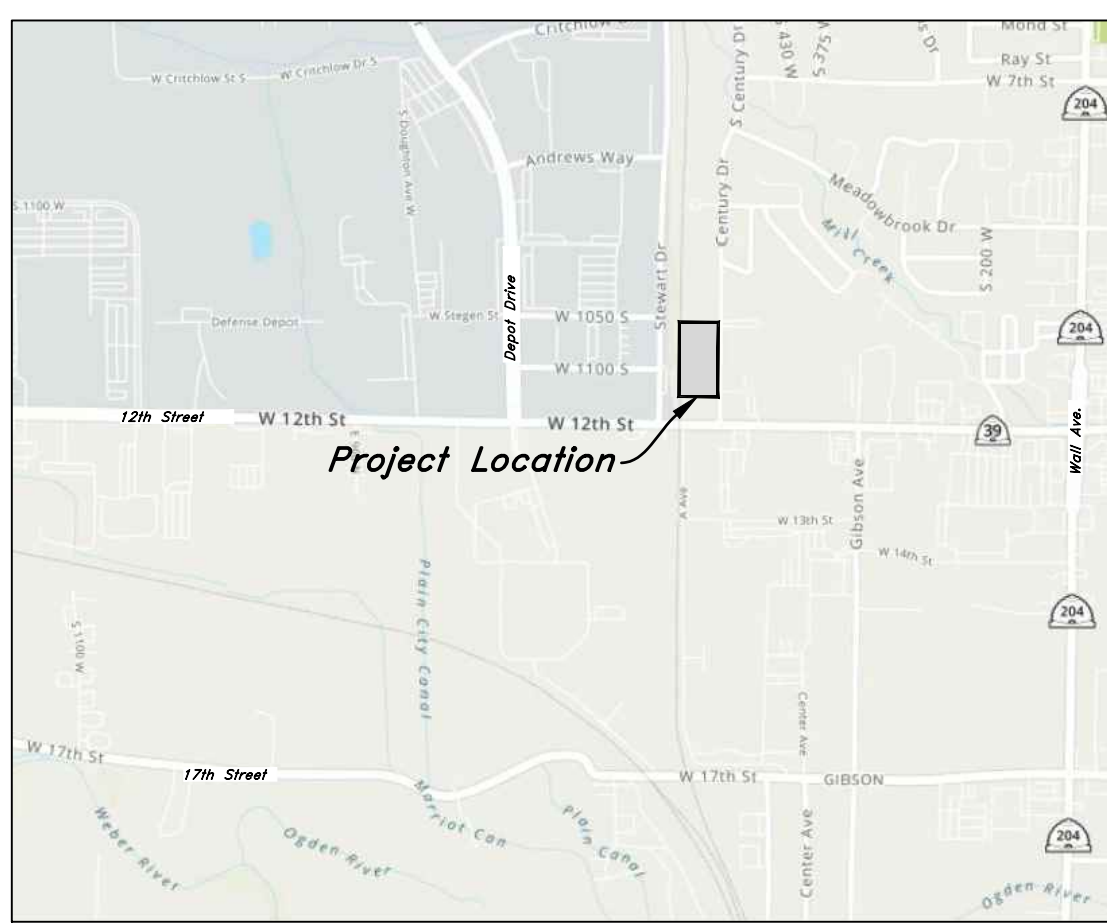
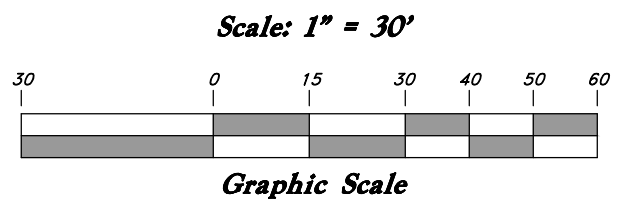
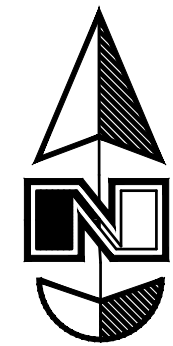
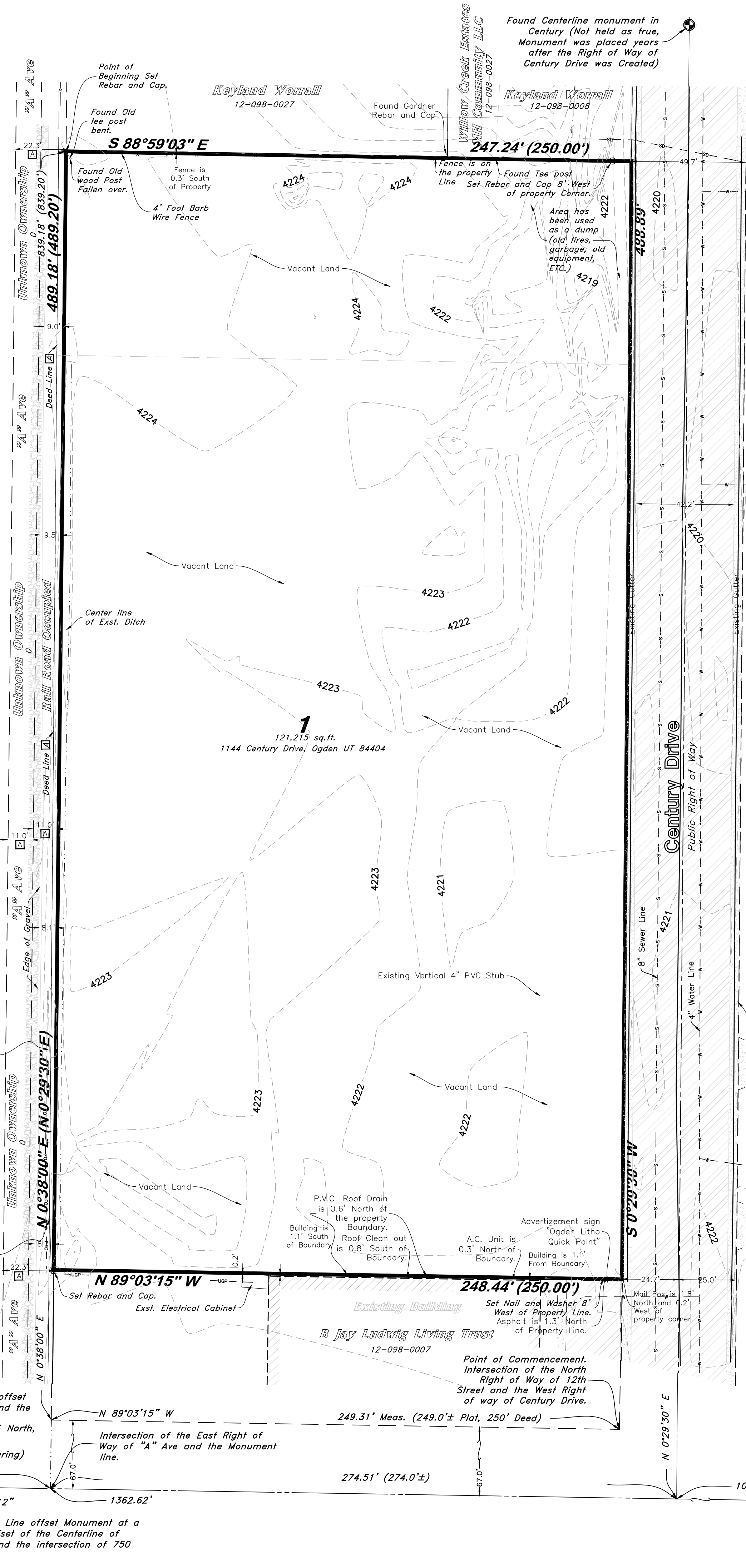


