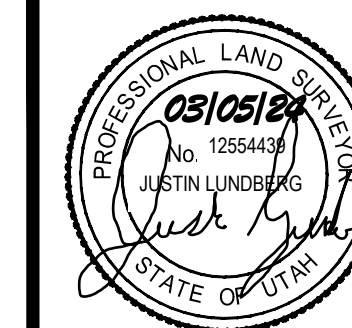


VICINITY MAP  
N.T.S

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN A PART OF THE SE1/4 OF SECTION 4, T5N, R1W, SLB&M



### NARRATIVE

While establishing the property lines of the surveyed area, it was found that recorded Plats & Surveys of the area establish the Basis of Bearing as N45°44'21"E between two (2) Centerline Monuments at the intersections of Gramercy Avenue & Grandview Avenue. GRAND VIEW ACRES CONDOMINIUMS, recorded as Entry No. 1799923 in Book 54 at Page 80 of official records & the GRAND VIEW ACRES DEDICATION PLAT, recorded in Book 9 of Plats at Page 54 of official records establish said Basis of Bearing with ties to nearby Centerline Monuments located in nearby roadways. While conducting the fieldwork for this Survey, it was observed that said Centerline Monuments have been paved over with asphalt, and traces of ringed outlines can be observed at the approximate location of said Centerline Monuments. No Centerline Monuments could be properly located and documented without causing damage to the existing roadways. The Basis of Bearing is S88°58'15"E along the Section line between the South Quarter Corner & the Southeast Corner of Section 4 as shown on the Weber County Bearing Sheet of Township 5 North, Range 1 West, SLB&M as published by the Weber County Surveyor's Office, signed date October 5, 2023. and All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon. An As-Surveyed description was prepared as a part of this Survey which ties along the measured line of said South Quarter Corner & the Southeast Corner of Section 4 with a calculated tie to the to the point of beginning as described in that certain Warranty Deed, recorded on April 19, 2021 as Entry No. 3145765 (shown hereon). A Utility Easement in favor of The Board of Education of Ogden City, Utah, recorded in Book 545 at Page 336 of official records describes an easement adjoining the westerly line of the surveyed property. A sewer manhole with a pump system was observed near said westerly line, but no connecting manhole was observed within said easement area. It is assumed that there is an existing sewer line running west into said easement area based on an unfiled Survey prepared by Great Basin Engineering (copy can be furnished upon request). Several manholes & inlet boxes were observed within the surveyed area, and they appear to be disconnected from existing utility lines at the time the fieldwork was conducted for this Survey. Record utility maps provided by Ogden City display an 18" reinforced concrete storm drain pipe running in close approximation to the northeast corner of the surveyed area (shown hereon). A cinder block retaining wall was observed near said northeast corner of the surveyed area at the bottom of a significant slope, and said retaining wall does not encroach into the surveyed area (shown hereon).

### AS-SURVEYED DESCRIPTION

A part of the SE1/4 of Section 4, Township 5 North, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the northerly line of 39th Street, said point being located on the northerly line of Grand View Acres Condominiums, recorded on October 5, 2001 as Entry No. 1799923 in Book 54 at Page 80 in the office of the Weber County Recorder, said point also being S88°58'15"E 913.26 feet along the Section line and N01°01'45"E 411.68 feet from the South 1/4 Corner of Section 4, Township 5 North, Range 1 West, Salt Lake Meridian; running thence along said Condominium Plat as determined by Survey the following five (5) courses: (1) N88°47'15"W 66.00 feet; thence (2) N01°12'45"E 140.20 feet; thence (3) N88°47'15"W 243.00 feet; thence (4) N43°47'15"W 79.20 feet; thence (5) N01°12'45"E 318.64 feet; thence S89°21'02"E 575.04 feet to the westerly line of Jackson Avenue; thence southerly along said westerly line as determined by Survey S01°18'37"W 380.30 feet to a point on said northerly line of said Grand View Acres Condominiums; thence along said Condominium Plat as determined by Survey the following two (2) courses: (1) N88°47'15"W 209.36 feet; thence (2) S01°12'45"W 140.20 feet to said northerly line of 39th Street, said point being the point of beginning.

