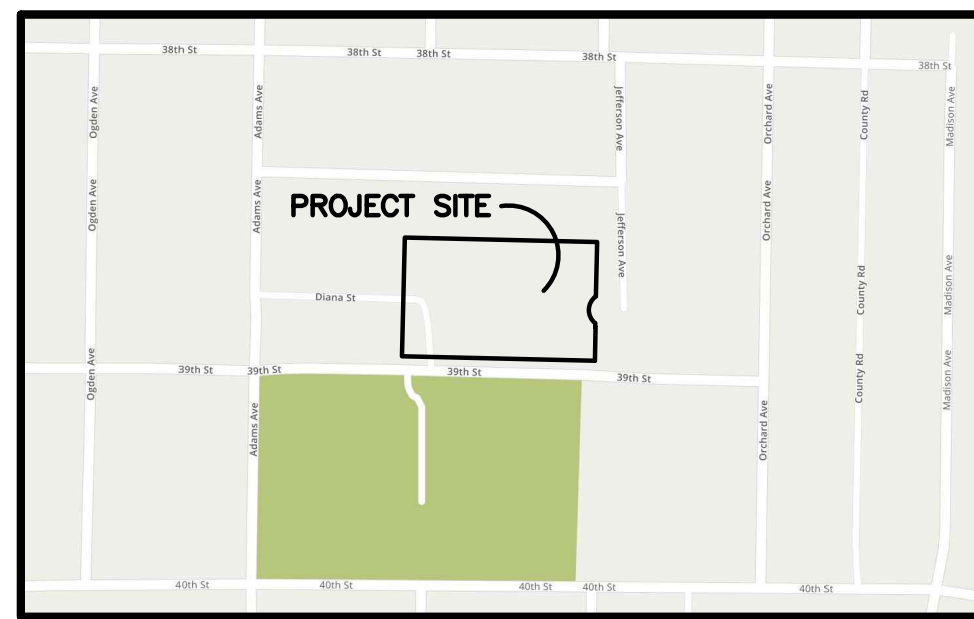


ALTA/NSPS SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 SOUTH OGDEN CITY, WEBER COUNTY, UTAH
 FEBRUARY, 2022



VICINITY MAP
 NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	40.00'	71.65'	62.45'	49.96'	S01°17'04"W	102°38'08"

NOTES

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 5 AND SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°27'59"E

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0429F DATED 06-02-15.

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF SURVEY.

THERE WERE 13 MARKED PARKING STALLS ON SITE AT TIME OF SURVEY, ONE OF WHICH IS HANDICAPPED.

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

NO PARTY WALLS OBSERVED AT TIME OF SURVEY.

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE PROPERTY SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY RETRACING COMMUNITY CENTER CONDOMINIUMS AMENDING LOT 1 OF COMMUNITY CENTER SUBDIVISION 1ST AMENDMENT.

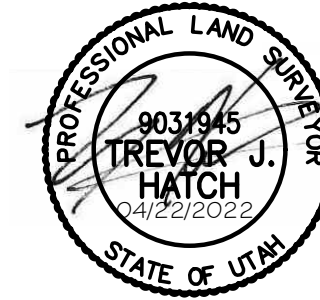
BLUE STAKES WILL NOT MARK UTILITY LINES EXCEPT IN THE CASE OF IMMINENT CONSTRUCTION. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON CONSTRUCTION PLANS OBTAINED BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE

TO SAUNDERS BROTHERS, LLC, KEYBANK NATIONAL ASSOCIATION, AMERICAN LAND TITLE ASSOCIATION AND DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"):