Calculated North Quarter corner of Section 19, Township 6 North, Range 1 West, SLB&M.



Legend

(Note: All items may not appear on drawing)

Found Public Land Monument	Sanitary Sewer	—S—
Calculated Section Position	Culinary Water	—W—
Found Survey Monument	Gas Line	—G—
Calculated Survey Position	Irrigation Line	—IR—
Centerline Road	Storm Drain	—SD—
Existing Parcel Line	Telephone Line	—T—
Survey Monument Line	Secondary Waterline	—SW—
Easement Line	Over Head Power	—OHP—
Boundary Line	Under-Ground Power	—UHP—
Building Line	Fiber Optic	—FO—
Existing Fence Line	Power pole	—PP—
Existing Concrete Line	Power pole w/guy	—PPG—
Set 5/8"x 24" Long Rebar & Cap w/ Lathe	Fence	—FF—
Existing Past	Centerline	—CL—
Existing Water Meter	Record	—R—
Existing Gas Meter	Existing Catch Basin	—CB—
Existing Telephone Box	Existing Asphalt	—AS—
Existing Drain Manhole	Existing Concrete	—CON—
Existing Water Manhole	Existing Building	—B—
Existing Cleanout Box	Tree	—TR—
Existing Irrigation Box	(...)	—...—
Existing Electrical Box	Record Measurements	—RM—
Existing Diversion Box	Weber County Surveyor	—WCS—
Existing Light Pole	Land Scope	—LS—
Existing Fire Hydrant	Monument	—MON—
Existing Telephone Manhole	Typical	—TYP—
Existing Gas Manhole		
Existing Inlet Box		
Existing Valve		

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from Utah First Title Insurance Agency, Inc. under File No. 42188 with a commitment date of March 14, 2022 at 8:00 am.

EXCEPTION NO. 1-3, 5-11, 13 (NOT A SURVEY MATTER)

EXCEPTION NO. 12 (NOT PLOTTED, INTENT IS TO CONVEY 125/280 INTEREST IN U.S. PINEVIEW RESERVOIR PIPE LINE IN SECTION 19 TOWNSHIP 6 NORTH, RANGE 1 EAST SLB&M AND OTHER LAND) Utah Light and Traction Company, Grantor, to Utah Power and Light Company, Grantee, Deed, recorded January 26, 1945, as Entry No. 89431 in Book 205 of Page 205 of Official Records.

