

6 ZONING INFORMATION		
ITEM	REQUIRED	OBSERVED
PERMITTED USE	GC	MOB
MINIMUM LOT AREA (SQ.FT.)	N/ST	69,477
MINIMUM FRONTAGE	N/ST	348.7'
MINIMUM LOT WIDTH	NONE	70'
MAX BUILDING COVERAGE	N/ST	10%
MAX BUILDING HEIGHT	N/ST	30.1'
MINIMUM SETBACKS		
FRONT (MIN)/(MAX)	0'/5'	88.7'
SIDE	0'	5.4'/87.9'
REAR	10'	266.4'
PARKING REQUIREMENTS:		
REQUIRED = 41		
EXISTING = 61		
CONFORMANCE STATUS: LEGAL NONCONFORMING		

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: NATIONAL DUE DILIGENCE SERVICES PROJECT #: 2112172-30270 FINAL REPORT DATE: 03/23/2021 PHONE/FAX (877) 439-2582 (407) 426-9741

NOTES:
GC: GATEWAY CORE MOB: MEDICAL OFFICE BUILDING
N/ST: NONE STATED (MIN): MINIMUM (MAX): MAXIMUM

5Ciii OBSERVED POTENTIAL ENCROACHMENTS
 BUILDING EXTENDS INTO EASEMENTS BY 4.7' AT THE MOST.

3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 490191 0439 F (MAP NO. 4905700439F), WHICH BEARS AN EFFECTIVE DATE OF 6/2/2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS
 SEE SHEET 2 OF 2

5Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES
 NONE PROVIDED TO THIS SURVEYOR.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS
- 10 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR POLES OF ELECTRIC TRANSMISSION CIRCUITS AND INCIDENTAL PURPOSES, AS GRANTED TO THE TELLURIDE POWER COMPANY, A DELAWARE CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1962 IN BOOK 42 AT PAGE 211 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPOSES TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION (UNABLE TO DETERMINE EXACT LOCATION)
 - 11 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES, AS GRANTED TO THE SOUTHERN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED JANUARY 30, 1958 AS ENTRY NO. 166949 IN BOOK 309 AT PAGE 494 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPOSES TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION (UNABLE TO DETERMINE EXACT LOCATION)
 - 12 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON GRANITE POINT PHASE 1 SUBDIVISION PLAT RECORDED JANUARY 19, 2003 AS ENTRY NO. 168049 IN BOOK 41 OF PLATS AT PAGE 35.
 - 13 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON AMENDED PLAT OF LOT 4 GRANITE POINT PHASE 1 SUBDIVISION PLAT RECORDED APRIL 02, 2021 AS ENTRY NO. 2684707 IN BOOK 55 OF PLATS AT PAGE 65. (AFFECTS: NOTHING TO PLOT)
 - 14 MAINTENANCE AGREEMENT FOR THE COMMON AND PERIODICAL USE OF PAVED DRIVEWAY, DRIVE, AND STORM DRAINAGE LINE RECORDED APRIL 02, 2021 AS ENTRY NO. 2684707 IN BOOK 55 OF PLATS AT PAGE 65. (AFFECTS: NOTHING TO PLOT)
 - 15 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER BY INSTRUMENT RECORDED OCTOBER 20, 2011 AS ENTRY NO. 264615 OF OFFICIAL RECORDS. (AFFECTS: AS SHOWN)
 - 16 CERTIFICATE OF REGULATION FOR THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY RECORDED JANUARY 25, 2015 AS ENTRY NO. 218461 OF OFFICIAL RECORDS. (NO PLOTTABLE ITEMS)
 - 17 PERMITTED EASEMENT LISTED ON EXHIBIT B OF SPECIAL WARRANTY DEED RECORDED DECEMBER 18, 2016 AS ENTRY NO. 2674070 OF OFFICIAL RECORDS. (AFFECTS: ADDRESSED IN CURRENT TITLE COMMITMENT SCHEDULE B ITEMS 10, 11, 12, 13, 14 AND 15)
 - 18 DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE PLEDGING DATED DECEMBER 23, 2016 BY AND BETWEEN MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE IN FAVOR OF FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE AND CAPITAL ONE NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT AS BENEFACTORY TO SECURE AN ORIGINAL REFLECTEDNESS OF \$24,450,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED DECEMBER 28, 2016 AS ENTRY NO. 2684071 OF OFFICIAL RECORDS.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS (CONTINUED)
- 19 AN ASSIGNMENT OF LEASES AND RENTS RECORDED DECEMBER 28, 2016 AS ENTRY NO. 2684072 OF OFFICIAL RECORDS, WHEREIN MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY ASSIGNS ALL RENTS, LEASES, INCOME AND PROFITS ACCRUING FROM THE LAND TO CAPITAL ONE NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION.
 - 20 AMENDED AND RE-STATEMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE PLEDGING DATED MAY 25, 2017 BY MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE IN FAVOR OF FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE AND CAPITAL ONE NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT AS BENEFACTORY TO SECURE AN ORIGINAL REFLECTEDNESS OF \$24,450,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MAY 16, 2017 AS ENTRY NO. 2689977 OF OFFICIAL RECORDS. (AFFECTS: NOTHING TO PLOT)

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

6Bxi TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 3020-99901UT97, HAVING AN EFFECTIVE DATE OF MARCH 12, 2021.

SHEET 1 OF 2

6Bi TITLE DESCRIPTION
 THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE COUNTY OF WEBER, STATE OF UT, DESCRIBED AS FOLLOWS:
 ALL OF LOT 7, AMENDED PLAT OF LOT 4 GRANITE POINT PHASE 1, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL PART OF LOT 4, GRANITE POINT PHASE 1 AMENDED, SOUTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING 304.35 FEET NORTH 88°38'36" WEST FROM THE NORTHEAST CORNER OF LOT 4 AND RUNNING THENCE NORTH 88°38'36" WEST 15 FEET, THENCE SOUTH 0°38'28" WEST 191.56 FEET THENCE SOUTH 89°05'13" EAST 15 FEET TO THE EAST LINE OF LOT 7 THENCE NORTH 0°38'28" EAST 191.56 FEET TO THE POINT OF BEGINNING.
 SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF: 1486 EAST SKYLINE DRIVE, SOUTH OGDEN, UT 84405.
 *SUBSTANTIAL SURVEYING ERROR - THE PLATTED DISTANCE IS 304.35 FEET TO THE EAST LINE OF THE REFERENCED LOT.
 THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Bii AS SURVEYED LAND DESCRIPTION
 A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SOUTH OGDEN, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 ALL OF LOT 7, AMENDED PLAT OF LOT 4 GRANITE POINT, PHASE 1, RECORDED IN BOOK 55, PAGE 65 IN THE OFFICE OF THE WEBER COUNTY RECORDER.
 LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF SAID AMENDED PLAT OF LOT 4 GRANITE POINT, PHASE 1; THENCE WITH THE NORTH LINE OF SAID LOT 4, NORTH 88° 38'36" WEST A DISTANCE OF 304.35 FEET TO THE NORTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 88° 38'36" WEST WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 15.00 FEET TO A SET 5/8" IRON ROD WITH CAP STAMPED AMERICAN SURVEYING & MAPPING; THENCE SOUTH 0° 37' 47" WEST, PARALLEL WITH AND 15.00 FEET DISTANT FROM THE EAST LINE OF SAID LOT 7, A DISTANCE OF 191.56 FEET, TO A FOUND 5/8" IRON ROD WITH CAP STAMPED "PLS-8960159"; THENCE LEAVING SAID PARALLEL LINE, SOUTH 89° 06' 13" EAST A DISTANCE OF 15.00 FEET TO A FOUND MAG NAIL IN THE EAST LINE OF SAID LOT 7, THENCE WITH SAID EAST LINE, NORTH 0° 53' 47" EAST A DISTANCE OF 191.44 TO THE POINT OF BEGINNING.
 CONTAINING 69,477 SQUARE FEET OR 1.595 ACRES MORE OR LESS.
 BEARINGS HEREIN ARE BASED ON NORTH LINE OF THE AMENDED PLAT OF LOT 4 GRANITE POINT, PHASE 1, RECORDED IN BOOK 55, PAGE 65 IN THE OFFICE OF THE WEBER COUNTY RECORDER, WHICH BEARS NORTH 88°38'36" WEST.
 SUBJECT TO ANY RIGHTS OF WAY, DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY, NOW OF RECORD.
 THE "AS-SURVEYED" DESCRIPTION, DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT.
 END OF LAND DESCRIPTION

6Diig SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND WAS ACTUALLY MADE ON THE GROUND ON MARCH 10, 2021 AND IS BASED ON AN INSPECTION OF THE ABOVE DESCRIBED REAL ESTATE AND IS IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEY AS ADOPTED BY THE UTAH COUNCIL OF LAND SURVEYORS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4 LAND AREA 69,477± SQUARE FEET 1.595± ACRES

6Biv BEARING BASIS
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE AMENDED PLAT OF LOT 4, GRANITE POINT, PHASE 1, RECORDED IN BOOK 55, PAGE 65 IN THE OFFICE OF THE WEBER COUNTY RECORDER, WHICH BEARS NORTH 88°38'36" WEST.

5F CEMETERY NOTE
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES
 REGULAR = 58 HANDICAP = 3 TOTAL = 61

5Biii ACCESS TO PROPERTY
 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SKYLINE DRIVE & INDIRECT PHYSICAL ACCESS TO SKYLINE DRIVE, VIA RIGHT-OF-WAY EASEMENT PER PLAT BOOK 55, PAGE 65, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY
 OF
 1486 EAST SKYLINE DRIVE
 SOUTH OGDEN, UTAH
 WEBER COUNTY

RECEIVED
 JUN 22 2021
 BY: G90A

Derek Klinkenberg
 Digitally signed by Derek Klinkenberg
 DN: OU=ASM, CN=Derek Klinkenberg, E=derek@asmdureservices.com
 Reason: I am the author of this document
 Location: Date: 2021.06.02 17:05:25
 Ford Platform/PDF Version: 9.2.0

- 8 SUBSTANTIAL FEATURES OBSERVED
 SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.
- 11 UNDERGROUND UTILITIES
 NO UTILITY PLANS OR REPORTS WERE RECEIVED BY THE SURVEYOR FOR USE IN PREPARING THIS SURVEY.
- 17 RIGHT OF WAY CHANGES
 SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.
- 18 OFFSITE EASEMENTS OR SERVITUDES
 THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES NOT INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2	"TABLE A" PROPERTY ADDRESS	6Bvi	CONTIGUITY STATEMENT
3	"TABLE A" FLOOD INFORMATION	6Bxi	TITLE COMMITMENT INFORMATION
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY OWNER
5Biii	ACCESS TO PROPERTY	6Diid	NORTH ARROW & SCALE
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diic	LEGEND & ABBREVIATIONS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Diie	VICINITY MAP
5F	CEMETERY NOTE	6Diig	SURVEYOR'S NOTES
6	"TABLE A" ZONING INFORMATION	6Diic	TYPE OF SURVEY
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE
6Bii	AS SURVEYED DESCRIPTION	7b	"TABLE A" BUILDING AREA
6Biv	BEARING BASIS	7c	"TABLE A" BUILDING HEIGHT
10	AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR POLES OF ELECTRIC TRANSMISSION CIRCUITS AND INCIDENTAL PURPOSES, AS GRANTED TO THE TELLURIDE POWER COMPANY, A DELAWARE CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1962 IN BOOK 42 AT PAGE 211 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPOSES TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION (UNABLE TO DETERMINE EXACT LOCATION)	13	"TABLE A" ADJOINING OWNERS
11	AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES, AS GRANTED TO THE SOUTHERN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED JANUARY 30, 1958 AS ENTRY NO. 166949 IN BOOK 309 AT PAGE 494 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPOSES TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION (UNABLE TO DETERMINE EXACT LOCATION)	14	"TABLE A" INTERSECTING STREET
12	EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON GRANITE POINT PHASE 1 SUBDIVISION PLAT RECORDED JANUARY 19, 2003 AS ENTRY NO. 168049 IN BOOK 41 OF PLATS AT PAGE 35.	16	"TABLE A" EARTH MOVING NOTE
13	EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON AMENDED PLAT OF LOT 4 GRANITE POINT PHASE 1 SUBDIVISION PLAT RECORDED APRIL 02, 2021 AS ENTRY NO. 2684707 IN BOOK 55 OF PLATS AT PAGE 65. (AFFECTS: NOTHING TO PLOT)	17	"TABLE A" RIGHT OF WAY CHANGES
14	MAINTENANCE AGREEMENT FOR THE COMMON AND PERIODICAL USE OF PAVED DRIVEWAY, DRIVE, AND STORM DRAINAGE LINE RECORDED APRIL 02, 2021 AS ENTRY NO. 2684707 IN BOOK 55 OF PLATS AT PAGE 65. (AFFECTS: NOTHING TO PLOT)	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES

NARRATIVE:
 SUBJECT PROPERTY IS LOCATED IN THE SW 1/4 OF SEC. 22, T5N, R1W, S18&M - THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA / NSPS SURVEY PER THE REFERENCED CLIENTS REQUEST.
 THE FOLLOWING WAS USED AS THE BASIS OF DETERMINING THE BOUNDARY OF THE PARCEL: AMENDED PLAT OF LOT 4, GRANITE POINT PHASE 1 RECORDED IN BOOK 55, PAGE 65 IN THE OFFICE OF THE WEBER COUNTY RECORDER. A COMPILATION OF DATA COMPILED FROM THE RECORDS IN THE OFFICE OF THE WEBER COUNTY RECORDER AS NOTED IN THE TABLE OF REFERENCES.
 THIS SURVEY HONORS THE MONUMENTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. NO MATERIAL DISCREPANCIES EXIST BETWEEN RECORD AND MEASURED (UNLESS NOTED). ONE (1) MONUMENT WAS SET FOR THIS SURVEY AS NOTED.
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.

TABLE OF REFERENCES	
PLAT BOOK 55, PAGE 65	
PLAT BOOK 55, PAGE 65	
INSTRUMENT 2684707	
INSTRUMENT 2663883	
INSTRUMENT 1685050	
INSTRUMENT 2060125	
INSTRUMENT 1991369	

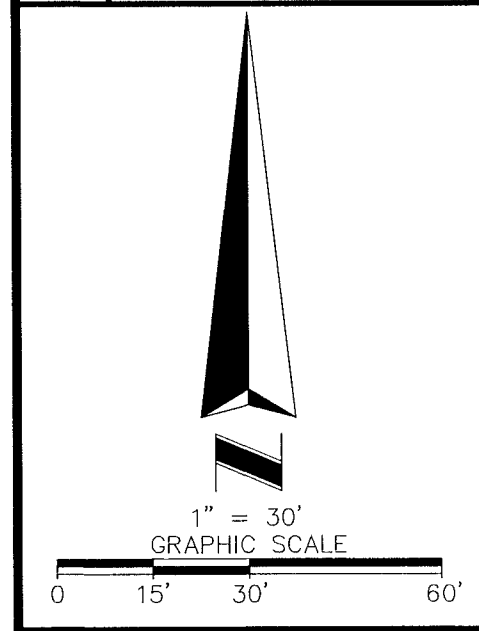
DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	PW	DRAWING SCALE	1" = 30'
			4/29/21	CERTIFICATIONS	SLN	04/19/21	COMMENTS/CERTS	DLK	DRAWN BY	JD	QC BY	CB(3/19/2021)
			04/28/21	REVISED TITLE	JCT	04/5/21	COMMENTS	SLN	DRAWING NAME			
05/11/21	UPDATE TITLE/CERTS	DLK	04/22/21	ADD CERT	LG	03/24/21	ADD ZONING	JCT			2112172-30270 S OGDEN UT.DWG	

PROFESSIONAL LAND SURVEYOR NO. LS 7298463-2201
 STATE OF UTAH
 PROJECT NO: 2112172-30270

DATE: 6-02-2021
 DEREK J. KLINKENBORG

SURVEY PREPARED FOR AND ON BEHALF OF:
 AMERICAN SURVEYING & MAPPING, INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 CERTIFICATE OF AUTHORIZATION # 8733066-0143
 PHONE: (407) 426-7979
 FAX: (407) 426-9741
 INFO@ASMCORPORATE.COM THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