Contains 5.16 Acres±

### NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the surveyed parcel described and shown hereon, identified in Weber County as Parcel No. 05-065-0001 located in Ogden City, Utah.
- A Title Commitment prepared by Old Republic National Title Insurance Company, South Ogden, Utah, File No. 2379772MLH, Effective Date: December 20, 2023 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is S88°58'15"E along the Section line between the South Quarter Corner & the Southeast Corner of Section 4, Township 5 North, Range 1 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 (Geoid 12B) elevation published by the Weber County Surveyor's Office on the South Quarter Corner of Section 4, Township 5 North, Range 1 West, Salt Lake Base & Meridian with an elevation of 4574.10 feet.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Survey responses to Table A (Optional Survey Responsibilities and Specifications):
  - Item 1: Survey monuments found or set shown hereon.
  - Item 2: Address of surveyed property is located at approximately 3850 North Jackson Ave., Ogden, UT 84403
  - Item 4: Gross land area shown hereon.
  - Item 5: Vertical relief shown hereon. (See Note #4)
  - Item 7(a): No buildings were observed while conducting the fieldwork for this Survey.
  - Item 8: Substantial features observed are shown hereon.
  - Item 11(a): Utility providers serving on or around the surveyed area, as determined by the Blue Stakes of Utah 811 (bluestakes.org) Utility Contact Lookup, were requested at the time of this Survey. Observed existing utilities, as well as those utilities disclosed on plans requested by the following utility providers shown hereon (See Note #8)
    - Received: Telecon, Dominion, Lumen, Ogden City, PacifiCorp, Pineview Water
    - Pending: AT&T.
  - Item 13: Names of adjoining owners shown hereon.
  - Item 16: No evidence of recent earth moving work, building construction, or building additions were observed.
- Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
  - Grandview Acres Road Dedication Plat, recorded on September 19, 1946 in Book 9 of Plats, Page 54.
  - Grandview Acres Condominiums, recorded on October 5, 2001 as Entry No. 1799923 in Book 54 at Page 80
  - Warranty Deed, recorded on April 19, 2021 as Entry #3145765
  - Quit-Claim Deed, recorded on December 4, 1954 as Entry #229148 in Book 463 at Page 179.
  - Utility Easement, recorded on April 22, 1957 in Book 545 at Page 336
  - Weber County Bearing Sheet of Township 5 North, Range 1 West, SLB&M, signed date: October 5, 2023.
  - S000642 prepared by Construction & Land Surveyors, file date: January 2, 1992.

### TITLE EXCEPTIONS (PER COMMITMENT FILE NO. 2379772MLH)

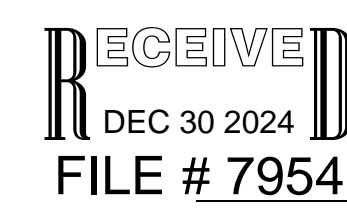
- Exceptions #1-8  
**Contain no plottable descriptions.**
- Exception #9  
Subject property is included within the boundaries of Tax District 25 and is subject to the charges and assessments thereof:
  - Weber Basin Water Conservancy District
  - Central Weber Sewer Improvement District
  - South Ogden Conservation District
  - Ogden City
  - Utah Central Business Improvement District No.**Survey Findings: Surveyed area lies within district areas.**
- Exception #10  
Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof.  
**Survey Findings: Existing improvements, rights of way, & easements shown hereon.**
- Exception #11  
NOTE: No existing Deed of Trust appears of record under the CURRENT OWNER(S). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.  
**Survey Findings: Contains no plottable descriptions.**
- Exception #12  
Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records, including but not limited to boundary conflicts, overlaps or gaps.  
**Survey Findings: Discrepancies shown hereon**
- Exception #13  
Subject to the observations, notes, narratives, restrictions, utilities, overlaps (fence along southerly line) shown or depicted on ALTA/NSPS Land Title Survey conducted by Great Basin Engineering under its file entitled Old Grandview, dated December 2023.  
**Survey Findings: shown hereon**

### RECORD DESCRIPTION (PER TITLE COMMITMENT #2379772MLH)

Part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 939.78 feet North 0°58' East and 546.27 feet South 89°02' East from the Southwest Corner of the Southeast Quarter of said Section 4, said point of beginning also at Ogden City Engineer's "A" Station 7+67.73 and "B" Station 140+02.20; running thence South 89°34' East 575.03 feet to the West line of Jackson Avenue; thence South 0°58' West along the West line of said Jackson 380 feet; thence North 89°02' West 210 feet; thence South 0°58' West 141.71 feet to the North side of 39<sup>th</sup> Street; thence North 89°02' West 66 feet; thence North 0°58' East 141.71 feet; thence North 89°02' West 243 feet; thence North 44°02' West 79.20 feet; thence North 0°58' East 318.65 feet to the point of beginning.

