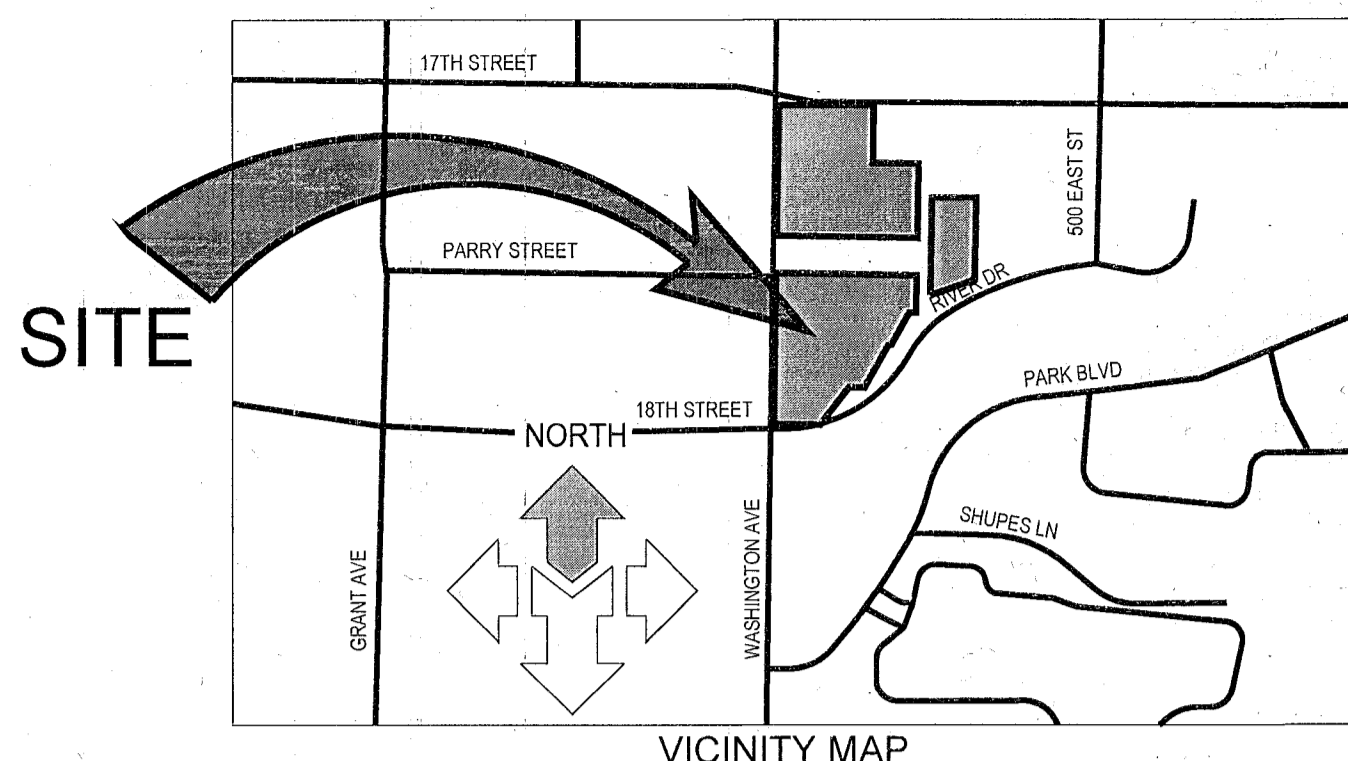


LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- - - PROPERTY LINE
- - - MONUMENT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FENCE
- - - POWER LINE
- - - FIBER OPTIC LINE
- - - TELEPHONE LINE
- - - WATER LINE
- - - SANITARY SEWER LINE
- - - STORM DRAIN LINE
- - - NATURAL GAS LINE
- - - MAJOR CONTOUR
- - - MINOR CONTOUR
- CONCRETE
- BUILDING
- CONIFEROUS TREE
- DECIDUOUS TREE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- ELECTRICAL METER
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- ELECTRICAL TRANSFORMER
- CLEAN OUT
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- STORM DRAIN CATCH BASIN
- GAS VALVE
- IRRIGATION CONTROL VALVE
- MANHOLE
- TELECOMMUNICATIONS BOX
- COMMUNICATIONS BOX
- AIR CONDITIONING UNIT
- MAILBOX
- SIGN
- PROPERTY CORNER
- PROPOSED ALLEY VACATION

