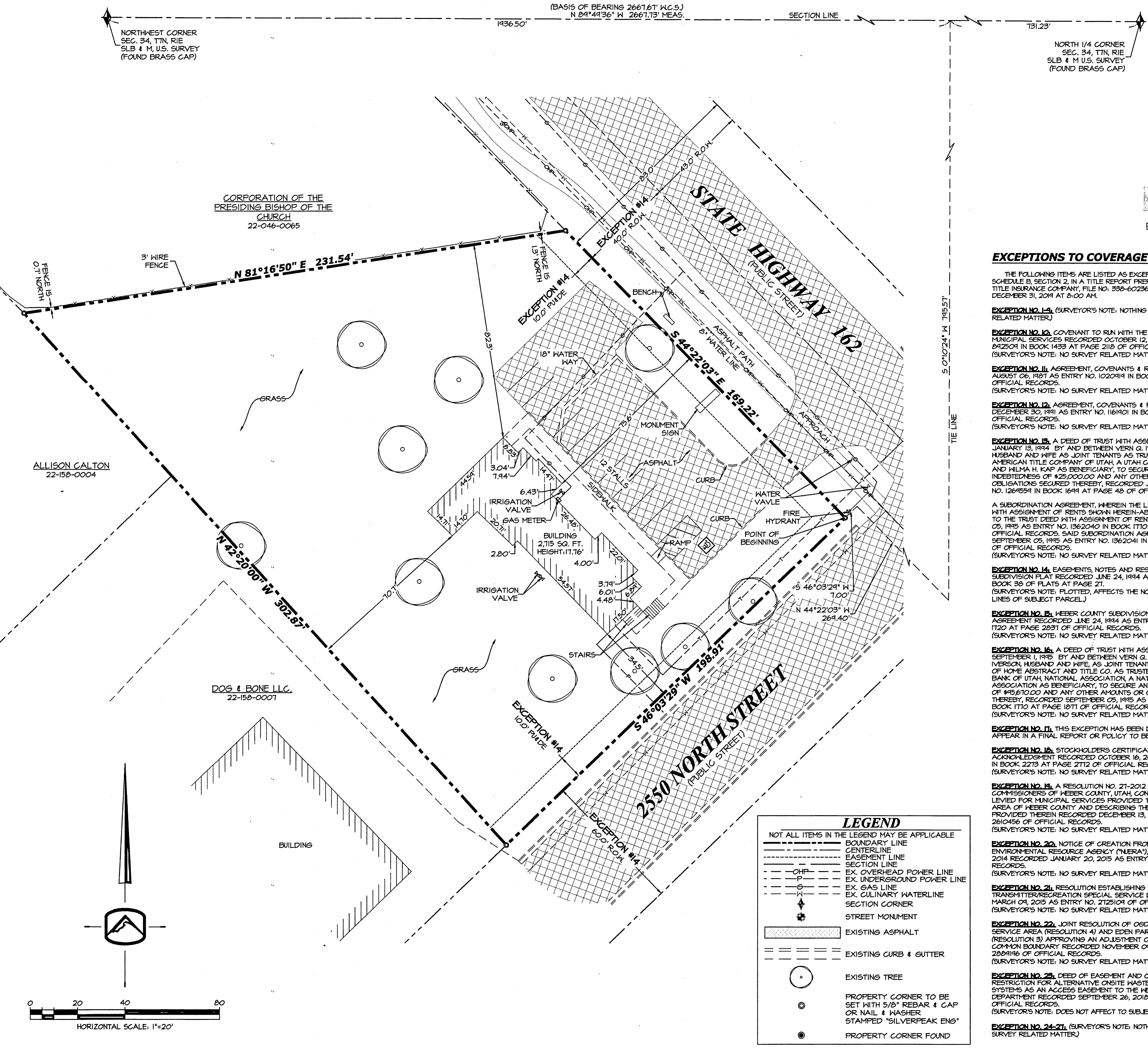
BURTON DENTAL
2627 NORTH HIGHWAY 162
EDEN, UTAH 84310

DATE: 6/3/2020
PROJECT: 20-022
DRAWN BY: CGR

ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:

1



RECEIVED
JAN 25 2021
BY: G710

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 338-6023601, COMMITMENT DATE: DECEMBER 31, 2014 AT 8:00 AM.