### LEGEND

--- (dashed)	BOUNDARY LINE
--- (dotted)	SECTION LINE
---	EXIST. EASEMENT LINE
---	EXIST. PROPERTY LINE
--- (dotted)	EXIST. CONTOUR MAJOR
--- (dotted)	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. NATURAL GAS
---	EXIST. COMMUNICATIONS
---	EXIST. OVERHEAD POWER
---	EXIST. UNDERGROUND POWER
---	EXIST. FENCE
---	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
---	EXIST. EDGE OF ASPHALT
●	SECTION MONUMENT (FOUND)
○	CENTERLINE MONUMENT
○	BOUNDARY MARKER (TO BE SET)
○	EXIST. SD INLET, MANHOLE & COMBO BOX
○	EXIST. SEWER MANHOLE
○	EXIST. WATER VALVE & WATER METER
○	EXIST. FIRE HYDRANT
○	EXIST. GAS VALVE & GAS METER
○	EXIST. STREET LIGHT
○	EXIST. POWER POLE
○	EXIST. ELECTRICAL BOX
○	EXIST. COMMUNICATIONS BOX
○	EXIST. SPOT ELEVATION
+	DEED BOOK/PAGE PER COUNTY RECORDS
+	XXXX COUNTY PARCEL No.



### SURVEYOR'S CERTIFICATE

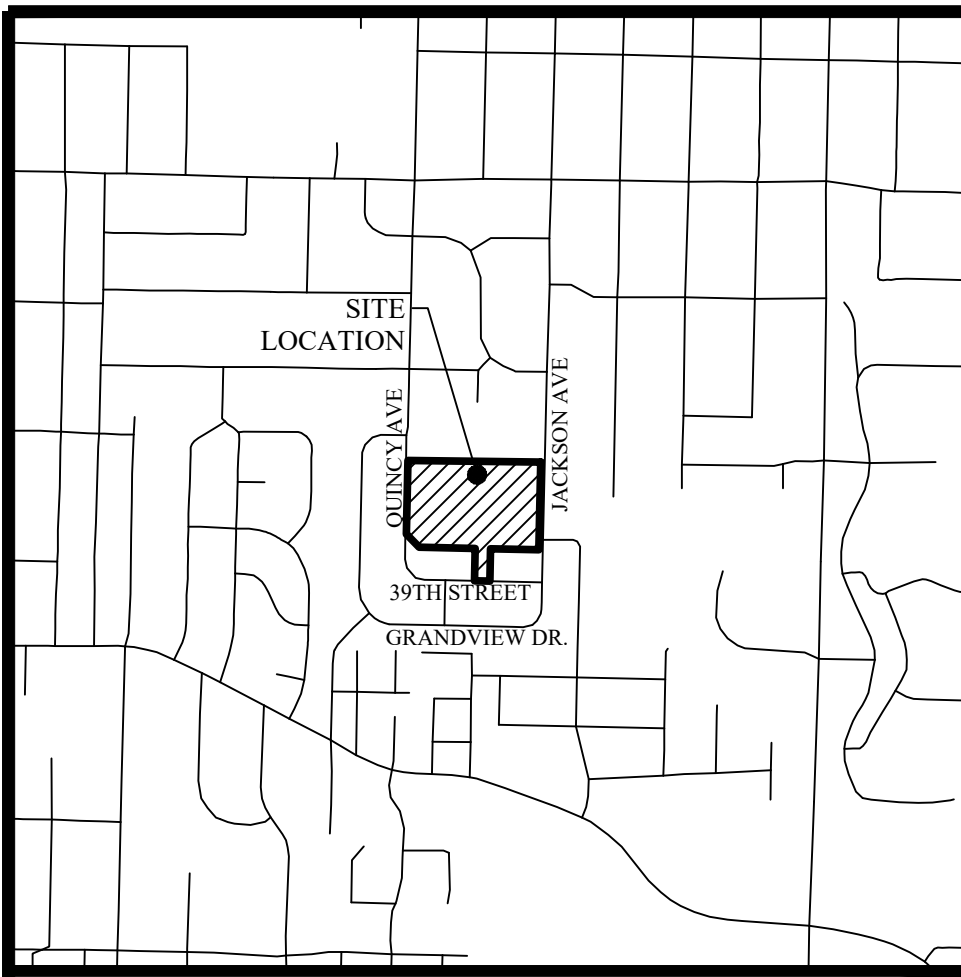
To: Board of Education of Ogden City; Old Republic National Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items s 1, 2, 4, 5, 7(a), 8, 11(a), 13 & 16 of Table A thereof. The fieldwork was completed on February 9, 2024

