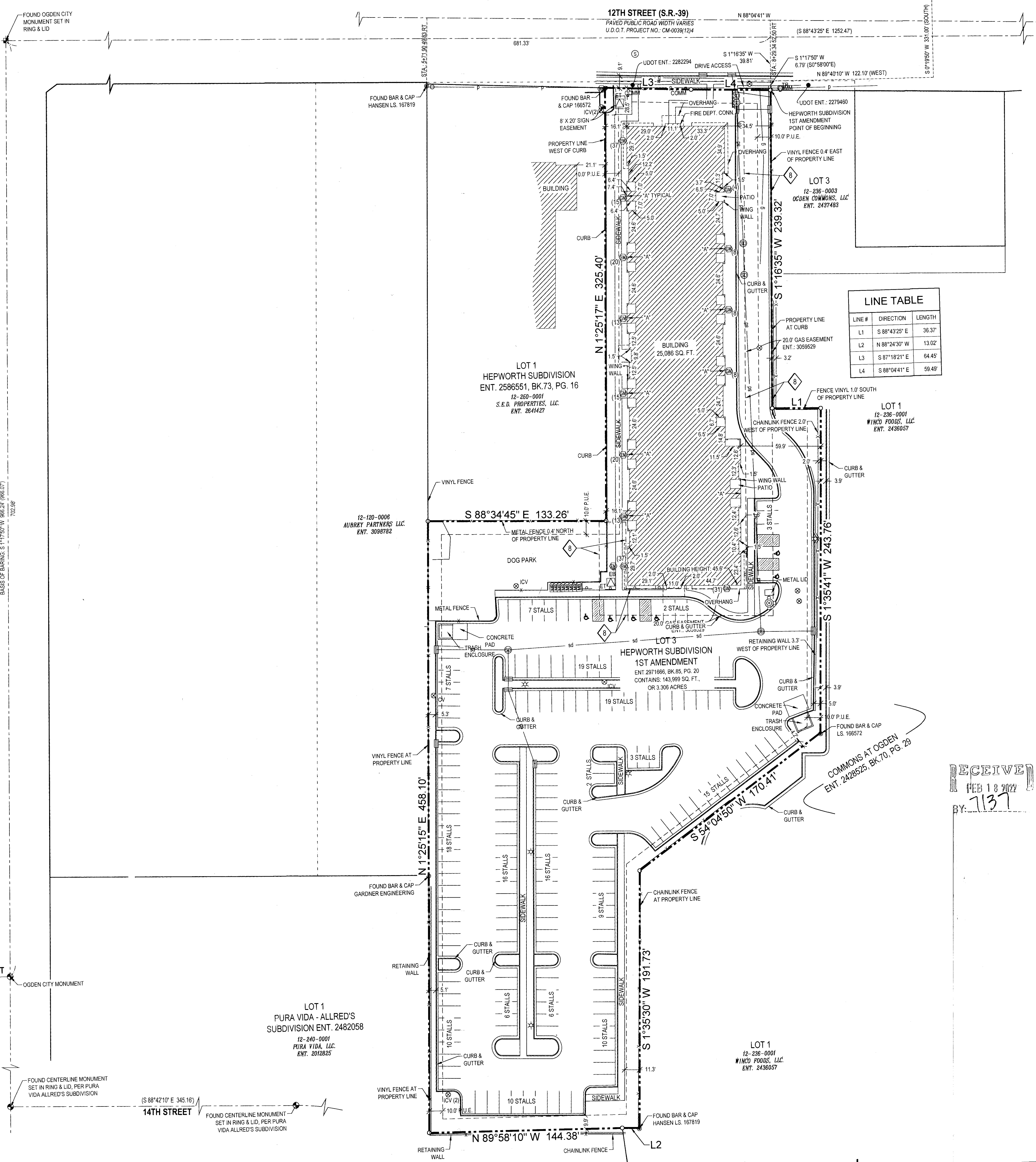


LEGEND

	SUBDIVISION LINE		FIRE HYDRANT
	SUBJECT PROPERTY LINE		WATER METER
	SECTION LINE		ELECTRICAL BOX
	EASEMENT LINE		ELECTRICAL METER
	CHAIN LINK FENCE		LIGHT POLE
	WOOD VINYL FENCE		ELECTRICAL TRANSFORMER
	WIRE FENCE		SANITARY SEWER MANHOLE
	POWER LINE		NATURAL GAS METER
	WATER LINE		STORM DRAIN CATCH BASIN
	SANITARY SEWER LINE		STORM DRAIN MANHOLE
	WATER LINE		IRRIGATION CONTROL VALVE
	SANITARY SEWER LINE		IRRIGATION MANHOLE
	NATURAL GAS LINE		TELECOMMUNICATIONS BOX
	COMMUNICATIONS BOX		
	SIGN		



SURVEYOR'S CERTIFICATE

TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, BONNEVILLE MORTGAGE COMPANY AND/OR THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, CHLOE'S POINTE APARTMENTS, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PROSPECT TITLE INSURANCE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 2, 3, 4, 6a, 6b, 7a, 7b(1), 8, 10a, 10b, 11, 12, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2021.