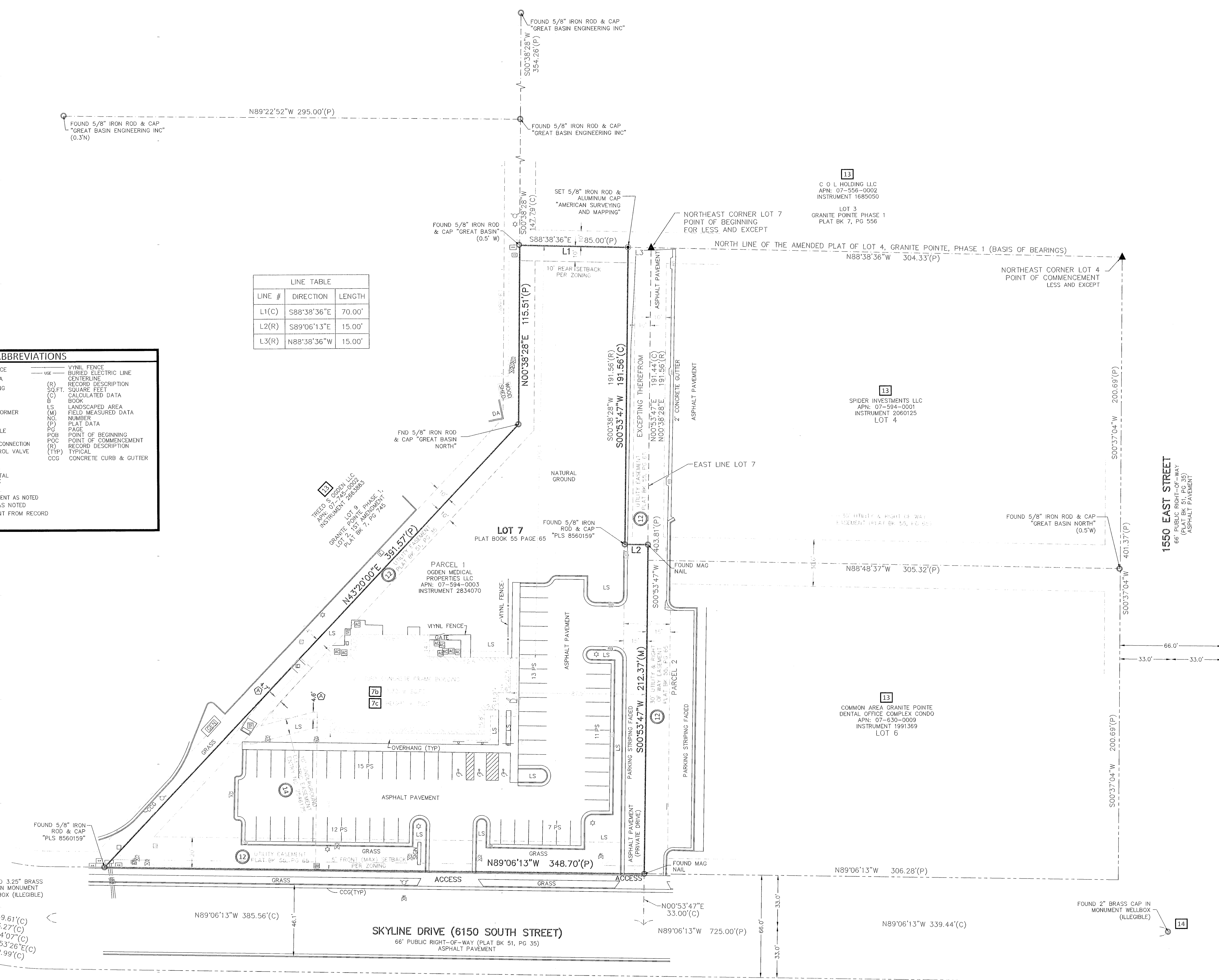
ALTA/NSPS NATIONAL DUE DILIGENCE SERVICES & MAPPING, INC.
 3191 Maguire Blvd., Suite 200, Orlando, FL 32803
 Phone: 407-426-7979 info@asmdureservices.com



LINE #	DIRECTION	LENGTH
L1(C)	S88°38'36"E	70.00'
L2(R)	S89°06'13"E	15.00'
L3(R)	N88°38'36"W	15.00'

6Dii LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		VINYL FENCE
	NO PARKING AREA		BURIED ELECTRIC LINE
	HANDICAP PARKING		CENTERLINE
	PARKING SPACE		RECORD DESCRIPTION
	ELECTRIC BOX		32 FT SQUARE FEET
	LIGHT POLE		CALCULATED DATA
	ELECTRIC TRANSFORMER		BOOK
	AIR CONDITIONER		LANDSCAPED AREA
	CATCH BASIN		FIELD MEASURED DATA
	SANITARY MANHOLE		NO.
	CLEANOUT		PLAT DATA
	FIRE DEPARTMENT CONNECTION		PAGE
	IRRIGATION CONTROL VALVE		POINT OF BEGINNING
	FIRE HYDRANT		RECORD DESCRIPTION
	WATER VALVE		TYPICAL
	TELEPHONE RISER		CONCRETE CURB & GUTTER
	CABLE TV PEDESTAL		
	UTILITY PULL BOX		
	GAS METER		
	SIGN		
	RECOVERED MONUMENT AS NOTED		
	SET MONUMENT AS NOTED		
	CALCULATED POINT FROM RECORD		
	BREAK LINE		



FOUND 3.25" BRASS CAP IN MONUMENT WELLBOX (ILLEGIBLE)

R=149.61'(C)
L=53.27'(C)
A=20°24'07"(C)
CHB=S78°53'26"E(C)
CHD=52.99'(C)



RECEIVED
JUN 22 2021
BY: G90A

ALTA/NSPS LAND TITLE SURVEY
OF
1486 EAST SKYLINE DRIVE
WEBER COUNTY
SOUTH OGDEN, UTAH

ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
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