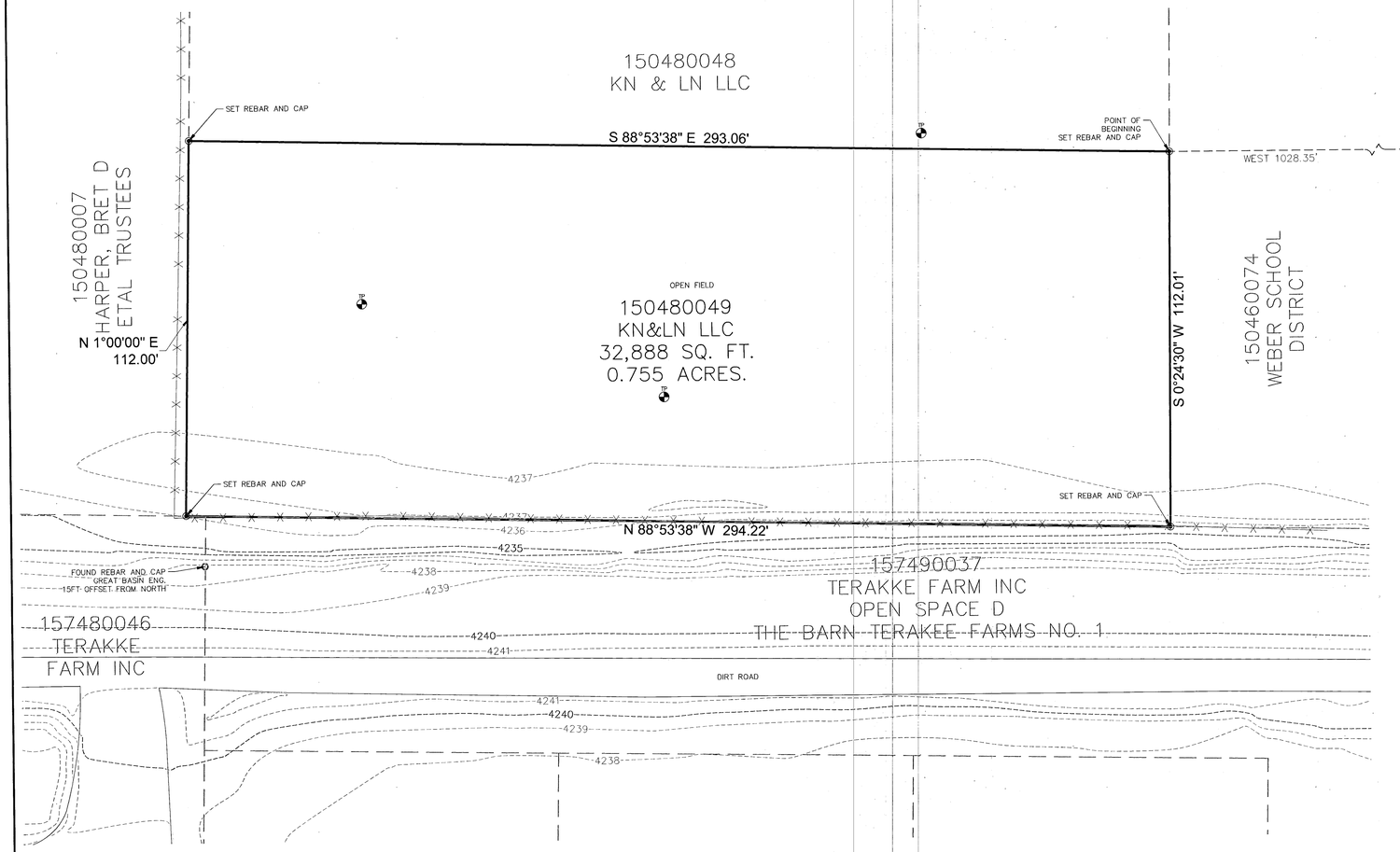
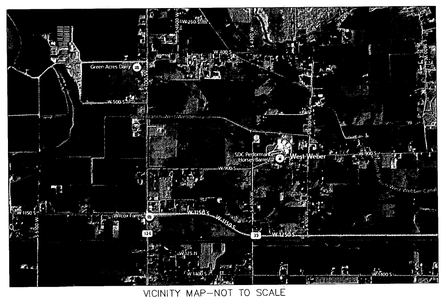
ALTA / NSPS LAND TITLE SURVEY
4463 WEST 400 SOUTH, OGDEN, UT
LDS PROP ID 501-8963





VICINITY MAP--NOT TO SCALE

N

GRAPHIC SCALE

40 0 20 40 80

1" (INCH) = 20 ' (FEET)

LEGEND

- Boundary Line
- Section Line
- Adjoiner Line
- Tie Line
- Fence Line
- Set Property Corner Rebar and Cap PLS 5152762
- Test Pit
- Section Corner
- Quarter Section Corner

17
20
16
21
SOUTHEAST CORNER
SECTION 17,
T6N, R2W,
SLB&M
(FOUND MAG NAIL)

File Number: 105700
Commitment Date: February 28, 2022 at 7:59 a.m.