Drawn: TGA  
Scale: N.T.S.  
Date: 03/05/24  
Justin Lundberg  
Professional Land Surveyor  
License No. 12554439

Checked: JL  
Job #: 24-0015  
Date: 03/05/24

ALTA/NSPS LAND TITLE SURVEY  
LOCATED IN A PART OF THE SE1/4 OF SECTION 4, T5N, R1W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: BOARD OF EDUCATION OF OGDEN CITY  
PREPARED FOR: STOUT CUSTOM HOMES

REVISION BLOCK	DATE	DESCRIPTION
1	###	###
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###

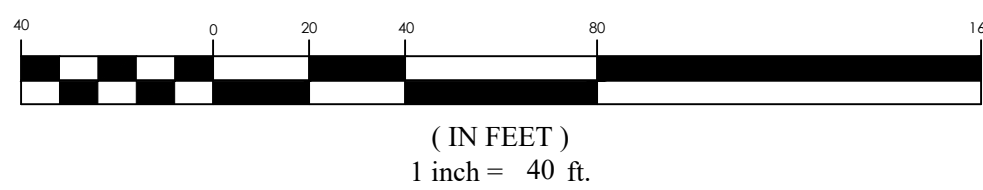


VICINITY MAP  
N.T.S.

CALCULATED POSITION OF THE CENTER QUARTER CORNER OF SECTION 4, T5N, R1W, SLB&M (NOT FOUND)

