

Legend

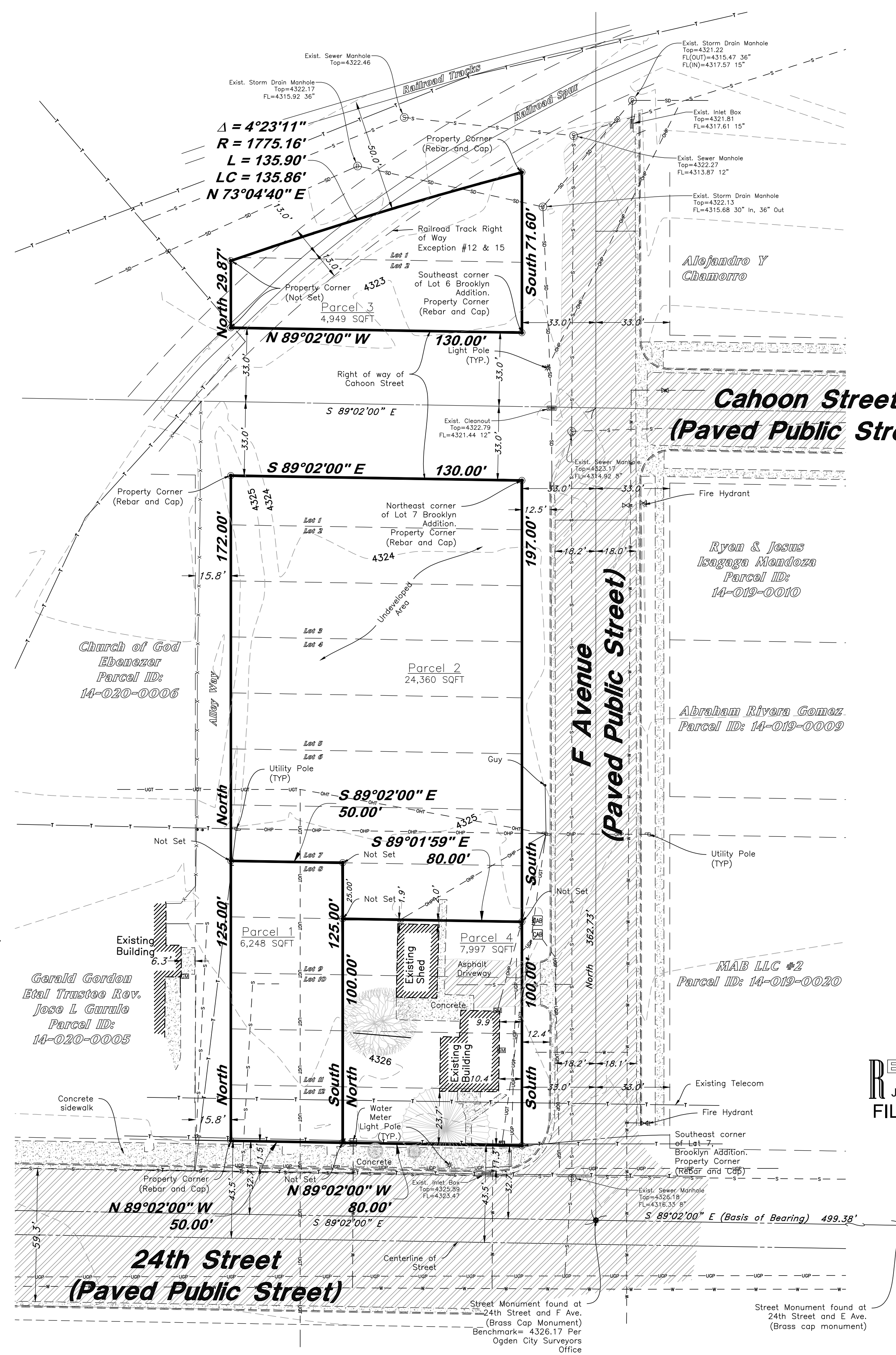
(Note: All items may not appear on drawing)

- | | | | |
|------------------------|-------|----------------------------|---|
| Sanitary Sewer | —S— | Existing Water Manhole | ⊙ |
| Culinary Water | —W— | Existing Cleanout Box | ⊙ |
| Gas Line | —C— | Existing Irrigation Box | ⊙ |
| Irrigation Line | —IW— | Existing Electrical Box | ⊙ |
| Storm Drain | —SD— | Existing Diversion Box | ⊙ |
| Telephone Line | —T— | Existing Light Pole | ⊙ |
| Secondary Waterline | —SW— | Existing Fire Hydrant | ⊙ |
| Over Head Power | —OHP— | Existing Telephone Manhole | ⊙ |
| Under Ground Power | —UGP— | Existing Gas Manhole | ⊙ |
| Fiber Optic | —FO— | | |
| Power pole w/guy | —PG— | | |
| Light Pole | —LP— | | |
| Fence | —X—X— | | |
| Ditch | —D— | | |
| Centerline | —CL— | Existing Asphalt | ▨ |
| Record | —Rec— | Existing Concrete | ▨ |
| Existing Inlet Box | ⊙ | Existing Building | ▨ |
| Existing Valve | ⊙ | Coniferous Tree | ⊙ |
| Existing Catch Basin | ⊙ | Deciduous Tree | ⊙ |
| Existing Post | ⊙ | | |
| Existing Water Meter | ⊙ | | |
| Existing Gas Meter | ⊙ | | |
| Existing Telephone Box | ⊙ | | |
| Existing Sewer Manhole | ⊙ | | |
| Existing Drain Manhole | ⊙ | | |



NOTES

- Gross land area for Parcel 1: 6,248 Sqft
Parcel 2: 24,360 Sqft
Parcel 3: 4,949 Sqft
Parcel 4: 7,997 Sqft
- No zoning information was provided to the surveyor at the time of survey.
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting field work.
- There is no evidence of proposed changes in Right of Way lines to the knowledge of the Surveyor.
- There were not any parking stalls identified at the time of survey.