To: KN & LN, LLC, a Utah Limited Liability Company
The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole
Hickman Land Title Company
Stewart Title Guaranty Company

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, 4, 5, 8, 11, and 13 of the Table A thereof. The field work was completed on February 14, 2022.

Date of Plat: April 25, 2022

Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

Legal Description

A part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West of the Salt Lake Base and Meridian, more particularly described as follows: Beginning at a point being located North 0°54'26" East 1451.42 feet along the East line of said section and North 90°00'00" West 1028.35 feet from the Southeast corner of said section; running thence South 00°24'30" West 112.0 feet; thence North 88°53'38" West 294.22 feet; thence North 01°00'00" East 112.00 feet; thence South 88°53'38" East 293.06 feet to the point of beginning.

SCHEDULE B – SECTION II
EXCEPTIONS

9. Said property is included within the boundaries of Weber Area Dispatch 911 and Emergency Services District, Weber County Schools, Ben Lomond Cemetery and North Ogden City, and is subject to the charges and assessments thereof.

Survey Findings: Said item is blanket in nature.

10. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

11. RESOLUTION NO. 23-2005 creating the Weber Area Dispatch 911 and Emergency Services District
Recorded: January 24, 2006 Entry No: 2156401

Survey Findings: Said item is blanket in nature.

12. RESOLUTION NO. 27-2012
A Resolution of the Board of County Commissioners of Weber County, Utah, confirming the Tax to be levied for Municipal Services Provided to the unincorporated Area of Weber County and describing the services to be provided therein.
Recorded: December 13, 2012
Entry No: 2610456

Survey Findings: Said item is blanket in nature.

13. CERTIFICATE OF CREATION creating Northern Utah Environmental Resource Agency
Recorded: January 20, 2015
Entry No: 2718461

Survey Findings: Said item is blanket in nature.

14. CERTIFICATE OF CREATION
Recorded: August 1, 2017
Entry No: 2870841

Survey Findings: Said item is blanket in nature.

NOTICE OF AN IMPENDING BOUNDARY ACTION
Recorded: August 1, 2017
Entry No: 2870842

Survey Findings: Said item is blanket in nature.

15. The terms and provisions of the "Farmland Assessment Act of 1969" in Title 59, Chapter 2, Part 5 of the Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural Land, dated August 5, 2021, and recorded November 2, 2021, as Entry No. 3194554, in Book N, at page A, of Official Records, which, in part, provides for the right of Weber County to reassess said property for previous years and the collection of additional taxes resulting from any such reassessment.

Survey Findings: Said item is blanket in nature.

NOTES:

1. The basis of bearing is North 0°54'26" East (per the Boundary Adjustment For Weber School District performed by Gardener Engineering, 6/8/21) Between the Northeast Corner and the Southeast Corner of Section of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian as shown.

2. The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

3. This does not represent a title search by the surveyor. All title information was provided by others.

4. The locations of underground utilities as shown hereon are based on above-ground structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.

5. Parcel does not have access to a dedicated street or road at the time of the survey..

6. The purported address for the Parcel is 4463 West 400 South, Ogden, UT.

7. The Parcel contains 32,888 SQ. FT. 0.755 Acres.

RECEIVED
MAR 0 6 2023
BY: TGO

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

No.	DATE	REVISIONS	BY

DRAWN BY: MGO
SURVEY DATE: 2/14/22

PROFESSIONAL LAND SURVEYOR
4/25/22
No. 5152762
NATHAN B. WEBER
STATE OF UTAH
LICENSED

DIAMOND
LAND SURVEYING

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA, A.S.C.S.M. Surveys

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West Jordan, UT 84084
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ALTA/NSPS LAND TITLE SURVEY
4463 WEST 400 SOUTH
OGDEN, UT

CHURCH OF JESUS CHRIST OF LDS

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DATE PLOTTED 4/25/22
JOB No. 22-023
SHEET 1 OF 1