

# ALTA/NSPS LAND TITLE SURVEY

LOCATION: NE 1/4 OF SECTION 22, T5N, R1W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

### SURVEY NOTES

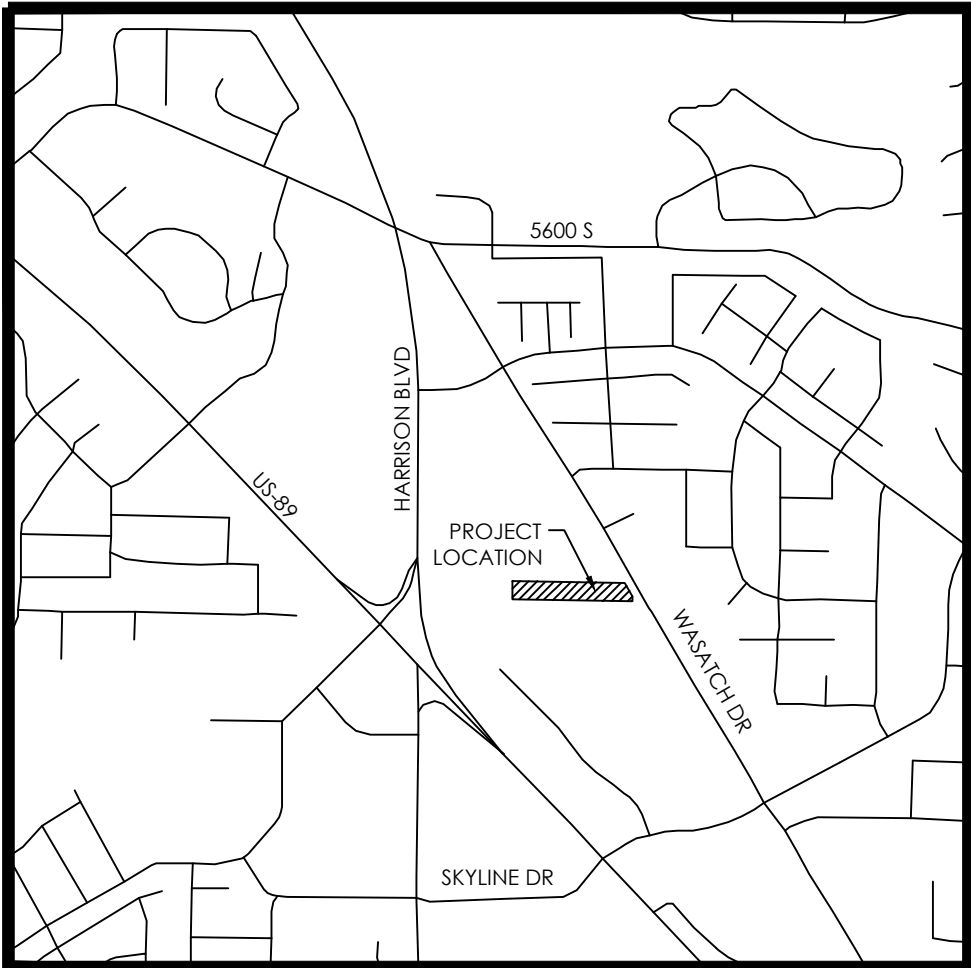
Wasatch Drive, a public right-of-way, is accessed through Seasons on Skyline Phase I per Shared Use Agreement and Grant of Non-Exclusive Easements recorded August 2, 2019 as Entry No. 2994919 in the office of the Weber County Recorder (Exception #17)

### NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey for the parcel described and shown hereon.
- A Title Commitment prepared by Northern Title Insurance Company, Logan, Utah, Order No. NTWE-86380, Effective Date: October 21, 2020, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is S89°09'31"E along the 1/4 Section line between the Center 1/4 Corner and the East 1/4 Corner of Section 22, Township 5 North, Range 1 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
- With regard to locations of utilities on or serving the surveyed property, source information from plans and markings were combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
- Survey responses to Table A (Optional Survey Responsibilities and Specifications):
  - Item 1: Survey monuments found or set shown hereon.
  - Item 2: 5885 South Wasatch Drive, South Ogden, UT 84403.
  - Item 3: Surveyed property lies within unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49057C043F, Revision Date: June 2, 2015.
  - Item 4: Gross land area shown hereon.
  - Item 6(a): Per zoning letter dated December 10, 2020 from the South Ogden City Office of Planning and Zoning, signed by South Ogden City Recorder, Leesa Kapetanov, CMC:
    - Current Zoning Classification: Gateway General
    - Setback Requirements: None specified (Project was approved as a conditional use)
    - Height and Floor Space Area Restrictions: None specified (Project was approved as a conditional use)
  - Item 6(b): No setback requirements were specified by letter provided in Item 6(a). (Project was approved as a conditional use)
  - Item 7(a): Exterior dimensions of all buildings at ground level shown hereon.
  - Item 7(b)(1): Square footage of exterior footprint of all buildings at ground level shown hereon.
  - Item 7(c): Measured height of all buildings above grade shown hereon.
  - Item 8: Substantial features observed are shown hereon.
  - Item 9: Parking Tabulations:
 

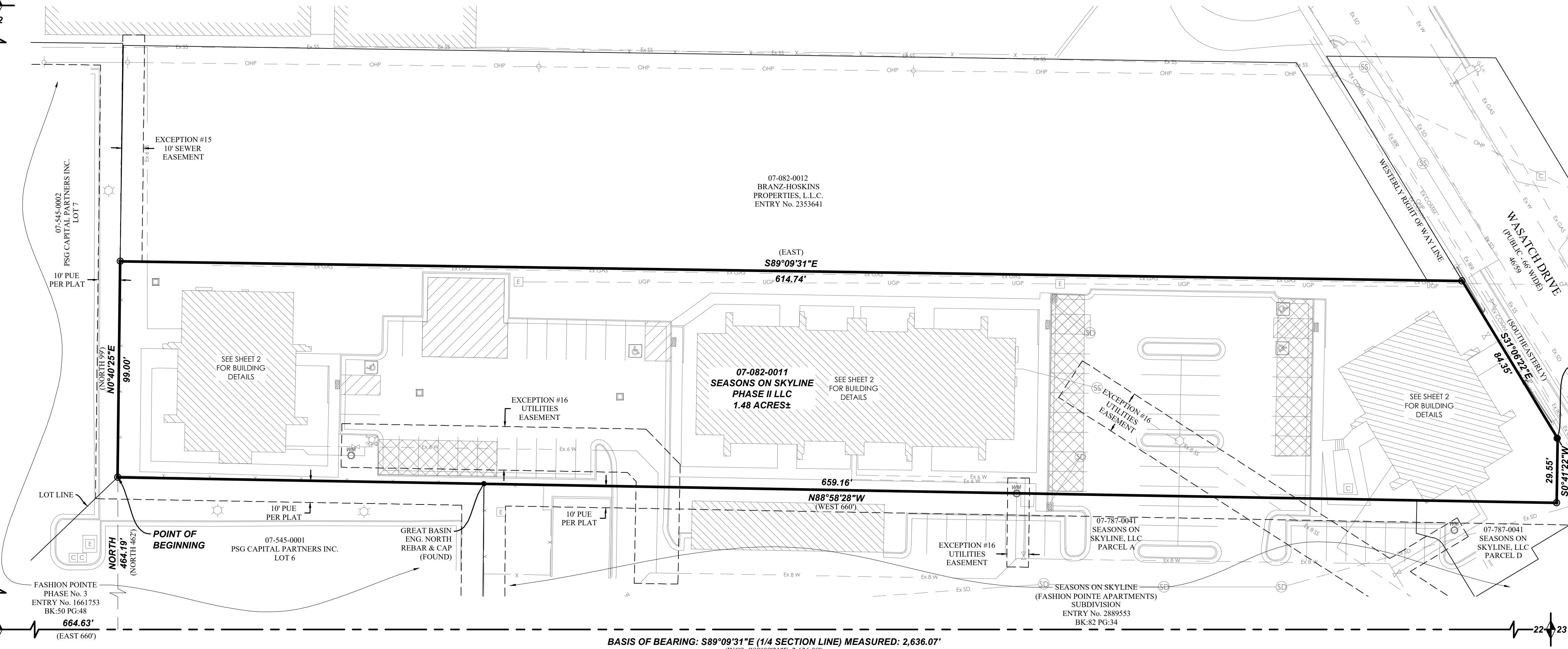
Regular Spaces	50
ADA Accessible Spaces	4*
Offsite Spaces	23
Total Parking Spaces	77