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NARRATIVE

This ALTA/NSPS Land Title Survey was requested by Jim Nielson, prior to the development of the parcels shown here on.

Basis of Bearings being South $89^{\circ}02'00''$ East measured between the monuments found on 24th street from F Avenue, to E Avenue, being in the Southwest Quarter of Section 30, Township 6 North, Range 1 West, SLB&M.

The Ogdenville Bible Sheets, together with Brooklyn addition Plat, on file with the Weber County Records Office, was utilized to establish the boundary as shown hereon. Monument information retrieved from the Ogdenville City Surveyors office, and a Record of Survey performed by Hansen & Associates Inc., of 24th street, on file with the Weber County Surveyors Office (File Number 003063, filing Date: May 27, 2003) was used to establish the location of the Survey monuments.

The North line of Parcel 3 was determined by offsetting the location of the centerline of the the Railroad Tracks, 50 feet as shown on record.

Property lines were reestablished along the Lot and Block Lines based on the found monuments for street locations

Property corners were monumented as shown on this plat.

LEGAL DESCRIPTION

- PARCEL 1: (14-020-0004)**
Address: 780 W 24th St. Ogdenville Utah 84401
Parts of lots 8, 9, 10, 11, and 12, block 7, Brooklyn addition, Ogdenville City, Weber County, Utah: Beginning at the Southwest corner of said lot 12, running thence North 125 Feet to the Northwest Corner of said Lot 8; thence East 50.00 feet; thence South 125 Feet to the South Line of said lot 12; thence West 50 Feet to the place of beginning.
- PARCEL 2: (14-020-0002)**
Address: None Assigned
All of lots 1 to 7 and the East 80 Feet of lot 8, inclusive block 7, Brooklyn Addition, Ogdenville City, Weber County, Utah, according to the Official Plat thereof.
- PARCEL 3: (14-020-0001)**
Address: None Assigned
All of lots 1 and 2, block 6, Brooklyn Addition, Ogdenville City, Weber County, Utah.
- PARCEL 4: (14-020-0003)**
Address: 768 W 24th St. Ogdenville Utah 84401
The East 80 Feet of lots 9, 10, 11 and 12, block 7, Brooklyn Addition, Ogdenville City, Weber County, according to the Official Plat thereof.

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Inwest Title Services Inc. Under Order No. 282041 dated February 17, 2021 @ 6:00 P.M.

- EXCEPTION NO. 1-11, 16, 18, 19 (NOT A SURVEY MATTER)**
- EXCEPTION NO. 12 (AFFECTS LOTS 1 AND 2 OF BLOCK 6) EASEMENT IN FAVOR OF RAILROAD COMPANY**
Easements, as evidenced by mesne documents of record, including, but not limited to a warranty deed, recorded November 24, 1967, as Entry No. 497175, in Book 877, at Page 37.
- EXCEPTION NO. 13 (AFFECTS PARCEL 1, 2, 3, AND 4) THIS EASEMENT HAS EXPIRED PER THE TERMS OF SAID EASEMENT**
Easement
Recorded: May 22, 2001
Entry No: 1771529
Book/Page: 2140 / 1018
In favor of: Utah Department of Transportation
Purpose: For constructing thereon cut and/or fill slopes and appurtenant parts thereof incident to the reconstruction of the existing SR-53 (24th Street)
- EXCEPTION NO. 14 (PLOTTED DOES NOT AFFECTS SUBJECT PARCEL)**
Assignment of assumption and right-of-way interests
Recorded: June 25, 2013
Entry No: 2642639
Between: Chevron Pipe Line Company
And: Tesoro Logistics Northwest Pipeline LLC
Purpose: See document for terms and conditions contained therein
- EXCEPTION NO. 15**
Rights-of-Way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
- EXCEPTION NO. 17 (AFFECTS PARCEL 3) NOT A SURVEY MATTER**
Agreement of purchase and sale
Dated: September 22, 2005
Recorded: October 6, 2005
Entry No: 2134096
Between: Ogdenville City Corporation and BJ & J, LLC

FLOOD PLAIN

This property lies entirely within flood Zone X (No Shading) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Map Number 49057C0426E dated 16 December, 2005. Flood Zone X (No Shading) is defined as less than a 0.2% chance of annual Flood Hazard.

UTILITY STATEMENT

The underground utilities shown hereon have been located from field survey evidence, and utility maps obtained by the Surveyor. 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 shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the underground utilities visible at the surface as marked by utility location services.

CERTIFICATION

To JJ & R LLC, A Utah Limited Liability Company, BJ & J, LLC, Jeanette T. Bird, Stewart Title Guaranty Company, Inwest Title Services, and Axis Architects.

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, 8, 9, 11A, 13, 16, 17, and 18 of Table A thereof.

The field work was completed on March 24, 2021



Date _____
Andy Hubbard
Utah PLS No. 6242920

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDENVILLE, UTAH 84403
MAIN (801)594-4515 S.L.L.C. (801)521-0222 FAX (801)592-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey
24th Street Townhomes
991 East 5475 South
Ogdenville City, Weber County, Utah
A part of Section 30, T6N, R1W, SLB&M, U.S. Survey