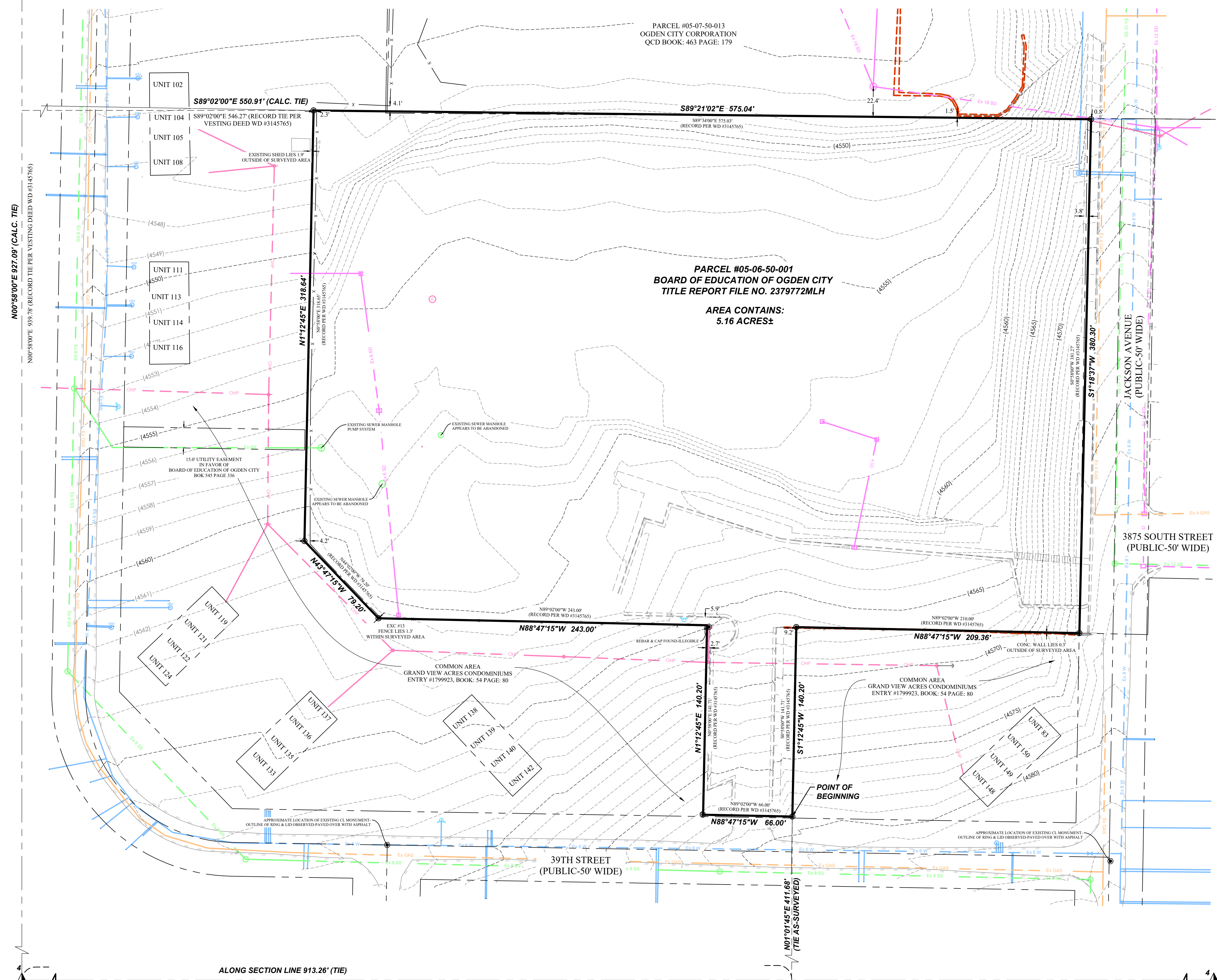


GRAPHIC SCALE



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - EXIST. EASEMENT LINE
- - - EXIST. PROPERTY LINE
- - - EXIST. CONTOUR MAJOR
- - - EXIST. CONTOUR MINOR
- - - EXIST. STORM DRAIN
- - - EXIST. SANITARY SEWER
- - - EXIST. CULINARY WATER
- - - EXIST. SECONDARY WATER
- - - EXIST. NATURAL GAS
- - - EXIST. COMMUNICATIONS
- - - EXIST. OVERHEAD POWER
- - - EXIST. UNDERGROUND POWER
- - - EXIST. FENCE
- - - EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- - - EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- CENTERLINE MONUMENT
- BOUNDARY MARKER (TO BE SET)
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- EXIST. SPOT ELEVATION
- DEED BOOK/PAGE PER XXXX COUNTY RECORDS
- XXXX COUNTY PARCEL No.



SOUTH QUARTER CORNER OF SECTION 4, T5N, R1W, SLB&M FOUND 6" STEEL MONUMENT SITE BENCHMARK ELEVATION: 4574.10'

BASIS OF BEARING: S88°58'15"E 2639.30'  
(RECORD PER WEBER CO. SURVEYOR: S88°58'15"E 2639.21')  
(RECORD PER GREAT BASIN SURVEY: S88°58'15"E 2639.36')

SOUTHEAST CORNER OF SECTION 4, T5N, R1W, SLB&M FOUND 3" FLAT BRASS MONUMENT

RECEIVED  
DEC 30 2024  
FILE # 7954

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



**ALTANSIPS LAND TITLE SURVEY**  
LOCATED IN A PART OF THE SE1/4 OF SECTION 4, T5N, R1W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: BOARD OF EDUCATION OF OGDEN CITY  
PREPARED FOR: STOUT CUSTOM HOMES

REVISION BLOCK	
#	DESCRIPTION
1	###
2	###
3	###
4	###
5	###
6	###

Drawn: TGA  
Scale: 1"=40'  
Date: 03/05/2024  
Sheet: