FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 49057CO426E, PANEL NO. 490189 O426 E, EFFECTIVE DATE DECEMBER 16, 2005, ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 159176-MCF, COMMITMENT DATE: APRIL 29, 2022 AT 7:30 AM

EXCEPTION NO. 1-14: (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY RELATED MATTER.)

EXCEPTION NO. 15: THE EFFECTS, IF ANY, OF EASEMENTS AND RIGHTS-OF-WAY FOR EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES AND POWER, TELEPHONE, SEWER, GAS OR WATER LINES, WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY OF THE SUBJECT

(SURVEYOR'S NOTE: NO EASEMENTS OR RIGHTS-OF-WAY WERE IDENTIFIED BEYOND THOSE DISCLOSED BY TITLE.

EXCEPTION NO. 16: NOTWITHSTANDING THE COVERED RISKS AND INSURING CLAUSES AS SET FORTH IN THE POLICY OR ANY ASSUMPTION THERE EXISTS A VALID AND SUBSISTING RIGHT-OF-WAY FOR ACCESS OVER AND ACROSS AN ADJOINING LAND FOR THAT PURPOSE, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF ACCESS TO AND FROM THE LAND TO A DEDICATED PUBLIC ROAD, STREET OR HIGHWAY

(SURVEYOR'S NOTE: NOTHING TO PLOT. PARCEL 3 DOES NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY AS STATED IN TITLE.)

EXCEPTION NO. 17: CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA"), RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY-RELATED MATTER.)

EXCEPTION NO. 18: TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MILLCREEK MANOR CONDOMINIUM A CONDOMINIUM PROJECT RECORDED MARCH 24, 1972 AS ENTRY NO. 854233 IN BOOK 1399 AT PAGE 1546, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS (SURVEYOR'S NOTE: NOTHING TO PLOT. AFFECTS PARCEL 3. NO SPECIFIC EASEMENTS DESCRIBED IN DOCUMENT.)

EXCEPTION NO. 19: A RIGHT OF WAY ALONG THE SOUTH 16.5 FEET OF PARCELS I AND 2 AS DISCLOSED BY VARIOUS INSTRUMENTS OF (SURVEYOR'S NOTE: NOT PLOTTED. NO INSTRUMENTS OF RECORD

EXCEPTION NO. 20: THE RIGHT, TITLE AND INTEREST OF EXISTING RAILROAD COMPANIES, THEIR SUCCESSORS OR ASSIGNS, TO MAINTAIN AND OPERATE ITS RAILROAD IN ITS PRESENT FORM OF CONSTRUCTION AND TO MAKE ANY CHANGES IN THE FORM OF CONSTRUCTION OR METHOD OF OPERATIONS OF SAID RAILROAD. (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY-RELATED

EXCEPTION NO. 21: RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED FEBRUARY I, 1982, AS ENTRY NO. 851298, IN BOOK 1397, AT PAGE 177. (SURVEYORS NOTE: NOT PLOTTED. DOES NOT APPEAR TO AFFECT

SUBJECT PARCELS.)

EASEMENT.)

6- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED

ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)

EXCEPTION NO. 22: RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED SEPTEMBER 15, 1982, AS ENTRY NO. 864129, IN BOOK 1409, AT PAGE 669 (SURVEYORS NOTE: AFFECTS ALL OF PARCEL 3, DOCUMENTATION

DOES NOT DISCLOSE EXACT LOCATIONS OF EASEMENT.)

EXCEPTION NO. 23: RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED OCTOBER 17, 1989, AS ENTRY NO. 1091613, IN BOOK 1569, AT PAGE 172. (SURVEYORS NOTE: NOT PLOTTED. AFFECTS ALL OF PARCEL 3. DOCUMENTATION DOES NOT DISCLOSE EXACT LOCATION OF

EXCEPTION NO. 24: UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED MAY 30, 2013, AS ENTRY NO. 263831⁻ (SURVEYORS NOTE: AFFECTS THE NORTHEASTERLY PORTION OF PARCEL I. DOCUMENTATION DOES NOT DISCLOSE EXACT LOCATION

OF EASEMENT.) EXCEPTION NO. 25: STORM WATER EASEMENT AGREEMENT BY AND BETWEEN OGDEN PREPARATORY ACADEMY, INC. AND ASSOCIATION OF CONDOMINIUM UNIT OWNERS OF MILLCREEK MANOR CONDOMINIUMS, RECORDED AUGUST 28, 2013 AS ENTRY NO.

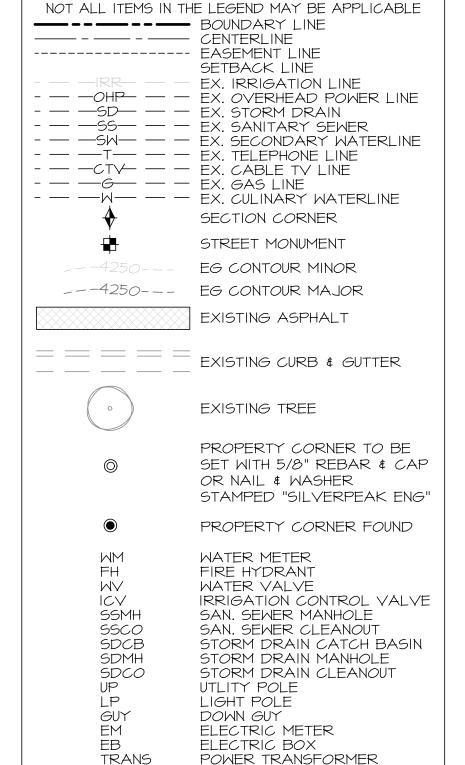
2652794. (SURVEYORS NOTE: PLOTTED. AFFECTS THE NORTHERLY PORTION OF PARCEL 3.)

EXCEPTION NO. 26-28: (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY RELATED MATTER.)

VICINITY MAP



LEGEND



PARKING STALLS

TELECOM BOX

GAS METER

CATCH BASIN

TELECOM MANHOLE

HMT

GM

STANDARD PARKING STALLS = 167 ACCESSIBLE PARKING STALLS = 9 TOTAL PARKING STALLS = 176

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MS. DEBBIE DEEM OF OGDEN PREPARATORY ACADEMY FOR TITLE PURPOSES. BRASS CAP MONUMENTS WERE FOUND AT THE NTERSECTIONS OF GRANT AVENUE AND 15TH STREET; AND GRANT AVENUE AND 14TH STREET

A LINE BEARING NORTH 00°58'00" EAST BETWEEN SAID STREET MONUMENTS WAS USED AS THE BASIS OF BEARINGS FO THIS SURVEY INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE MILLCREEK

MANOR CONDOMINIUM PLAT, WEBER COUNTY OWNERSHIP PLATS AND MULTIPLE SURVEYS OF NEARBY PROPERTIES IN THE AREA WERE USED AS REFERENCE FOR THIS SURVEY. PROPERTY CORNERS ARE SET AS INDICATED HEREON.

ALTA/NSPS LAND TITLE **SURVEY CERTIFICATE**

TO: COTTONWOOD TITLE INSURANCE AGENCY; STEWART TITLE GUARANTY COMPANY; OGDEN PREPARATORY ACADEMY INC., A UTAH NON-PROFIT CORPORATION.

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 INCLUDED ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b1), 7(b2), 7(c), 8, 9, 10, 11(a), 11(b) 13, 16, 18, AND 19, OF "TABLE A" THEREOF.

FIELDWORK COMPLETION DATE: JUNE 1, 2022 DATE OF SURVEY PLAT MAP: JUNE 10, 202 REGISTRATION NO.: 9239283

DATE: 6/15/2022 PROJECT: **AW-017.0** DRAWN BY: **B.J.K. REVISIONS:**

PRE 1435 1

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

HORIZONTAL SCALE: I"=50'