 \*Stripping for one (1) ADA Accessible Space was observed as painted over with a bicycle rack installed in its place.
  - Item 11: Observed existing utilities, as well as those utilities disclosed on plans requested by utility providers shown hereon. (See Note #7)
  - Item 16: Names of adjoining owners shown hereon.
  - Item 16: No evidence of recent earth moving work, building construction, or building additions were observed.
  - Item 17: No evidence of recent street or sidewalk construction or repairs were observed.
  - Item 19: All plottable easements included documents provided to or obtained by the surveyor shown hereon.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
  - Seasons on Skyline (Fashion Pointe Apartments) Subdivision Plat, recorded November 17, 2017 as Entry #2889553 in Book 82 Page 34.
  - Fashion Pointe Phase No. 3 Subdivision Plat, recorded September 10, 1999 as Entry #1661753 in Book 50 Page 48.
  - Wasatch Drive Plat of Addition to the Corporate Limits of South Ogden City, recorded March 5, 1998 as Entry #1526248 in Book 46 Page 59.
  - Record of Survey #4020 prepared by Pinnacle Engineering & Land Surveying, Inc., recorded February 25, 2008.
  - Record of Survey #1699 prepared by Gardner Engineering, signed September 30, 1997.



VICINITY MAP  
N.T.S.

NORTH 1/4 CORNER OF SECTION 22, T5N, R1W, SLB&M WEBER COUNTY MONUMENT



BASEIS OF BEARING: S89°09'31"E (1/4 SECTION LINE) MEASURED: 2,636.07'

CENTER 1/4 CORNER OF SECTION 22, T5N, R1W, SLB&M WEBER COUNTY MONUMENT

EAST 1/4 CORNER OF SECTION 22, T5N, R1W, SLB&M WEBER COUNTY MONUMENT

### RECORD DESCRIPTION

FROM TITLE REPORT  
AN ENTIRE PARCEL OF PROPERTY, SITUATE IN THE NE1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 6, FASHION POINTE PHASE NO. 3 SUBDIVISION ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 50, PAGE 48 OF OFFICIAL RECORDS, SAID POINT BEING S89°09'31"E 664.63 FEET ALONG THE QUARTER SECTION LINE AND NORTH 464.19 FEET FROM THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE N00°40'25"E 99.00 FEET ALONG THE EASTERLY LINE OF SAID FASHION POINTE PHASE NO. 3 SUBDIVISION; THENCE S89°09'31"E 614.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WASATCH DRIVE AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 46, PAGE 59 OF OFFICIAL RECORDS; THENCE S31°06'22"E 84.35 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A WESTERLY LINE OF SEASONS ON SKYLINE (FASHION POINTE APARTMENTS) SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 82, PAGE 34 & 35 OF OFFICIAL RECORDS; THENCE S00°41'22"W 29.55 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID SUBDIVISION; THENCE N88°58'28"W 659.16 FEET ALONG SAID NORTHERLY LINE AND TO AND ALONG THE NORTHERLY LINE OF SAID FASHION POINTE PHASE NO. 3 SUBDIVISION TO THE POINT OF BEGINNING.

### SCHEDULE B-II EXCEPTIONS

- Exceptions #1-7  
*Contain no plottable descriptions.*
- Exception #8  
An Easement for the purpose shown below and right incidental thereto as set forth in a document  
Granted To: Telluride Power Company  
Purpose: Public Utilities Easement  
Recorded: October 13, 1939  
Book/Page: Y of LL/470  
**Survey Findings: Skyline Easement plots south of surveyed property. Location of existing power and communications lines are as shown hereon.**
- Exception #11  
An Easement for the purpose shown below and right incidental thereto as set forth in a document  
Granted To: UTAH POWER AND LIGHT COMPANY  
Purpose: Public Utilities Easement  
Recorded: March 26, 1941  
Book/Page: Z of LL/304  
**Survey Findings: Exact location of easement cannot be determined from the record document. Location of existing power and communications lines are as shown hereon.**
- Exception #12  
Subject to a 16 foot right of way over the Southeast corner of the property as set forth in mesne instruments, including that Deed recorded in Book 158 at Page 140 of Official Records  
**Survey Findings: Exact location of easement cannot be determined from the record document.**
- Exception #13  
Resolution No. 23-2005, a Resolution of the Board of County

