

FILE # 7654

ALTA / NSPS LAND TITLE SURVEY 2076-2078 MONROE BOULEVARD OGDEN, UTAH 84401

Order Number: 49124A

Effective Date: July 25, 2016 at 7:45 AM

To: Metro National Title

Mountain Classic Residential, LLC, a Utah limited liability company

DJM 23, LLC, a Utah limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11, and 13 of the Table A thereof. The field work was completed on March 21, 2017.

Date of Plat: <u>March 25, 2017</u>

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

Legal Description

Part of Lot 5, Block 16, Plat B, OGDEN CITY SURVEY, Weber County Utah: Beginning at the Southwest corner of said Lot 5 and running thence North, along the West line of said Lot, 100 feet; thence East 125 feet; thence South 100 feet, to the North line of 21st Street; thence West 125 feet, to the point of beginning.

Parcel 1A:

Together with a right of way adjoining said property on the East.

SCHEDULE B- Section 2

10. Nonconforming Use & Noncomplying Structure Certificate, and the terms and conditions thereof. Wherein: Ogden City acknowledged the nonconforming use and non-complying structures at 2076, 2078, 2082, 2084 Monroe Blvd. & 808, 814 21st Street. Recorded: February 1, 2012

Entry No.: 2560626

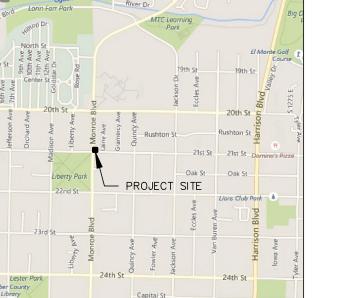
Survey Findings: This item affects the property. The property has nonconforming setbacks in the front, side and rear yards. The minimum for the front yard—14', side yard—9.5' and rear yard—9.5'. The distances from the buildings to the property line is shown herein. The setback lines are also shown with dimensions.

NOTES:

- 1. The basis of bearing is North 01°18'31" East between the found brass cap monuments found in Monroe Avenue at the intersections of 20th Street and 21st street located in the Northwest Quarter of Section 28,, Township 6 North, Range 1 West, and Salt Lake Base and Meridian as shown. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
- 2. The purpose of this survey is to retrace and monument the boundary of the 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. Title information was provided by others for the subject property.
- 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. The Parcel contains 12,499 square feet or 0.286 acres.
- 6. The Purported address of the site 2076—2078 Monroe Boulevard, Ogden, Utah 84401.
- 7. The Parcel has access to 21st Street which is a public right of way.
- 8. There is 1 carport for parking in the Northeast portion of the property.



Boundary Line Lot Line Communications Box Right-of-Way Line Water Meter Adjoiner Line Water Valve Street Centerline Fire Hydrant Fence Line Sewer Manhole Edge of Asphalt Storm Drain Catch Basin Sanitary Sewer Line Storm Drain Manhole Overhead Power Line Gas Meter Water Line Storm Drain Line Property Corner



VICINITY MAP

Found Street Monument

GRAPHIC SCALE

1" (INCH) = 20 ' (FEET)

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

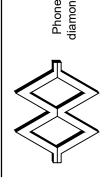
DATE REVISIONS B

WW BY: MGO SURVEY DATE: 3/22/2017



Topography Surveys
Subdivisions
Construction Staking
L.T.A. & A.C.S.M. Surveys

XVEYING, LLC5243 South Greenpine Drive
Murray, Utah 84123
ne (801) 266-5099 Fax (801) 266-503



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DATE PLOTTED 3/25/17

JOB No. 17-056

SHEET OF 1