DATE OF THIS MAP: DECEMBER 14, 2021

DENNIS WITHERS
No. 6135190
2/14/21
STATE OF UTAH
LICENSE NO. 9135190

DESCRIPTION PER TITLE REPORT

LOT 3, HEPWORTH SUBDIVISION 1ST AMENDMENT, (AMENDING HEPWORTH SUBDIVISION LOT 2), ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

SURVEY NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF ADAM AIRD, OF BONNEVILLE MULTIFAMILY CAPITAL, FOR THE PURPOSE OF REFLECTING THE HEREON DESCRIBED PARCEL OF LAND AND EVALUATING SCHEDULE B-1 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 1°17'50" WEST, ALONG THE GIBSON STREET MONUMENT LINE, BETWEEN MONUMENTS FOUND AT 12TH STREET AND 14TH STREET, AS SHOWN HEREON.

THIS SUBJECT PARCEL WAS ESTABLISHED PER THE HEPWORTH SUBDIVISION 1ST AMENDMENT, RECORDED IN BOOK 85, AT PAGE 20, OF OFFICIAL RECORDS.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM PROFORMA TITLE POLICY FILE NO. 94941-21 PREPARED BY PROSPECT TITLE INSURANCE COMPANY, INC. EFFECTIVE DATE: NOVEMBER 18, 2021

SCHEDULE B-1 EXCEPTIONS TO COVERAGE

THE FOLLOWING ARE SCHEDULE B-1 EXCEPTIONS TO COVERAGE CITED IN THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE THAT ARE ADDRESSED BY THIS MAP. SCHEDULE B-1 ITEMS NOT LISTED BELOW ARE EITHER NOT PLOTTABLE, OR NOT A SURVEY MATTER.

- THE EFFECTS, TERMS AND CONDITIONS OF THE DISPLACER OF UTILITY EASEMENT, RECORDED JULY 2, 2009, AS ENTRY NO. 2421838 IN THE OFFICIAL RECORDS. (NOTE: EXACT LOCATION UNKNOWN) (NOTHING SHOWN)
- THE EFFECTS, TERMS AND CONDITIONS OF THE UTAH DEPARTMENT OF TRANSPORTATION DRAINAGE AGREEMENT, RECORDED APRIL 8, 2019, AS ENTRY NO. 2973827 IN THE OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED. NOTHING SHOWN)
- THE EFFECTS, TERMS AND CONDITIONS OF THE RIGHT OF WAY AND EASEMENT GRANT, RECORDED JUNE 5, 2020, AS ENTRY NO. 3059529 IN THE OFFICIAL RECORDS. (AS SHOWN HEREON)

GENERAL NOTES

- MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MNEIL ENG." OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