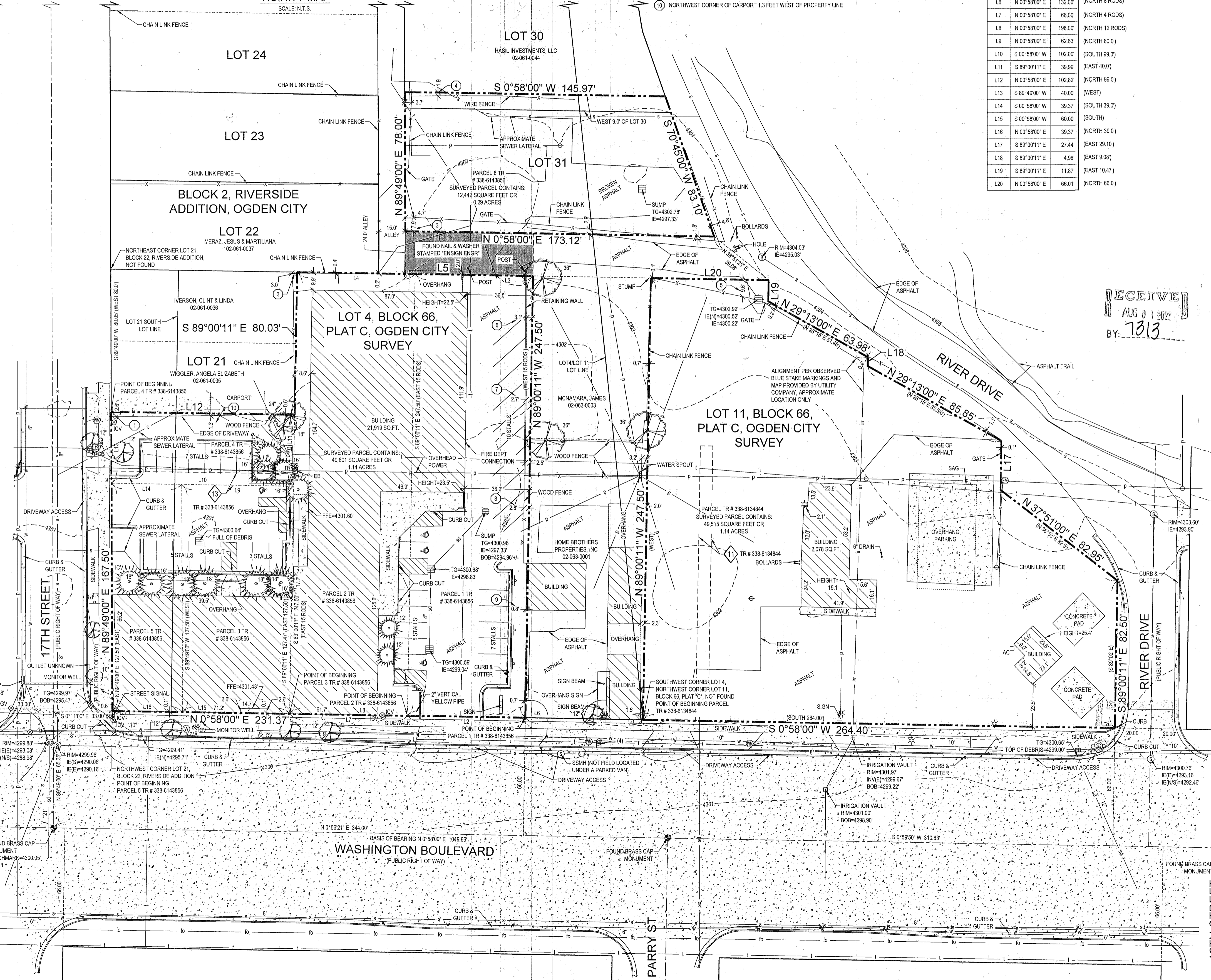


SIGNIFICANT OBSERVATIONS

1. EDGE OF CONCRETE 2.8 FEET SOUTH OF PROPERTY LINE
2. CHAIN LINK FENCE 3.0 FEET WEST OF PROPERTY LINE
3. CHAIN LINK FENCE 7.9 FEET NORTH OF PROPERTY LINE
4. CHAIN LINK FENCE 1.9 FEET SOUTH OF PROPERTY LINE
5. CHAIN LINK FENCE 9.8 FEET SOUTH OF PROPERTY LINE
6. RETAINING WALL 3.1 FEET WEST OF PROPERTY LINE
7. RETAINING WALL 2.7 FEET WEST OF PROPERTY LINE
8. WOOD FENCE 2.8 FEET WEST OF PROPERTY LINE
9. BUILDING 0.8 FEET WEST OF PROPERTY LINE
10. NORTHWEST CORNER OF CARPORT 1.3 FEET WEST OF PROPERTY LINE

LINE TABLE

LINE #	DIRECTION	LENGTH	
L1	N 00°58'00" E	66.00	(NORTH 4 RODS)
L2	N 00°58'00" E	66.00	(NORTH 4 RODS)
L3	S 00°58'00" W	66.00	(SOUTH 4 RODS)
L4	S 00°58'00" W	66.00	(SOUTH 4 RODS)
L5	S 00°58'00" W	132.00	
L6	N 00°58'00" E	132.00	(NORTH 8 RODS)
L7	N 00°58'00" E	66.00	(NORTH 4 RODS)
L8	N 00°58'00" E	198.00	(NORTH 12 RODS)
L9	N 00°58'00" E	62.53	(NORTH 60.0)
L10	S 00°58'00" W	102.00	(SOUTH 90.0)
L11	S 89°00'11" E	39.99	(EAST 40.0)
L12	N 00°58'00" E	102.82	(NORTH 90.0)
L13	S 89°49'00" W	40.00	(WEST)
L14	S 00°58'00" W	39.37	(SOUTH 39.0)
L15	S 00°58'00" W	60.00	(SOUTH)
L16	N 00°58'00" E	39.37	(NORTH 39.0)
L17	S 89°00'11" E	27.44	(EAST 29.10)
L18	S 89°00'11" E	4.98	(EAST 9.08)
L19	S 89°00'11" E	11.87	(EAST 10.47)
L20	N 00°58'00" E	66.01	(NORTH 66.0)



DESCRIPTION PER TR #338-6143856

PARCEL 1:
PART OF LOT 4, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH BEGINNING AT A POINT 4 RODS NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH 4 RODS; THENCE EAST 15 RODS; THENCE SOUTH 4 RODS; THENCE WEST 15 RODS TO THE PLACE OF BEGINNING.

PARCEL 2:
PART OF LOT 4, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH BEGINNING AT A POINT 8 RODS NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 4, RUNNING THENCE NORTH 4 RODS; THENCE EAST 15 RODS; THENCE SOUTH 4 RODS; THENCE WEST 15 RODS TO THE PLACE OF BEGINNING.

PARCEL 3:
PART OF LOT 4, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH BEGINNING 12 RODS NORTH OF THE SOUTHWEST CORNER OF LOT 4; THENCE EAST 127.5 FEET; THENCE NORTH 60 FEET; THENCE WEST 127.5 FEET; THENCE SOUTH 60 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:
BEGINNING AT A POINT 80 FEET WEST OF THE NORTHEAST CORNER OF LOT 21, BLOCK 2, RIVERSIDE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, RUNNING THENCE WEST 60 FEET; THENCE SOUTH 99 FEET; THENCE EAST 40 FEET TO THE PLACE OF BEGINNING.

PARCEL 5:
PART OF LOT 21, BLOCK 2, RIVERSIDE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, ALSO PART OF LOT 4, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH BEGINNING AT THE NORTHWEST CORNER OF LOT 21; THENCE EAST 127.5 FEET; THENCE SOUTH 39 FEET; THENCE WEST 127.5 FEET; THENCE NORTH 39 FEET TO THE PLACE OF BEGINNING.

PARCEL 6:
THE WEST 9 FEET OF LOT 30, AND ALL OF LOT 31, BLOCK 2, RIVERSIDE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

DESCRIPTION PER TR #338-6134844

PARCEL 1:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, (WHICH IS THE SOUTHWEST CORNER OF LOT 4, BLOCK 66, PLAT C), AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF WASHINGTON BOULEVARD 264 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°02'11" EAST 82.5 FEET; THENCE NORTH 39°53' EAST 82.5 FEET; THENCE EAST 29.10 FEET; MORE OR LESS; THENCE NORTH 28°19' EAST 85.66 FEET; THENCE EAST 39.99 FEET; MORE OR LESS; THENCE NORTH 89°15' EAST 51.48 FEET; MORE OR LESS; THENCE EAST 104.7 FEET; MORE OR LESS; THENCE NORTH 66 FEET; THENCE WEST 247.5 FEET; TO THE POINT OF BEGINNING.

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 OBTAINED FROM TITLE COMMITMENT NO. 338-6143856 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: APRIL 30, 2021, AT 8:00 AM & TITLE COMMITMENT NO. 338-6134844 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: MARCH 25, 2021, AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS PER TR #338-6143856

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED OCTOBER 14, 1915 IN BOOK L AT PAGE 424 OF OFFICIAL RECORDS.

NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANK LEGAL DESCRIPTION.

SURVEY FINDINGS: FILING INFORMATION FOR SAID DOCUMENT APPEARS TO BE IN ERROR.

(THE FOLLOWING AFFECTS WESTERLY PORTION OF PARCEL 4)

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED FEBRUARY 18, 1970 AS ENTRY NO. 531817 IN BOOK 338 AT PAGE 14 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SHOWN HEREON.

