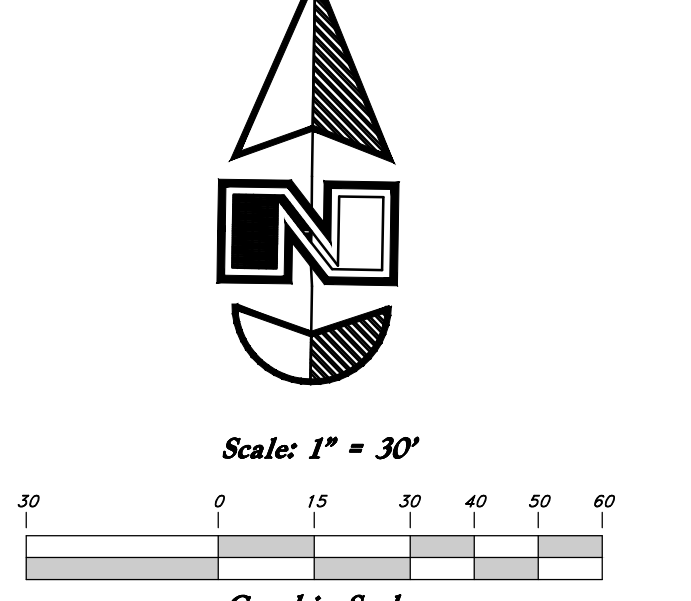


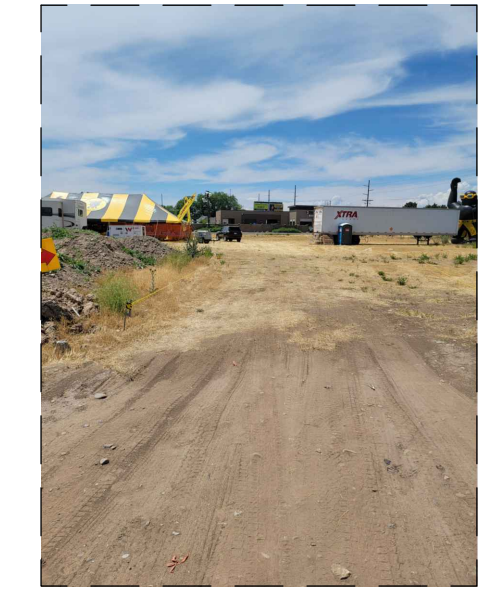
**Vicinity Map**  
(Not to Scale)

**Legend**  
(Note: All items may not appear on drawing)

- Existing Post
- Existing Water Meter
- Existing Gas Meter
- Existing Telephone Box
- Existing Sewer Manhole
- Existing Drain Manhole
- Existing Water Manhole
- Existing Cleanout Box
- Existing Irrigation Box
- Existing Electrical Box
- Existing Diversion Box
- Existing Light Pole
- Existing Fire Hydrant
- Existing Telephone Manhole
- Existing Gas Manhole
- Existing Inlet Box
- Existing Valve
- Existing Catch Basin
- Center line of Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Exception Line
- Exception Ditch
- Existing Concrete
- Lot and Block



**FIELD PHOTO 1**



**REFERENCE TABLE**

Reference No.	Document Type	Name/Grantee	Entry No./ Book Page/ File No.
R1	Subdivision	12TH STREET PLAZA CONDOMINIUM	53-035
R2	Subdivision	IFA COUNTRY STORE SUBDIVISION	69-049
R3	Subdivision	BOYER TWELFTH STREET SUBDIVISION	70-028
R4	Subdivision	TWELFTH STREET PLAZA SUBDIVISION	53-030
R5	Lot and Block	Ogden Bible Sheet	2634
R6	Lot and Block	Ogden Bible Sheet	2635
R7	Record of Survey	Nielson Diversified	3540
R8	Record of Survey	Bryan Coulter	3982
R9	Record of Survey	Hannah Investments LLC	6354
R10	Warranty Deed	WEBER SCHOOL DISTRICT	2638421
R11	Quit-Claim Deed	TYLER PROPERTY LC	2136593
R12	Tie Sheet	6N2W24ERM3	Weber County Surveyor
R13	Title Report	Fidelity National Title	169728-KAB
R14	Record of Survey	IFA Country Store	Meridian Engineering Inc
R15	Quit-Claim Deed	Luther Buck	121-252

**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 49057C0407E dated 16 December, 2005. Flood Zone X (No Shading) is defined as less than a 0.2% chance of annual Flood Hazard.

**EXCEPTIONS TO COVERAGE**

This survey was completed using Commitment for Fidelity National Insurance Company File No. 169728-KAB dated May, 30 2023 @ 7:30 A.M.

- EXCEPTION NO. 1-3, 5-12, 16, 18, 21, 22 (NOT A SURVEY MATTER)**
- EXCEPTION NO. 4 (NOTHING TO PLOT, SEE SIGNIFICANT OBSERVATIONS)** Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- EXCEPTION NO. 13 (PLOTTED, AFFECTS THE NORTH, EAST, AND WEST SIDE OF THE SUBJECT PARCEL)** Easements, notes and restrictions as shown on the recorded plat for Boyer Twelfth Street Subdivision recorded July 30, 2009 as Entry No. 2427157 in Book 70 at Page 28. Termination of Rights and Easements recorded August 27, 2009 as Entry No. 2431900.
- EXCEPTION NO. 14 (NOT PLOTTED BLANKETS PARCEL)** Ordinance 12-81 Creating and Establishing the Weber County Fire Protection Service Area No. 4, recorded December 22, 1981 as Entry No. 849262 in Book 1394 at Page 1772.
- EXCEPTION NO. 15 (NOT PLOTTED BLANKETS PARCEL)** Ordinance No. 2015-02 Adopting Chapter 2.18 of the Municipal Code to Provide for Community Development and Renew as Set Forth in State Law recorded April 16, 2015 as Entry No. 2731074.
- EXCEPTION NO. 16 (NOT PLOTTED BLANKETS PARCEL)** Resolution No. 2018-L Changing the Name of the "Marriott-Slaterville City Community Development and Renewal Agency" to the "Marriott-Slaterville City Community Reinvestment Agency" as Provided in Utah Code Annotated §17C-1-201.5(3) recorded January 29, 2019 as Entry No. 2963079.
- EXCEPTION NO. 17 (PLOTTED, SEE NARRATIVE, EFFECTS A 16.5' STRIP OF LAND THE CENTERLINE OF THE EASEMENT AREA IS CALLED AS THE CENTERLINE OF THE EXISTING PIPELINE WHICH WEST OF THE SUBJECT PARCEL AND PER EASEMENT DOCUMENT)** Easement in favor of Salt Lake Pipe Line Company, a Nevada corporation to lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of, and remove pipe lines and appurtenances and incidental purposes, by instrument recorded September 20, 1949 as Entry No. 156927, in Book 321, at Page 14. Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Entry No. 2642639.
- Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Entry No. 2642639.**
- EXCEPTION NO. 18 (PLOTTED, BLANKETS SUBJECT PARCEL AND OTHER LANDS NOT SHOWN)** Agreement for Irrigation Easement and Deferral Dedication recorded August 5, 2009 as Entry No. 2428145.
- EXCEPTION NO. 19 (PLOTTED, BLANKETS SUBJECT PARCEL AND OTHER LANDS NOT SHOWN)** Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Easements, Covenants and Restrictions recorded December 17, 2009 as Entry No. 2450189, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- EXCEPTION NO. 20 (PLOTTED, DOES NOT EFFECT PARCEL)** Underground Right of Way Easement in favor of PacifiCorp, an Oregon corporation d/b/a Rocky Mountain Power its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded May 20, 2010, as Entry No. 2473347.
- EXCEPTION NO. 21 (PLOTTED, BLANKETS PARCEL)** Agreement Regarding Restrictive Use recorded December 31, 2020 as Entry No. 3114683.
- EXCEPTION NO. 23 (SEE NARRATIVE AND SIGNIFICANT OBSERVATIONS)** The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

**RECORD DESCRIPTIONS**

Lot 2, BOYER TWELFTH STREET SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder on July 30, 2009 as Entry No. 2427157 in Book 70 at Page 28.

