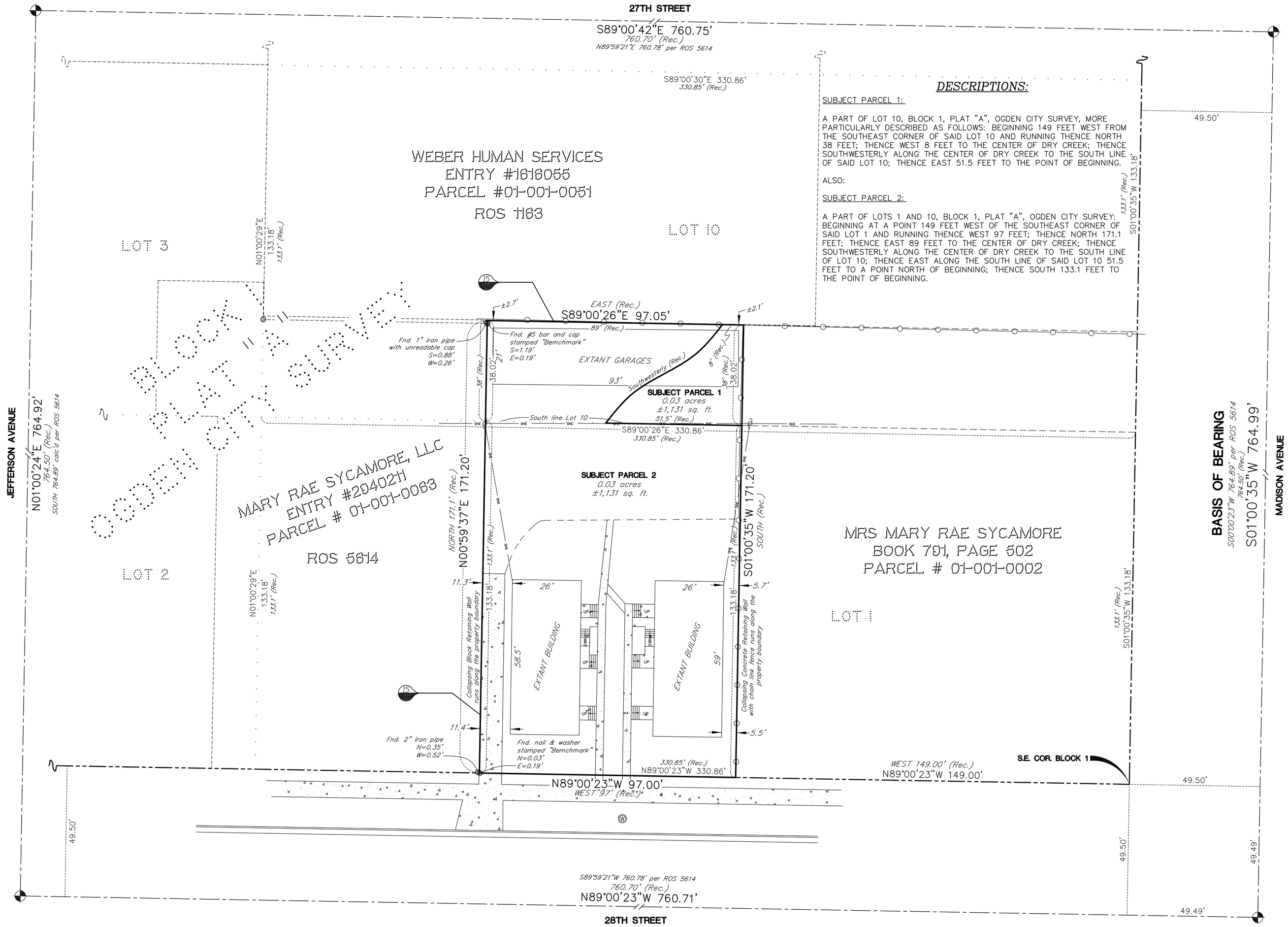

DESCRIPTIONS:

SUBJECT PARCEL 1:

A PART OF LOT 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 149 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 10 AND RUNNING THENCE NORTH 38 FEET; THENCE WEST 8 FEET TO THE CENTER OF DRY CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER OF DRY CREEK TO THE SOUTH LINE OF SAID LOT 10; THENCE EAST 51.5 FEET TO THE POINT OF BEGINNING.

ALSO:

SUBJECT PARCEL 2:

A PART OF LOTS 1 AND 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY: BEGINNING AT A POINT 149 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE WEST 97 FEET; THENCE NORTH 171.1 FEET; THENCE EAST 89 FEET TO THE CENTER OF DRY CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER OF DRY CREEK TO THE SOUTH LINE OF LOT 10; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10 51.5 FEET TO A POINT NORTH OF BEGINNING; THENCE SOUTH 133.1 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTE:

NO CORNERS WERE SET AS PART OF THIS SURVEY. BOUNDARY LINES ARE WELL ESTABLISHED BY ANCIENT OCCUPATION LINES.