TABLE 'A', ITEMS NOTES

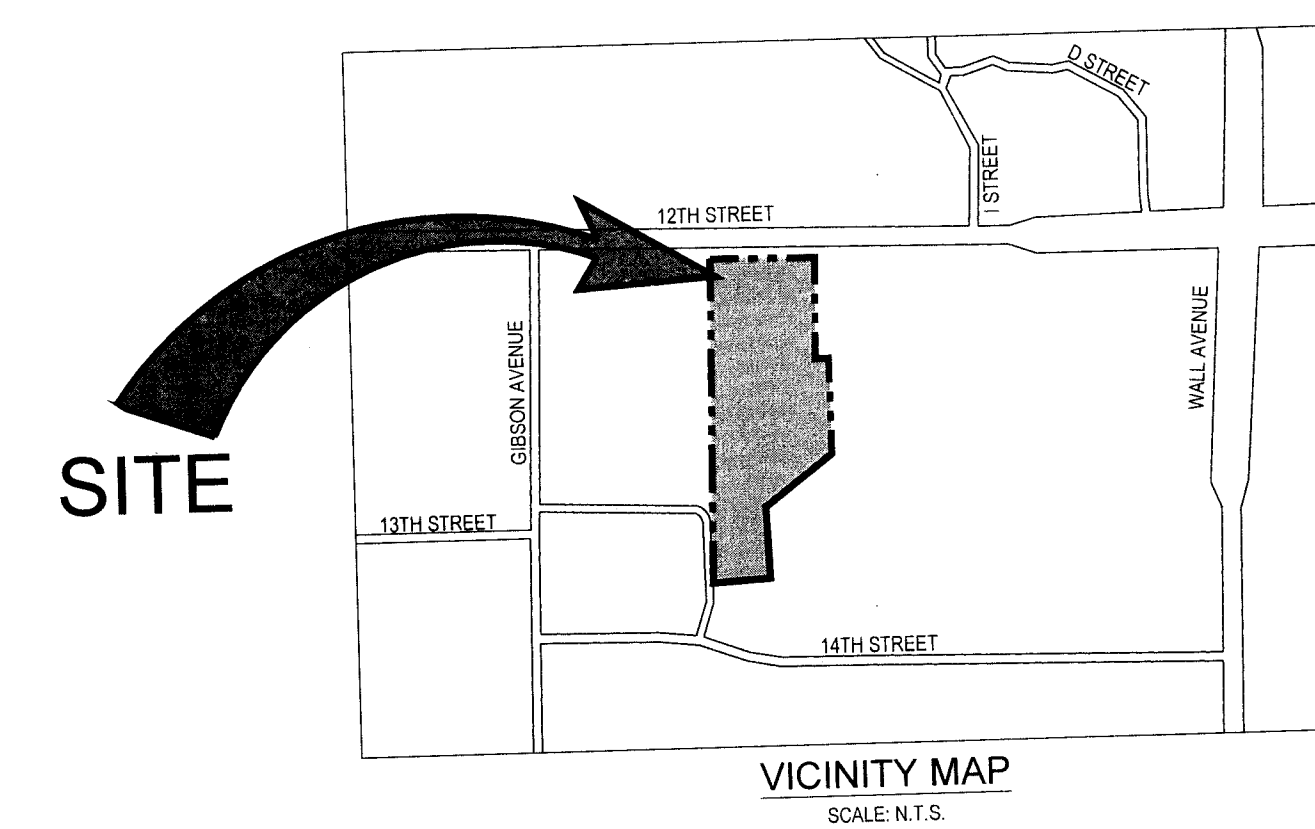
- PROPERTY CORNER WERE SET ACCORDING TO GENERAL NOTE 2
- SUBJECT PROPERTY ADDRESS: 231 WEST 12TH STREET, OGDEN, UTAH, 1, AS DISCLOSED IN THE TITLE COMMITMENT.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE 'X' PER MAP NO. 4905700420E, EFFECTIVE ON 12/18/2005
- THE GROSS LAND AREA IS: 144,999 SQ. FT. OR 3.306 ACRES
- SEE NOTE THIS SHEET.
- EXTERIOR DIMENSIONS OF BUILDINGS, SHOWN HEREON.
- SQUARE FOOTAGE OF BUILDINGS SHOWN HEREON.
- BUILDING HEIGHT, SHOWN HEREON AND MEASURED AT THE LOCATIONS INDICATED.
- SUBSTANTIAL FEATURES SHOWN HEREON
- THERE ARE 177 REGULAR PARKING STALLS AND 8 HANDICAP STALLS, TOTALING 185 STALLS IN ALL
- NO WALLS IDENTIFIED BY CLIENT
- NO WALLS IDENTIFIED BY CLIENT
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS SURVEY CONFORMS TO HUD SPECIFICATIONS
- NAMES OF ADJOINING OWNERS SHOWN ON THE FACE OF THIS MAP
- AT THE TIME OF THIS SURVEY, IT APPEARS THE BUILDINGS AND SITE IMPROVEMENTS HAVE BEEN CONSTRUCTION WITHIN THE LAST 6 MONTHS.
- AT THE TIME OF THIS SURVEY THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION.
- NO EVIDENCE OF WETLAND DELINEATION, AND NO WETLAND MARKERS WERE OBSERVED DURING PROCESS OF THIS SURVEY
- IMPROVEMENTS WITHIN EASEMENTS CITED IN TITLE COMMITMENT SHOWN HEREON.

ZONING NOTE:

NO ZONING REPORT AVAILABLE AT THIS TIME.

SIGNIFICANT OBSERVATIONS

① NONE OBSERVED



RECEIVED
FEB 18 2022
BY: 7137

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.255.7700 mcnengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

CHLOE'S POINTE APARTMENTS

BONNEVILLE MULTIFAMILY CAPITAL
231 WEST 12TH STREET, OGDEN, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.1.B.&M.

REVISIONS

REV	DATE	DESCRIPTION
1	11/04/21	RELEASE TO CLIENT
2	11/24/21	UPDATE PER PROFORMA
3	12/14/21	MISCELLANEOUS REVISIONS

PROJECT NO: 21705
CAD FILE: 21705 ALTA
DRAWN BY: HMW/NAE
CALC BY: DKW
FIELD CREW: SLS/MDW
CHECKED BY: MDH
DATE: 11/24/21

ALTA/NSPS LAND TITLE SURVEY

1 OF 1

S:\2021\Files\21705\Sandy Prod Dwg\21705 ALTA.dwg Kent Dec 14, 2021 - 1:56pm