- EXCEPTION NO. 14. (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY RELATED MATTER)
EXCEPTION NO. 10. COVENANT TO RUN WITH THE LAND CONCERNING MUNICIPAL SERVICES RECORDED OCTOBER 12, 1983 AS ENTRY NO. 842504 IN BOOK 1433 AT PAGE 218 OF OFFICIAL RECORDS.
EXCEPTION NO. 11. AGREEMENT, COVENANTS & RESTRICTIONS RECORDED DECEMBER 30, 1991 AS ENTRY NO. 1020919 IN BOOK 1523 AT PAGE 1181 OF OFFICIAL RECORDS.
EXCEPTION NO. 12. AGREEMENT, COVENANTS & RESTRICTIONS RECORDED DECEMBER 30, 1991 AS ENTRY NO. 1161901 IN BOOK 1615 AT PAGE 200 OF OFFICIAL RECORDS.
EXCEPTION NO. 13. A DEED OF TRUST WITH ASSIGNMENT OF RENTS DATED JANUARY 18, 1944 BY AND BETWEEN VERN G. IVERSON AND KIM IVERSON, HUSBAND AND WIFE AS JOINT TENANTS AS TRUSTOR IN FAVOR OF FIRST AMERICAN TITLE COMPANY OF UTAH, A UTAH CORPORATION AS TRUSTEE AND WILMA H. KAP AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$25,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED JANUARY 18, 1944 AS ENTRY NO. 1264554 IN BOOK 1644 AT PAGE 48 OF OFFICIAL RECORDS.

A SUBORDINATION AGREEMENT, WHEREIN THE LIEN OF THE DEED OF TRUST WITH ASSIGNMENT OF RENTS SHOWN HEREIN-ABOVE WAS SUBORDINATED TO THE TRUST DEED WITH ASSIGNMENT OF RENTS RECORDED SEPTEMBER 05, 1945 AS ENTRY NO. 1362040 IN BOOK 1710 AT PAGE 1871 OF OFFICIAL RECORDS. SAID SUBORDINATION AGREEMENT RECORDED SEPTEMBER 05, 1945 AS ENTRY NO. 1362041 IN BOOK 1710 AT PAGE 1881 OF OFFICIAL RECORDS.

EXCEPTION NO. 14. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED JUNE 24, 1944 AS ENTRY NO. 1248556 IN BOOK 38 OF PLATS AT PAGE 27. (SURVEYOR'S NOTE: PLOTTED, AFFECTS THE NORTHEAST AND SOUTHEAST LINES OF SUBJECT PARCEL.)

EXCEPTION NO. 15. WEBER COUNTY SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JUNE 24, 1944 AS ENTRY NO. 1248557 IN BOOK 1720 AT PAGE 2837 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: NO SURVEY RELATED MATTERS EXIST IN DOCUMENT.)

EXCEPTION NO. 16. A DEED OF TRUST WITH ASSIGNMENT OF RENTS DATED SEPTEMBER 1, 1945 BY AND BETWEEN VERN G. IVERSON AND KIM IVERSON, HUSBAND AND WIFE, AS JOINT TENANTS AS TRUSTOR IN FAVOR OF HOME ABSTRACT AND TITLE CO. AS TRUSTEE AND FIRST SECURITY BANK OF UTAH NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$45,670.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED SEPTEMBER 05, 1945 AS ENTRY NO. 1362040 IN BOOK 1710 AT PAGE 1871 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: NO SURVEY RELATED MATTERS EXIST IN DOCUMENT.)

EXCEPTION NO. 17. THIS EXCEPTION HAS BEEN DELETED AND WILL NOT APPEAR IN A FINAL REPORT OR POLICY TO BE ISSUED.

EXCEPTION NO. 18. STOCKHOLDERS CERTIFICATION AND ACKNOWLEDGMENT RECORDED OCTOBER 16, 2002 AS ENTRY NO. 1881787 IN BOOK 2273 AT PAGE 2112 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: NO SURVEY RELATED MATTERS EXIST IN DOCUMENT.)