RECEIVED
NOV 29 2021
FILE # 7065

SURVEYORS CERTIFICATE:

TO: GT Title Services, Inc., its successors and assigns, Old Republic National Title Insurance Company", its successors and assigns and, Conner Simmons. This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes no items from Table A thereof.
The field work was completed on November 24, 2021.

David E. Hawkes — *11/26/21*
David E. Hawkes PLS #356548 — DATE

This ALTA and NSPS Land Title Survey was prepared using that certain Commitment For Title Insurance issued by GT Title Services, Inc., Commitment Number SL44701S, with a commitment date of August 27, 2021 at 7:59 a.m.

NARRATIVE:

Boundary Consultants was retained by the Conner Simmons to perform an ALTA/NSPS Land Title Survey of the subject parcel. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4215.353 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS or South 01°00'35" West 764.99 feet measured between the Ogden City Center Line Monuments at the intersections of 28th, 27th Street and Madison Avenue. Center Line monuments were measured to determine Block 1, Plat "A", Ogden City Survey and the Lot Lines were re-established by proportioning the record distances with the measured distances. The Block closely matched record in the East – West axis with approximately 0.4 feet being proportioned in the North – South Axis. A minor gore of ±0.2 feet was found along the north boundary and an overlap of ±0.2 feet was found along the west boundary.

SCHEDULE B – PART II: EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. **NON-SURVEY ISSUE.**
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. **NON-SURVEY ISSUE.**
3. Any facts, rights, interest or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. **NONE NOTED.**
4. Easements, claims of easements or encumbrances which are not shown by the Public Records. **NONE NOTED.**
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. **AS DEPICTED HEREON.**
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. **NON-SURVEY ISSUE.**
8. Taxes for the present year and thereafter. Taxes for the year 2021 are DUE in the amount of $3,725.56 and will be Delinquent if not paid by November 30, 2021. Taxes for the year 2020 were PAID in the amount of $3,665.48. County Tax Parcel Number(s): 01-001-0002. **NON-SURVEY ISSUE.**
9. Taxes for the present year and thereafter. Taxes for the year 2021 are DUE in the amount of $54.04 and will be Delinquent if not paid by November 30, 2021. Taxes for the year 2020 were PAID in the amount of $58.50. County Tax Parcel Number(s): 01-001-0052. **NON-SURVEY ISSUE.**
10. The Land is within the boundaries of OGDEN, WEBER COUNTY, UTAH and is therein located within Tax District 25, and is subject to any charges and assessments levied thereunder. **NON-SURVEY ISSUE.**
11. Easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of ways for roads, ditches, canals, streams, rivers, telephones and transmission lines, drainage, utilities or other incidental purposes, over, under or across the Land, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way contained in the official plat map(s) of record. **AS DEPICTED HEREON.**
12. Any water rights, claims or title to water in or under the Land. **NON-SURVEY ISSUE.**
13. Rights of tenant(s) in possession, if any, as tenants only, and the rights of all parties claiming by, through or under said tenant(s). **NON-SURVEY ISSUE.**
14. Any and all outstanding oil, gas, mining, and/or mineral rights, etc., including but not limited to the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights. **NON-SURVEY ISSUE.**
15. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortage in area, party walls, or any other facts that would be disclosed by an accurate and complete land survey of the Land. **A DEED GORE OF ±0.2' EXISTS BETWEEN THE SUBJECT PARCELS AND TAX PARCEL 01-001-0051. AN OVERLAP OF ±0.2' EXISTS WITH TAX PARCEL 01-001-0002 AND 01-001-0063.**
16. The terms, conditions, and effects of that certain Resolution No. 23-2005 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. **NON-SURVEY ISSUE.**

20 0 20 40
SCALE OF FEET

LEGEND

29 28 / 32 33 = SECTION CORNER & SECTION LINE
= BOUNDARY
= RIGHT OF WAY
= RECORDS OF SURVEY
= ADJOINING PARCELS DEED LINES
= ROOT LOT LINES
= DIMENSION LINES
= EDGE DECAYED ASPHALT
= OVERHEAD ELECTRIC & CABLE
= ANCIENT CHAIN-LINK FENCES
= CONCRETE

XXXX = MEASURED BEARING – DISTANCE
XXXX = RECORD BEARING – DISTANCE
(REC.) = RECORD

DAVID E. HAWKES — LICENSED PROFESSIONAL LAND SURVEYOR — #356548 — STATE OF UTAH

DATE: PLOT DATE: 11-26-21
SCALE 1"=20'
PROJECT NUMBER 2171001

ALTA/NSPS LAND TITLE SURVEY

WEBER COUNTY TAX PARCELS 01-001-0002, -0052

A PART OF LOTS 1 AND 10, BLOCK 1, PLAT "A", OGDEN CITY SURVEY
LYING AND SITUATE IN THE NORTHWEST QUARTER SECTION 33,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 1 OF 1