**NOTES**

1. Total Gross land area for Lot 2 is 81,307 sq.ft. or 1.867 Acres.
2. There were no parking stalls observed at the time of field work.
3. No zoning report was provided to the surveyor at the time of survey.
4. The property contained in the referenced title report is the describes the property shown here on.
5. The property shown here on does not have access to 12th street besides the shared access easement dedicated from (R3).

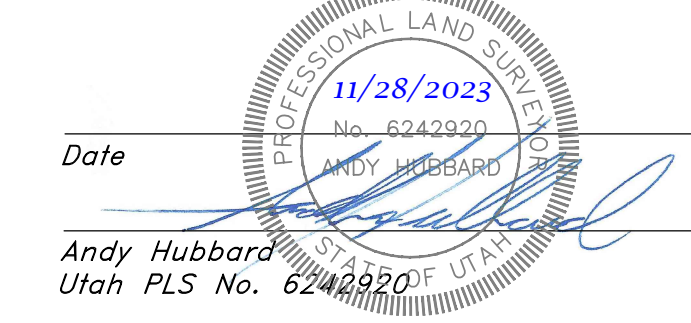
**SIGNIFICANT OBSERVATIONS**

1. Access to the parcel has been observed at the time of survey crossing lot 1 of IFA Country Store Subdivision. Research of from surveyor through aerial photographs suggest that this access has been used up to a year and a half.
2. Temporary Tent Structure found on the site at the time of survey. It appeared to the surveyor that the intent of its existence was to sell fireworks. Significant observation 1 is the primary point where traffic entered the property for access to said tent. See field photograph 1.
3. No curb cuts were found allowing vehicular access to Parcel 1 within granted access easements.

**SURVEYORS CERTIFICATION**

To State of Utah, Ben Hong, and Cottonwood Title Insurance Agency, Inc: 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, and 6 of Table A thereof.

The field work was completed on November 17, 2023 date of Plat map November 28 2023.

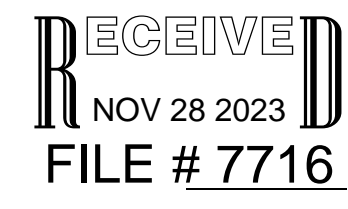


**NARRATIVE**

This ALTA/NSPS Land Title Survey was requested by Wayne Christensen with the Utah Department of Government Operations. Data contained within parentheses denote data found of record. For instance, (R45) references the Data Reference Table. The Data Reference Table contains naming conventions that refer to the Grantee in a conveying document, the client of the Record of Survey, the document's name, and the sources from which the data has been obtained. The ground points that have been marked or accepted serve as a visual representation of the analysis that has been carried out and explained herein. Any additional documents, monuments, or evidence not shown hereon should be presented for the surveyor's review. A measured line between a street monument located at the intersection of 12th Street and 12th West, and a monument situated at a 17-foot South offset of the Center Line of 12th Street, and the West Section line of the Northeast Quarter of Section 19 with a bearing of South 89°58'51" East and was held as the basis of bearing. This particular bearing was selected to match a controlling document (R3) of the subject parcel. Upon examination of (R2) and (R8), it was discovered that the two documents had discrepancies despite being completed by the same surveyor. Furthermore, (R2) exhibited a 5-foot closure error. By utilizing (R11, R4 and R10), the surveyor was able to pinpoint the origin of the 5-foot closure error. After rectification, (R2 and R3) were found to match with the Great Basin Rebar and Caps that were found. Additionally Surveyor located nail and washers set at the Northwest and Southwest corners of the property, and Great Basin Rebar's and Caps found at the Southeast and Northeast corners of the property.

**NARRATIVE CONTINUED**

Exception 17's Does Not Affect the Subject property. Easement is described as being a 16.5' wide easement the centerline of which would follow the pipeline as it was installed. Per Petroleum Maps provided by Marathon Pipeline (Agent for Tesoro, grantee of the original easements from Salt Lake Pipeline company).



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 WWW.GREATBASINENGINEERING.COM

**ALTA/NSPS Land Title Survey**  
**Lot 2 Boyer Twelfth Street**  
 1115 West 12th Street  
 Marriott-Slaterville City, Weber County, Utah  
 A part of Section 24, T6N, R2W, SLB&W, U.S. Survey

**August 2023**  
 SHEET NO. **1**  
 09N603 - ALTA