EXCEPTION NO. 19. A RESOLUTION NO. 21-2012 OF THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY, UTAH, CONFIRMING THE TAX TO BE LEVIED FOR MUNICIPAL SERVICES PROVIDED TO THE UNINCORPORATED AREA OF WEBER COUNTY AND DESCRIBING THE SERVICES TO BE PROVIDED THEREIN RECORDED DECEMBER 13, 2012 AS ENTRY NO. 2610456 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: NO SURVEY RELATED MATTERS EXIST IN DOCUMENT.)

EXCEPTION NO. 20. NOTICE OF CREATION FROM THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY (NEREA), DATED OCTOBER 28TH, 2014 RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: NO SURVEY RELATED MATTERS EXIST IN DOCUMENT.)

EXCEPTION NO. 21. RESOLUTION ESTABLISHING THE OGDEN VALLEY TRANSMITTER/RECREATION SPECIAL SERVICE DISTRICT RECORDED MARCH 04, 2015 AS ENTRY NO. 2725104 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: NO SURVEY RELATED MATTERS EXIST IN DOCUMENT.)

EXCEPTION NO. 22. JOINT RESOLUTION OF OGDEN VALLEY PARKS SERVICE AREA (RESOLUTION 4) AND EDEN PARK SERVICE DISTRICT (RESOLUTION 3) APPROVING AN ADJUSTMENT OF THE SERVICE AREAS COMMON BOUNDARY RECORDED NOVEMBER 04, 2011 AS ENTRY NO. 2989196 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: NO SURVEY RELATED MATTERS EXIST IN DOCUMENTS.)

EXCEPTION NO. 23. DEED OF EASEMENT AND COVENANT AND RESTRICTION FOR ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEMS AS AN ACCESS EASEMENT TO THE WEBER-MORGAN HEALTH DEPARTMENT RECORDED SEPTEMBER 26, 2018 AS ENTRY NO. 2443616 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: DOES NOT AFFECT TO SUBJECT PARCEL.)

EXCEPTION NO. 24-27. (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY RELATED MATTER)

PARKING INFORMATION

- 11 REGULAR PARKING STALLS
1 HANDICAP PARKING STALLS

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- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 49057C0237F, PANEL NO. 440181 0237 F, EFFECTIVE DATE JUNE 2, 2015, ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

DESCRIPTION FROM TITLE REPORT

LOT 1, IVERSON'S PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN THE WEBER COUNTY RECORDERS OFFICE. (CONTAINS: 46,028 SQ.FT. OR 1.051 ACRES)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BRIGHAM BURTON FOR TITLE PURPOSES PRIOR TO PROPERTY PURCHASE. BRASS CAP MONUMENTS WERE FOUND AT THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. A LINE BEARING NORTH 84°44'36" WEST BETWEEN THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SAID SECTION 34 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. IVERSON'S PLACE SUBDIVISION PLAT DATED DECEMBER 1993 AND RECORDED JUNE 24, 1994 WAS USED AS REFERENCE FOR THIS SURVEY. BOUNDARIES FOR THE SUBJECT PARCEL WERE ESTABLISHED BY VERIFYING THE LINES OF THE RECORDED PLAT ON THE GROUND. PROPERTY CORNERS ARE SET AS INDICATED HEREON.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; BURTON DENTAL LLC; IVERSON FAMILY INVESTMENTS, L.L.C.; INWEST TITLE SERVICES; AND STEWART TITLE GUARANTY COMPANY.

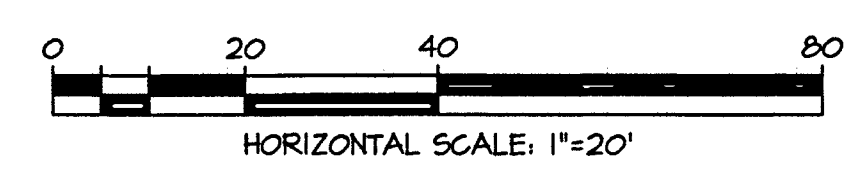
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 6(A), 7(C), 7(D), 7(E), 7(F), 8, 9, 10(A), 10(B), 11, 13, 16, 18, AND 19, OF TABLE A THEREOF.

FIELDWORK COMPLETION DATE: FEBRUARY 13, 2020 DATE OF SURVEY PLAT MAP: MARCH 03, 2020

REGISTRATION NO.: 1234283



LEGEND table with symbols for boundary lines, easements, power lines, gas lines, water lines, section corners, street monuments, asphalt, curbs, trees, and property corners.



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.