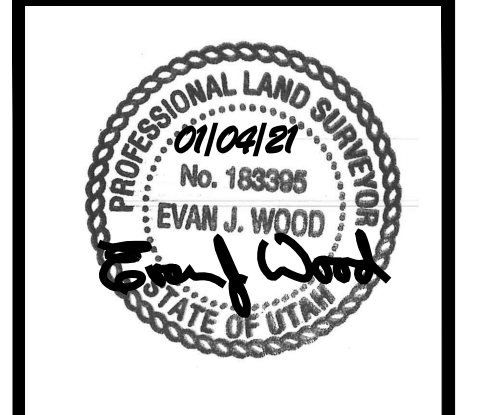
- Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No.2156401 of Official Records.  
**Survey Findings: Surveyed property lies within area described in record document.**
- Exception #14  
The terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder, recorded January 20, 2015, as Entry No. 2718461, of Official Records.  
**Survey Findings: Contains no plottable descriptions.**
- Exception #15  
Grant of Easement and the terms, conditions and limitations contained therein:  
Recorded: July 11, 2018  
Entry No.: 2930141  
**Survey Findings: 10' wide sanitary sewer easement shown hereon.**
- Exception #16  
Grant of Perpetual Easement and the terms, conditions and limitations contained therein:  
Recorded: September 25, 2018  
Entry No.: 2943466  
**Survey Findings: Location of utility easements shown hereon.**
- Exception #17  
Shared Use Agreement and Grant of Non-Exclusive Easement and the

- terms, conditions and limitations contained therein:  
Recorded: August 2, 2019  
Entry No.: 2994919  
**Survey Findings: Legal description for Exhibit "B" ("Parcel B Property") in exception document matches record legal description for the surveyed property.**
- Exception #18  
DEED OF TRUST  
A deed of trust to secure indebtedness in the amount shown below, and any other obligations secured thereby. Trustor: Seasons on Skyline Phase II, LLC, a Utah Limited Liability Company  
Trustee: Zions Bancorporation, N.A. dba Zions First national bank  
Beneficiary: Zions Bancorporation, N.A. dba Zions First national bank  
Amount: \$5,180,000.00  
Dated: August 14, 2019  
Recorded: August 19, 2019  
Entry No.: 2997584
- Assignment of Leases and the terms, conditions and limitations contained therein:  
Recorded: August 16, 2019  
Entry No.: 2997585  
**Survey Findings: Legal description in exception documents match the record legal description for the surveyed property.**
- Exceptions #19-21  
*Contain no plottable descriptions.*

### LEGEND

----- (XXXX) -----	EXIST. CONTOUR MAJOR
----- (XXXX) -----	EXIST. CONTOUR MINOR
----- (S.D) -----	EXIST. STORM DRAIN
----- (S.S) -----	EXIST. SANITARY SEWER
----- (E.W) -----	EXIST. CULINARY WATER
----- (E.GAS) -----	EXIST. NATURAL GAS
----- (OHP) -----	EXIST. OVERHEAD POWER
----- (E.COMM) -----	EXIST. COMMUNICATIONS LINE
----- (X) -----	EXIST. FENCE
----- (X) -----	SECTION MONUMENT
----- (X) -----	BOUNDARY MARKER
----- (X) -----	EXIST. SD INLET, MANHOLE & COMBO BOX
----- (X) -----	EXIST. SEWER MANHOLE
----- (X) -----	EXIST. WATER VALVE & WATER METER
----- (X) -----	EXIST. FIRE HYDRANT
----- (X) -----	EXIST. STREET LIGHT
----- (X) -----	EXIST. POWER POLE
----- (X) -----	EXIST. ELECTRICAL BOX
----- (X) -----	EXIST. COMMUNICATIONS BOX
----- (X) -----	EXIST. SPOT ELEVATION
----- (X) -----	WEBER COUNTY PARCEL No.
----- (X) -----	RECORD INFORMATION

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



ALTA/NSPS LAND TITLE SURVEY  
LOCATION: NE 1/4 OF SECTION 22, T5N, R1W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: SEASONS ON SKYLINE PHASE II, LLC  
PREPARED FOR: MOUNTAIN STATES PROPERTY MANAGEMENT, INC.