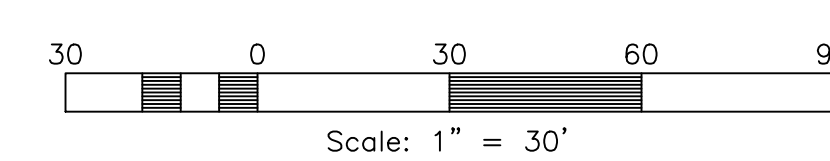
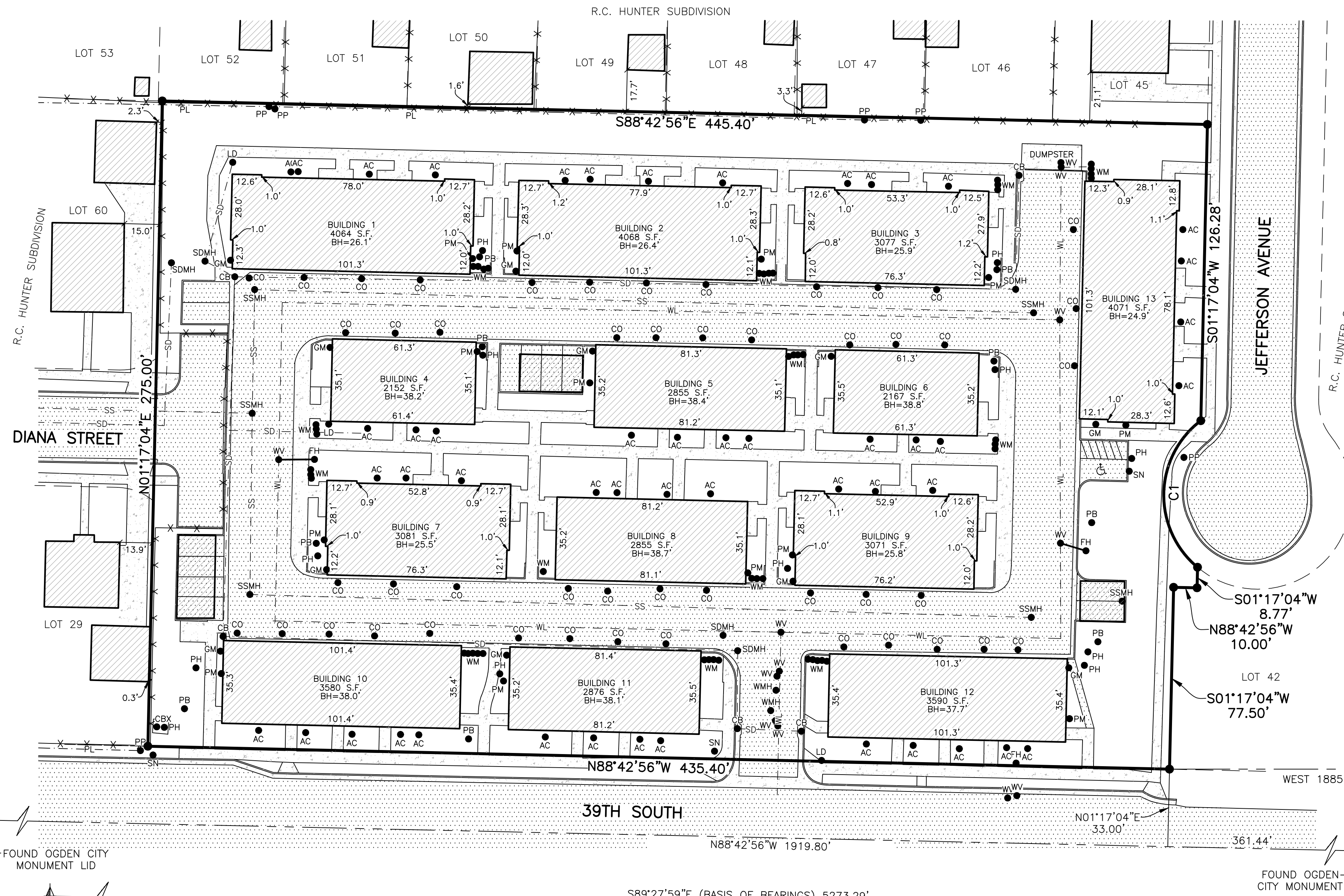
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1)(2), 7(C), 8, 9, 10, 11(A)(B), 12, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2-16-2022.

DATE OF SURVEY: 02-16-2022
 DATE SIGNED:
 TREVOR J. HATCH, P.L.S.
 UTAH NUMBER: 9031945



LEGEND

- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STORM DRAIN MANHOLE
- = STORM DRAIN CATCH BASIN
- = SANITARY SEWER CLEANOUT
- = SANITARY SEWER MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = COMMUNICATIONS BOX
- = POWER BOX
- = POWER POLE
- = POWER METER
- = GAS METER
- = PHONE PEDESTAL
- = AIR CONDITIONER
- = SIGN
- = LAND DRAIN GRATE
- = BOUNDARY LINE
- = SECTION TIE
- - - = ADJOINING PROPERTY
- - - = EXISTING FENCE LINE
- - - = EASEMENT LINE
- - - = WATER LINE
- - - = SANITARY SEWER LINE
- - - = STORM DRAIN LINE
- - - = POWER LINE
- ▨ = EXISTING PAVEMENT
- ▨ = EXISTING CONCRETE
- ▨ = EXISTING BUILDING



RECEIVED
 APR 22 2022
 FILE # 7198

SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND OGDEN CITY BRASS CAP MONUMENT IN RING AND LID

TITLE DESCRIPTION

PER REAL ADVANTAGE TITLE INSURANCE COMPANY COMMITMENT NUMBER: 21-6767-RM DATED MAY 4, 2021.

UNITS 101-104, BUILDING 1, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0001 THRU 05-212-0004

UNITS 201-204, BUILDING 2, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0005 THRU 05-212-0008

UNITS 301-303, BUILDING 3, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0009 THRU 05-212-0011

UNITS 401-403, BUILDING 4, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0012 THRU 05-212-0014

UNITS 501-504, BUILDING 5, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0015 THRU 05-212-0018

UNITS 601-603, BUILDING 6, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0019 THRU 05-212-0021

UNITS 701-703, BUILDING 7, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0022 THRU 05-212-0024

UNITS 801-804, BUILDING 8, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0025 THRU 05-212-0028

UNITS 901-903, BUILDING 9, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0029 THRU 05-212-0031

UNITS 1001-1005, BUILDING 10, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0032 THRU 05-212-0036

UNITS 1101-1104, BUILDING 11, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0037 THRU 05-212-0040

UNITS 1201-1205, BUILDING 12, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0041 THRU 05-212-0045

UNITS 1301-1304, BUILDING 13, COMMUNITY CENTER CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. TAX PARCEL #: 05-212-0046 THRU 05-212-0049

ALL OF COMMON AREA WITHIN, COMMUNITY CENTER CONDOMINIUMS. TAX PARCEL #05-212-0050 ** OWNED BY COMMUNITY CENTER CONDOMINIUMS HOA**

ALL OF PRIVATE ROADS WITHIN, COMMUNITY CENTER CONDOMINIUMS. TAX PARCEL #05-212-0051

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION MAY PROVIDE FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

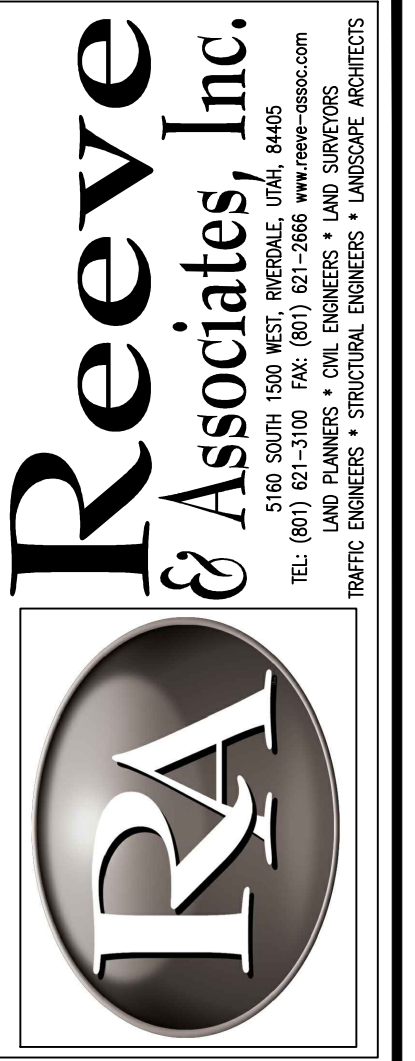
TITLE EXCEPTIONS

PER REAL ADVANTAGE TITLE INSURANCE COMPANY COMMITMENT NUMBER: 21-6767-RM DATED MAY 4, 2021.

EXCEPTIONS #1-12, 14, & 16 (ENTRY NO. 3095345), 17 (ENTRY NO. 2718461) 18 (ENTRY NO. 3034725), 19 (ENTRY NO.3095288), 20 (ENTRY NO. 095289) 20 (ENTRY NO. 3043067), 21 (ENTRY NO. 3043067), AND 22-25 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #13 - ANY PERMANENT EASEMENTS, AND RIGHT OF WAYS FILED IN THE COUNTY RECORDER OF SAID COUNTY, OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THE PLAT AS COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS AND STREETS) INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO. (BLUE STAKES WILL NOT MARK UTILITY LINES EXCEPT IN THE CASE OF IMMINENT CONSTRUCTION. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON CONSTRUCTION PLANS OBTAINED BY THE SURVEYOR.)

EXCEPTION #15 - SUBJECT TO NOTES, RESTRICTIONS, AND EASEMENTS, AS SHOWN ON THE PLAT MAP RECORDED AS ENTRY NO. 3095344, OF THE OFFICIAL RECORDS. (ALL COMMON AREA IS PUBLIC UTILITY EASEMENT AS PER RECORDED PLAT)



REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS SURVEY
 PART OF THE SOUTHWEST QUARTER OF SECTION 4, T.5N., R.1W., S.12B.&M.
 SOUTH OGDEN CITY, WEBER COUNTY, UTAH
 HEINRICH PROPERTIES

Project Info.
 Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 02-16-2022
 Name: HEINRICH
 ALTA SURVEY
 Scale: 1"=30'
 Checked:
 Number: 7202-01

Sheet 1
 1 Sheets