EXCEPTION NO. 14 (PLOTTED NOT SHOWN AFFECTS PARCEL 1 AND OTHER PARCELS) A Deed of Trust by and between Orloff Opheikens as Trustor in favor of First American Title Company of Utah as Trustee and JPET II Company, Limited Partnership as Beneficiary, to secure an original indebtedness of \$57,480.00 and any other amounts or obligations secured thereby, dated June 7, 1993, and recorded June 8, 1993, as Entry No. 1229968 in Book 1666 at page 2771 of Official Records.

LEGAL DESCRIPTION

Beginning at a fence corner said point being North 89°03'15" West along the North line of 12th Street 250.00 feet and North 00°29'30" East 839.20 feet from the Northwest intersection corner of 12th Street and Century Drive thence as follows: South 88°59'03" East 250.00 feet along a fence line to the West line of Century Street; thence South 00°29'30" West 488.89 feet along said West line; thence North 89°03'15" West 250.00 feet to an existing fence line; thence North 00°29'30" East 489.20 feet to the point of beginning.

SURVEYOR'S NARRATIVE

- This ALTA/NSPS Land Title Survey was requested by Kyle Macdonald of Summa Terra Ventures in preparation for potential development.
- A line bearing North 89°03'15" West measured between a monument found at the at a 17' South offset of the Centerline of 12th street and the West Section line of the Northeast Quarter of Section 19, and a monument found at the intersection of Gibson and 12th street.
- The Northeast Quarter Corner of Section 19 was calculated using the Ogden bible plats and the record deeds adjoining the property. The Northwest Corner of the Northeast Quarter of said Section 19 was calculated from the BDO plats where the monument was surveyed before it was obliterated.
- "A" Ave was retraced from a proportional measurement of the record. Century Drive was established by the evidence of occupation, the record, and the position of the centerline monument set in North Pointe Village Subdivision Phase 1.
- The record distance between the Centerline of "A" Ave and Century Drive is 285±; after subtraction of the half-width of Century Drive and "A" Ave, a record measurement of 249±. This measurement conflicts with the conveying deed at a measurement of 250 between Right of Ways (see Significant Observation A.) Surveyor is of the opinion that the West boundary of Parcel 1 does not extend beyond the retracement of the East line of "A" Ave for the following reasons: Surveyor has no evidence of the official vacation of "A" Ave. Only a note in the Ogden City Bible sheets was found stating "A" Ave had been vacated. If "A" Ave was vacated, it may have been vacated from public use and deeded to the railroad, who is the current occupant of said area. If "A" Ave was vacated altogether, then the landowner could have claim up to the Centerline of "A" Ave.
- The North line of Parcel 1 was retraced by holding the record, having agreed with the found Garner Rebar and Cap and the existing fence line. The East line was established by holding the Right of Way of Century Drive as explained. The South line was retraced by holding the record. The West line was established by holding the East line of "A" Ave as explained.
- Property Corners were monumented as shown here on.

CERTIFICATION

To Utah First Title Insurance Agency Inc. and Providence Partners LLC;
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/NSPS, and includes Items 1, 2, 3, 4, 5, 6(b) 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on 06-15-2022
11/15/2022
No. 6242920
ANDY HUBBARD
DATE Date

Andy Hubbard
Utah PLS No. 6242920

SIGNIFICANT OBSERVATIONS

- Mathematical Overlap and un-certainty between the conveying deed and "A" Ave (See Surveyor's Narrative Paragraph 4 and 5.)

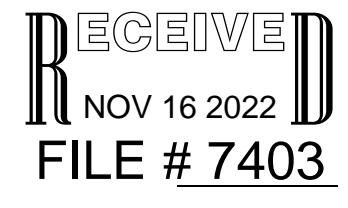
NOTES

- Gross land area for Parcel 1 is 121,215 sqft. or 2.7827 Acres.
- No zoning information was provided to the surveyor at the time of survey. Research performed by surveyor at the time of survey finds the property to be Zoned as C-3.
- There are no designated parking lines in the property.
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting field work.
- There may be changes in the ownership of "A" Ave depending on further research findings and or action made by the city.
- Centerline monument in the intersection of Gibson Ave and 12th Street was held as the bench mark for this survey at an Elevation of 4224.30'.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawing received from the designing Engineer, and respectable utility companies. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities show are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Calculated Northeast Quarter corner of section 19, Township 6 North, Range 1 West, SLB&M. (Calculated from Ogden Bible Plats)



Intersection of the East calculated Quarter Section line of the Northeast Quarter of Section 19, Township 6 North, Range 1 West, SLB&M, and the Monument line. Found Nail in sidewalk 10.86 feet west from the Calculated Section line.

Found Centerline monument in the intersection of Gibson Ave and 12th Street. (Bench Mark Elev. 4224.30')

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

The Keyes at 12th Street

1144 Century Drive
 Ogden City, Weber County, Utah
 A part of Section 19, T6N, R1W, SLB&M, U.S. Survey

Nov, 2022

SHEET NO. **C1**

22N714