REVISION BLOCK	DATE	DESCRIPTION
1	12/21/20	NEW TITLE REPORT
2	12/22/20	UPDATES PER LENDER COMMENTS
3	01/04/21	UPDATED TITLE REPORT
4		
5		
6		



### SURVEYOR'S CERTIFICATE

To Seasons on Skyline, LLC, a Utah Limited Liability Company; Transamerica Life Insurance Company, an Iowa Corporation; Bonneville Real Estate Capital; Stewart Title Guaranty Company, a Texas Corporation; Northern 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 and NSPS, and includes Items 1-4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 & 19 of Table A thereof. The fieldwork was completed on October 21, 2020.

*Evan J. Wood*  
Evan J. Wood  
Professional Land Surveyor  
Certificate No. 183395

*01/04/2021*  
Date

ALTA/NSPS LAND TITLE SURVEY

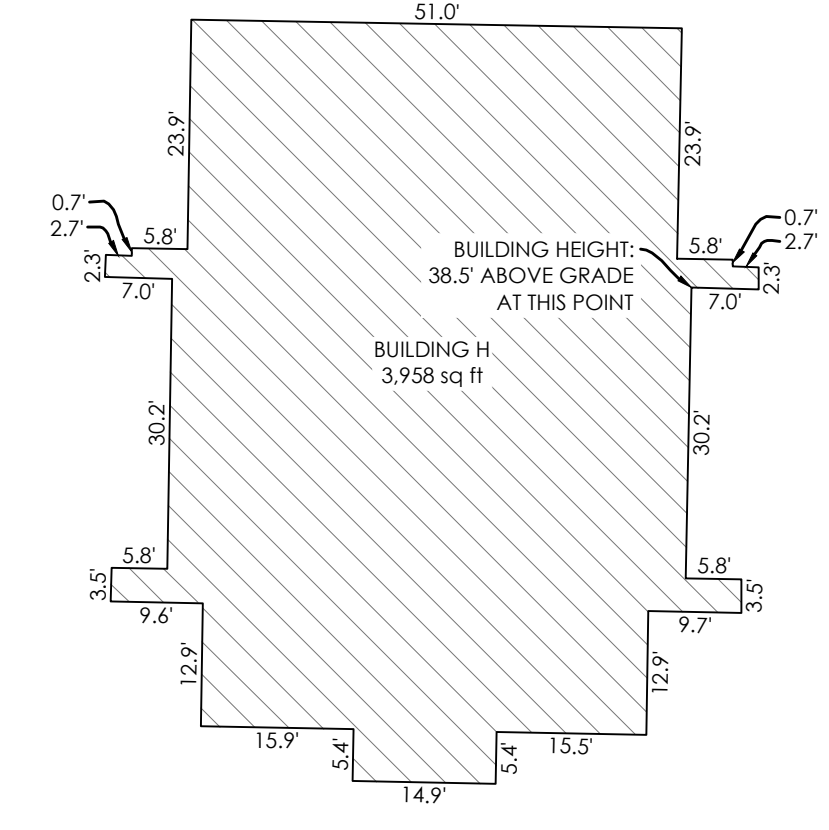
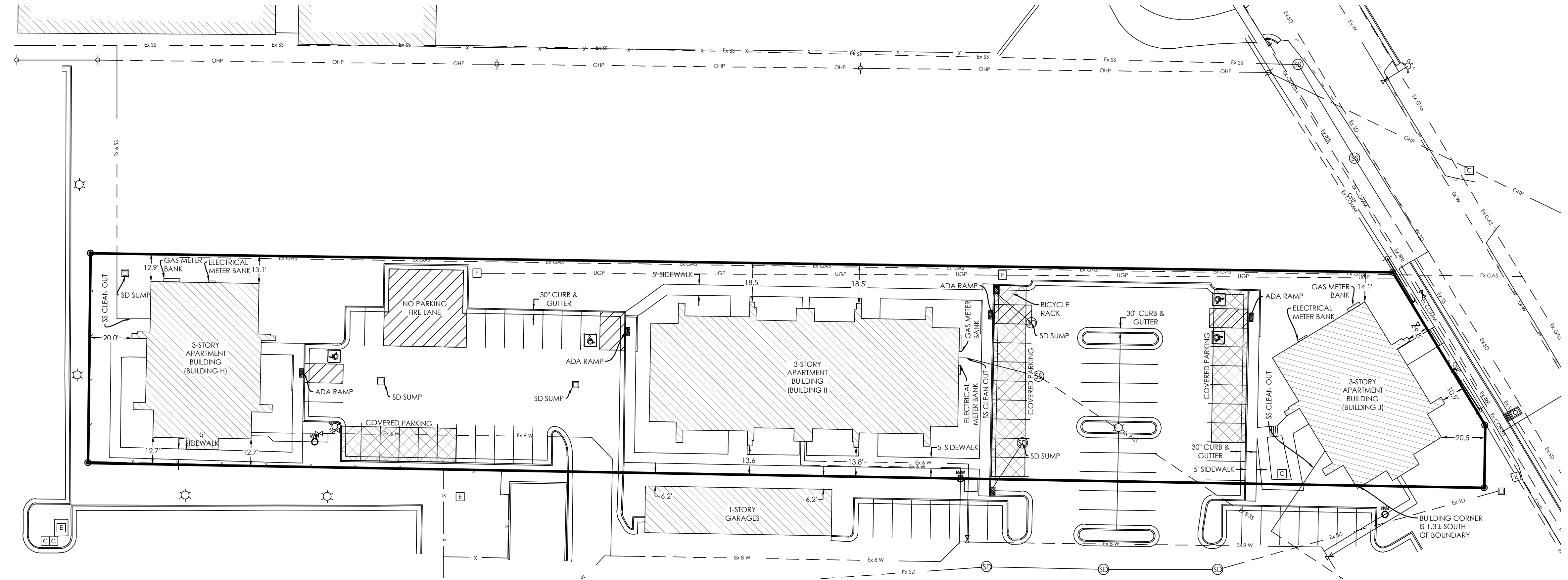
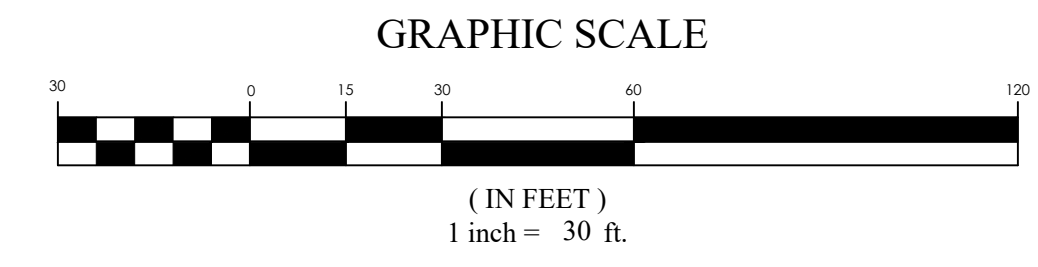
Scale: 1"=30' Drawn: BCD/JKH  
Date: 10/27/2020 Job #: 18-121  
Sheet: 1 OF 2