SCHEDULE B-2 EXCEPTIONS PER TR #338-6143856

(THE FOLLOWING EXCEPTION AFFECTS NORTHERLY PORTION OF THE PROPERTY)

A RIGHT-OF-WAY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 13, 1973 AS ENTRY NO. 595294 IN BOOK 1027 AT PAGE 294 OF OFFICIAL RECORDS.

SURVEY FINDINGS: CITED RIGHT OF WAY IS NOT DESCRIBED.

(THE FOLLOWING EXCEPTION AFFECTS NORTHERLY PORTION OF THE PROPERTY)

A RIGHT-OF-WAY FOR INGRESS AND EGRESS, ALSO SEWER AND PIPE LINES AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 29, 1975 AS ENTRY NO. 701157 IN BOOK 1335 AT PAGE 195 OF OFFICIAL RECORDS.

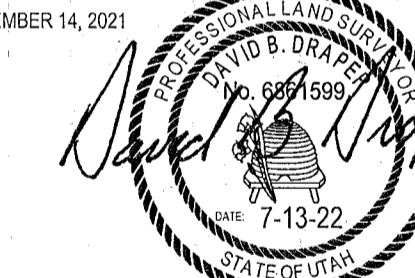
SURVEY FINDINGS: SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO HEINRICH PROPERTIES LIMITED PARTNERSHIP, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2021.

DATE OF PLAN OR MAP: SEPTEMBER 14, 2021



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°58'00" EAST ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD, BETWEEN THE FOUND BRASS CAP MONUMENTS, LOCATED AT THE INTERSECTIONS OF CANYON AND 18TH STREETS AS SHOWN ON THIS SURVEY. THE WEST PROPERTY LINE WAS ESTABLISHED AT THE EAST RIGHT OF WAY LINE OF WASHINGTON BOULEVARD. THE SOUTH PROPERTY LINE WAS ESTABLISHED AT THE NORTH RIGHT OF WAY LINE OF RIVER DRIVE WHICH WAS ESTABLISHED PER A SURVEY PREPARED BY ENSIGN ENGINEERING (W.C. # 3143). THE NORTH PROPERTY LINE WAS ESTABLISHED AT THE SOUTH RIGHT OF WAY LINE OF 17TH STREET. THE EAST PROPERTY LINES WERE ESTABLISHED BY DEED AND RIVERSIDE ADDITION SUBDIVISION PLAT. THERE ARE DISCREPANCIES BETWEEN LINES OF RECORD AND CURRENT LINES OF OCCUPATIONS AS SHOWN HEREON. IN THOSE AREAS BOUNDARY LINE AGREEMENTS SHOULD BE CONSIDERED.

GENERAL NOTES

1. MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING L.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.
2. UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" REBAR & CAP OR NAIL AND WASHER STAMPED "MNEIL ENG."
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. 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.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. THE SURVEYED PARCEL HAS IMPROVED DRIVEWAY ACCESS TO WASHINGTON BOULEVARD, 17TH STREET AND 18TH STREET, ALL PAVED PUBLIC RIGHTS OF WAY.
7. ALL SEWER LATERAL INFORMATION IS APPROXIMATE ONLY. LOCATION SHOULD BE VERIFIED BY PROVIDER.

PROPOSED ALLEY VACATION

BEGINNING AT THE NORTHWEST CORNER OF LOT 31, BLOCK 2, RIVERSIDE ADDITION TO OGDEN CITY, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS MAP NO. 03-183, AND RUNNING THENCE SOUTH 0°58'00" WEST ALONG THE WEST LINE OF SAID LOT 31, A DISTANCE OF 71.98 FEET; THENCE NORTH 89°00'11" WEST 24.00 FEET TO THE WEST LINE OF A 24.00 FOOT PUBLIC ALLEY; THENCE NORTH 0°58'00" EAST ALONG SAID WEST LINE 114.7 FEET TO A POINT ON THE WEST EXTENSION OF THE NORTH LINE OF SAID LOT 31; THENCE NORTH 89°00'11" EAST ALONG SAID WEST EXTENSION 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,721 SQ. FT.

MCNEIL ENGINEERING
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Structural Engineering • Land Surveying & HDS

HEINRICH PROPERTIES LIMITED PARTNERSHIP

1744 WASHINGTON BLVD
OGDEN, UTAH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION
1	9-21-21	ADD PROPOSED ALLEY VACATION
2	8-28-22	UPDATE STORM DRAIN

PROJECT NO: 21568

CAD FILE: 21568.ALT

DRAWN BY: KSL/KEG

CALC BY: DBD

FIELD CREW: SS/ZH

CHECKED BY: DBD

DATE: 09/14/21

ALTA/NSPS LAND TITLE SURVEY

1 OF 1