# ALTA/NSPS LAND TITLE SURVEY

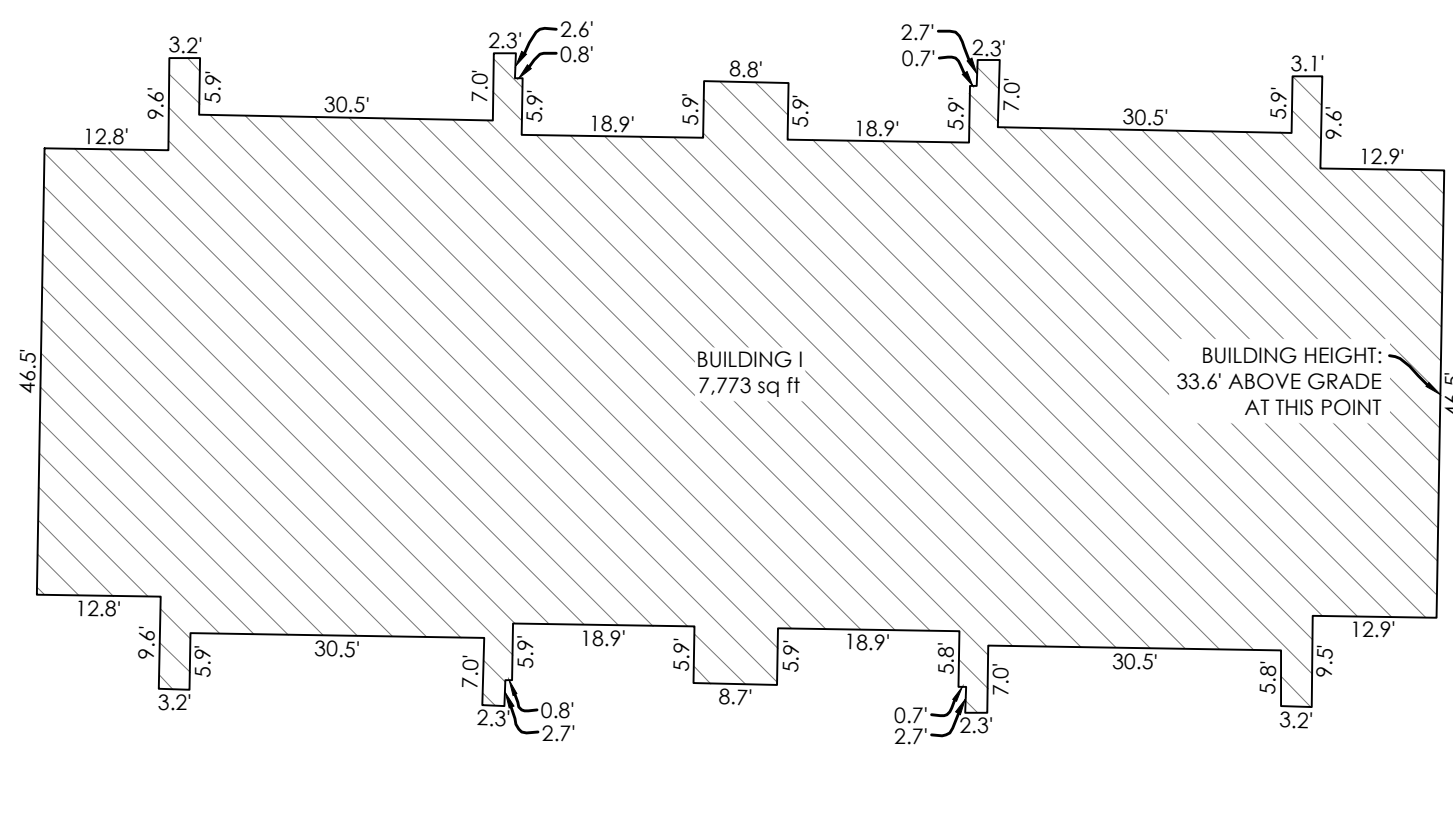
LOCATION: NE 1/4 OF SECTION 22, T5N, R1W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH

**LEGEND**

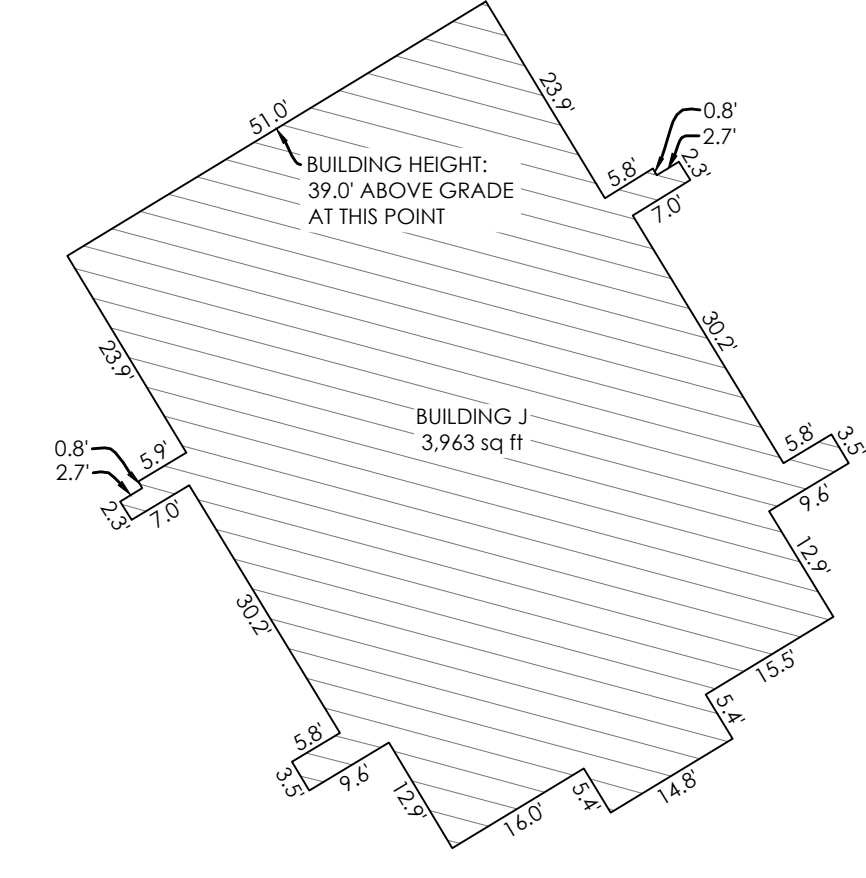
---(XXXX)---	EXIST. CONTOUR MAJOR
---(XXXX)---	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. NATURAL GAS
---	EXIST. OVERHEAD POWER
---	EXIST. COMMUNICATIONS LINE
---	EXIST. FENCE
⊕	SECTION MONUMENT
⊙	BOUNDARY MARKER
⊕	EXIST. SD INLET, MANHOLE & COMBO BOX
⊕	EXIST. SEWER MANHOLE
⊕	EXIST. WATER VALVE & WATER METER
⊕	EXIST. FIRE HYDRANT
⊕	EXIST. STREET LIGHT
⊕	EXIST. POWER POLE
⊕	EXIST. ELECTRICAL BOX
⊕	EXIST. COMMUNICATIONS BOX
+XXXX.X	EXIST. SPOT ELEVATION
XX-XX-XXXX	WEBER COUNTY PARCEL No.
(XXX.XX')	RECORD INFORMATION



**BUILDING H DETAIL**  
N.T.S.

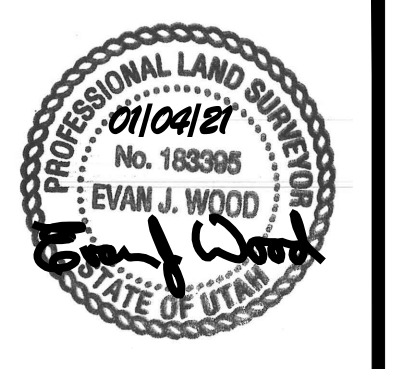


**BUILDING I DETAIL**  
N.T.S.



**BUILDING J DETAIL**  
N.T.S.

**FOCUS**<sup>®</sup>  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



**ALTA/NSPS LAND TITLE SURVEY**  
LOCATION: NE 1/4 OF SECTION 22, T5N, R1W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: SEASONS ON SKYLINE PHASE II, LLC  
PREPARED FOR: MOUNTAIN STATES PROPERTY MANAGEMENT, INC.

REVISION BLOCK	
#	DATE
1	12/21/20
2	12/22/20
3	01/04/20
4	*****
5	*****
6	*****

**ALTA/NSPS  
LAND TITLE  
SURVEY**

Scale: 1"=30' Drawn: BCD/JKEH  
Date: 10/27/2020 Job #: 18-121  
Sheet: **2 OF 2**



Z:\\_2018\18-121 Skyline Phase 2\design\18-121\dwg\WCS\ALTA 2020\18-121 ALTA 2020.dwg