

TABLE "A" REQUIREMENTS

2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. 1455 VALLEY DRIVE, OGDEN, UT 84401

3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490189 0427 E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005, AMENDED NOVEMBER 14, 2006 AND MARCH 20, 2007, AND REVISED JULY 26, 2010.

4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT) = 471,017 SQUARE FEET OR 10.81 ACRES.

6.(A). ZONE: "R4" – MULTIFAMILY RESIDENTIAL DISTRICT AND "PRUD" – PLANNED UNIT DEVELOPMENT AND WITHIN THE SENSITIVE AREA OVERLAY, PER ZONING AND SITE REQUIREMENT SUMMARY PREPARED BY PZR REPORT (THE PLANNING & ZONING RESOURCE COMPANY), PZR SITE NO. 130506-1, DATED JULY 12, 2019.

SITE RESTRICTIONS:

BUILDING SETBACKS PER PRUD ZONE:

A. FRONT 30 FT (166 FEET ALONG VALLEY DRIVE PER SURVEY)

B. BUILDING SEPARATION: 1 STORY-10 FEET, 2 STORIES-15 FEET, 3+ STORIES-20 FEET
**2 STORIES 15 FEET REQUIRED (21 FEET PER SURVEY)

PER R4 ZONE:

A. SIDE 6 FEET WITH TOTAL OF BOTH SIDE YARDS NOT LESS THAN 16 FEET + 1 FOOT OF SETBACK FOR EACH 1 FOOT OF HEIGHT OVER 35 FEET.
** BUILDING HEIGHT 45.87 FEET – 35 FEET – 10.87 + 6 FEET = 16.87 FEET REQUIRED ALONG EAST PROPERTY LINE (16.59 FEET ALONG EAST LINE PER SURVEY)

B. REAR 30 FEET (19.41 FEET ALONG SOUTH PROPERTY LINE PER SURVEY)

2. BUILDING SIZE:

A. MAXIMUM BUILDING HEIGHT OR STORIES: PER PRUD ZONE (NONE SPECIFIED), PER R4 ZONE (MINIMUM-1 STORY, MAXIMUM-NONE REQUIRED)

B. EXISTING BUILDING HEIGHT OR STORIES: 1 AND 3 STORIES. (PER AERIAL PHOTO)

C. BUILDING SITE AREA REQUIREMENTS:

PER PRUD ZONE: MINIMUM LOT AREA IS 10 ACRES (EXISTING: 10.81 ACRES PER SURVEY)

PER R4 ZONE: MINIMUM LOT AREA IS 6,000 SQUARE FEET FOR THE 1ST DWELLING UNIT + 1,500 SQUARE FEET PER ADDITIONAL UNIT 6,000 SQUARE FEET + 166 UNITS X 1,500 SQUARE FEET = 249,000 SQUARE FEET = 255,000 SQUARE FEET REQUIRED. (EXISTING: 471,017 SQUARE FEET PER SURVEY), MINIMUM LOT WIDTH: 60 FEET. (EXISTING: EXCEEDS 60 FEET PER SURVEY), MINIMUM OPEN SPACE: 30%. (EXISTING: EXCEEDS THE MINIMUM REQUIREMENT PER REVIEW OF THE SURVEY AND AERIAL PHOTO)

7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. AS SHOWN.

(B) SQUARE FOOTAGE OF:

(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN.

(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED, AS SHOWN.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), AS SHOWN.

9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. THERE ARE 108 REGULAR, 168 COVERED PARKING STALLS AND 5 HANDICAP PARKING STALLS ON SITE.

11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: ARE AS SHOWN

- OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV.
- EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND
- MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST

REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO:

- MANHOLES, CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES;
- WIRES AND CABLES (INCLUDING THEIR FUNCTION, IF READILY IDENTIFIABLE) CROSSING THE SURVEYED PROPERTY, AND ALL POLES ON OR WITHIN TEN FEET OF THE SURVEYED PROPERTY, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSSMEMBERS OR OVERHANGS; AND
- UTILITY COMPANY INSTALLATIONS ON THE SURVEYED PROPERTY.

NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS 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, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SIDWELL NO. AND/OR RECORDING DATA, AS SHOWN.

16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

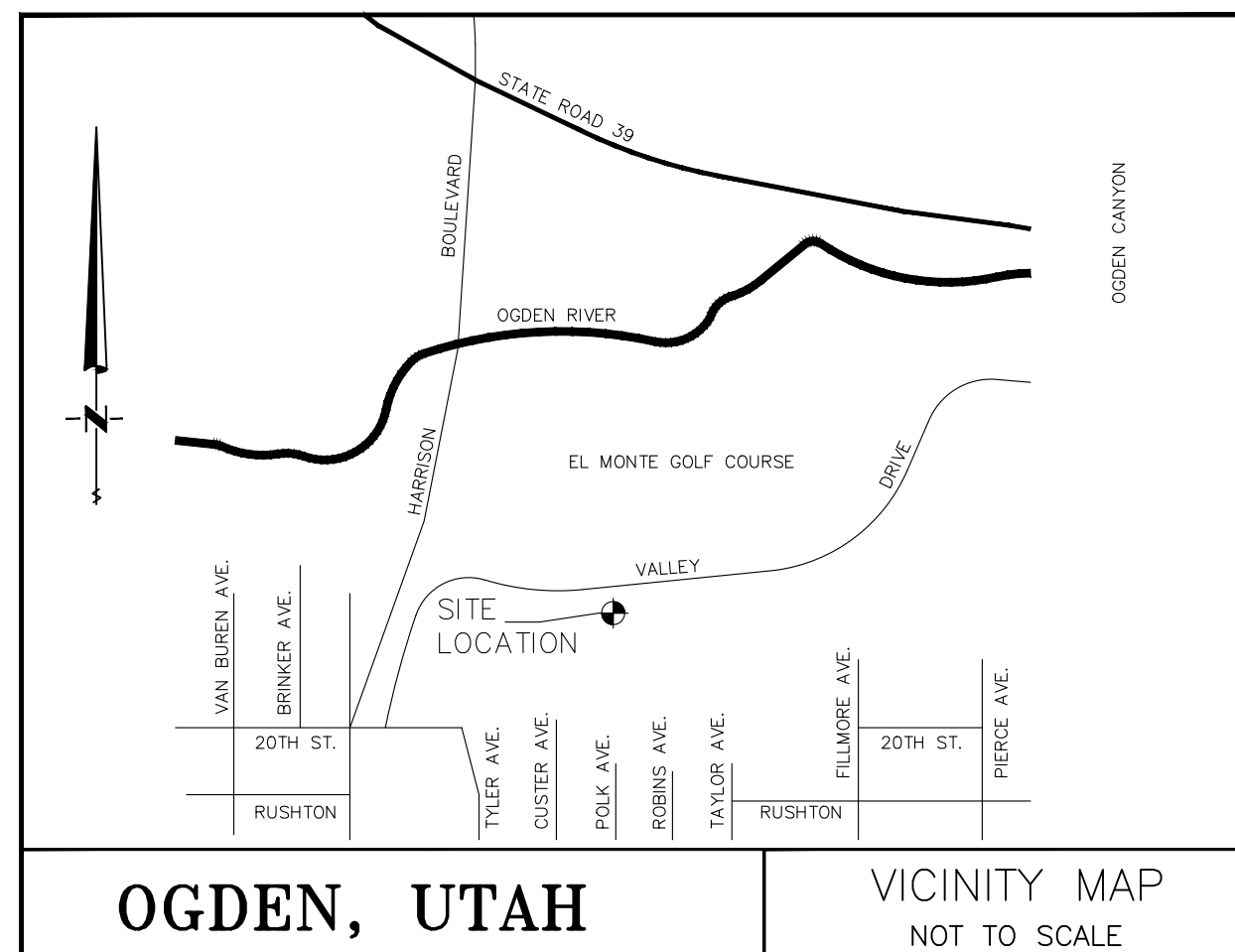
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS OBSERVED OR PROVIDED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18. NO EVIDENCE OR DELINEATION OF WETLANDS ON SITE.

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

PREPARED FOR:
NANCY DUBONNET, ESQ
THE GATE AT CANYON RIDGE
APARTMENTS



CHICAGO TITLE INSURANCE COMPANY
FILE NUMBER: 114476-DTF, JULY 11, 2019 AT 7:30 A.M.

SCHEDULE B – SECTION 2: EXCEPTIONS

[10] THE HEREIN DESCRIBED LAND IS LOCATED WITHIN THE BOUNDARIES OF OGDEN CITY, WEBER BASIN WATER CONSERVANCY DISTRICT, CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, WEBER COUNTY MOSQUITO ABATEMENT DISTRICT, WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS LEVIED THEREUNDER. (AFFECTS ENTIRE TRACT)

[14] AGREEMENT BY AND BETWEEN MRS. ANNIE L. MAW AND OGDEN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, DATED DECEMBER 20, 1935 AND RECORDED FEBRUARY 14, 1936 AS ENTRY NO. 12195 IN BOOK W OF LIENS AND LEASES AT PAGE 392. (AS SHOWN)

[16] ORDINANCE NO. 31-72 CLOSING AND VACATING ALL OF THE UNVACATED STREETS AND ALLEYS LOCATED IN COLORADO PLACE ADDITION, EXCEPT FOR VALLEY DRIVE; RESERVING TO OGDEN CITY FROM SAID VACATING A PERPETUAL CULINARY WATER LINE EASEMENT AND RIGHT-OF-WAY TWENTY (20) FEET WIDE BEING TEN (10) FEET ON EACH SIDE OF THE WATER LINE THAT NOW EXISTS WITHIN THE CONFINES OF POLK AVENUE, AND QUIT CLAIMING THE LANDS EMBRACED THEREIN TO THE ADJUTING PROPERTY, RECORDED FEBRUARY 2, 1973 AS ENTRY NO. 586752 IN BOOK 1015 AT PAGE 726. (LIES SOUTH OF SUBJECT PROPERTY, DOES NOT AFFECT PROPERTY)

[17] RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED FEBRUARY 18, 1976, AS ENTRY NO. 657710, IN BOOK 1115, AT PAGE 158. (AS SHOWN)

[18] RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED SEPTEMBER 14, 1973, AS ENTRY NO. 601351, IN BOOK 1035, AT PAGE 440. (AS SHOWN)

[19] RIGHT OF WAY AND EASEMENT GRANT (CONDOMINIUM-MOBILE HOME) IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 14, 1973, AS ENTRY NO. 601352, IN BOOK 1035, AT PAGE 442. (AS SHOWN)

[20] RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED NOVEMBER 1, 1973, AS ENTRY NO. 603983, IN BOOK 1038, AT PAGE 760. (BLANKET IN NATURE, AFFECTS ENTIRE TRACT)

[24] EMERGENCY VEHICLE EASEMENT AGREEMENT BY AND BETWEEN CANYON COVE PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY AND CANYON COVE LAND, LLC, DATED OCTOBER 31, 2006 AND RECORDED OCTOBER 31, 2006 AS ENTRY NO. 2218844. (AS SHOWN)

NOTE: EXCEPTION NUMBERS 1-9 AFFECT SUBJECT PROPERTY BUT ARE NOT PLOTTABLE
EXCEPTION NUMBERS 11-12, 25-26 AND 29 ARE NOT PLOTTABLE
EXCEPTION NUMBERS 13, 15, 21, 27 AND 28 WERE INTENTIONALLY DELETED BY THE TITLE COMPANY

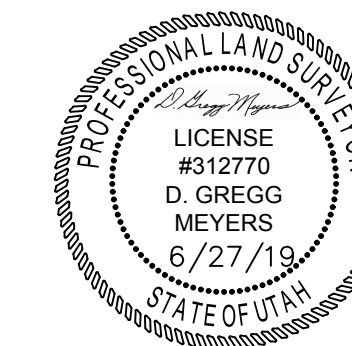
SURVEYOR'S CERTIFICATE

TO: BERKADIA COMMERCIAL MORTGAGE LLC AND FEDERAL HOME LOAN MORTGAGE CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FPA6 CANYON RIDGE, LLC A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B), 7(C), 8, 9, 11, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 13, 2019.

08/21/2019

DATE:
BUSH AND GUDGELL INC.



D. Gregg Meyers
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°23'33" EAST 457.67 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°02' EAST 560.46 FEET; THENCE NORTH 0°58' EAST 164.01 FEET; THENCE SOUTH 89°02' EAST 464.00 FEET; THENCE NORTH 0°58' EAST 33.00 FEET; THENCE SOUTH 89°02' EAST 33.00 FEET; THENCE NORTH 0°58' EAST 264.03 FEET; THENCE NORTH 89°02' WEST 335.00 FEET; THENCE NORTH 82°00' WEST 85.00 FEET; THENCE NORTH 47°30' WEST 8.00 FEET; THENCE NORTH 42°30' EAST 199.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE; THENCE SOUTH 82°35' WEST 86.86 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 7°38'30" EAST 7.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 82°08' WEST 626.24 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF A 859.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE 65.87 FEET (THE BEARING OF THE LONG CHORD BEING SOUTH 84°19'48" WEST, A DISTANCE OF 65.85 FEET); THENCE SOUTH 0°23'33" WEST 502.40 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 13-113-0031

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 13°52'15" E, BETWEEN TWO FOUND PROPERTY CORNERS SET WITH A ALTA SURVEY COMPLETED BY BUSH AND GUDGELL, INC. ON MARCH 30, 1998. THE ORIGINAL BASIS OF BEARING FOR THIS SUBDIVISION NO LONGER EXISTS. SEVERAL PROPERTY CORNERS WERE FOUND THAT SEEMS TO BE CONSISTENT WITH THE BOUNDARY DESCRIPTION, WE THEREFORE PERFORMED A RETRACEMENT OF SAID ALTA SURVEY TO ESTABLISH THE BASIS OF BEARING FOR THIS SURVEY. THE CALCULATED POSITIONS OF THE ORIGINAL CONTROL OF THE SUBDIVISION ARE SHOWN AS A REFERENCE AS NOTED ON SAID ALTA SURVEY.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

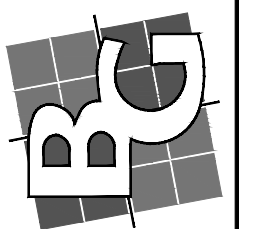
ALTA SURVEY, RECORDED JULY 5, 2013 AS NO. 4829, PREPARED BY BUSH AND GUDGELL, INC.,

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTA/NSPS LAND TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR THE SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. (NONE WERE USED ON THIS SURVEY)
5. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT, FILE NO. 114476-DTF WITH AN AFFECTIVE DATE OF JUNE 17, 2019 AND ALL THE EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
6. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
7. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
8. THE PROPERTY HAS DIRECT ACCESS TO VALLEY DRIVE, A DEDICATED PUBLIC STREET.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle Suite #4
St. George, Utah 84770
Phone: (435) 799-3161
www.bushandgudgell.com



Drawn: BRS Date: 8-21-2019
Email: dgmyers@bushandgudgell.com
Checked: GM
Approved: GM
Scale: NTS
Job No.: 191136

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN
NW 1/4 OF SECTION 27, T-6-N, R-1-W, SUB&M
1455 VALLEY DRIVE, OGDEN, UT 84401
PREPARED FOR: NANCY DUBONNET, ESQ

SHEET
1
2
SHEETS

PARCEL NO. 13-113-0031

FILE:191136ALTA

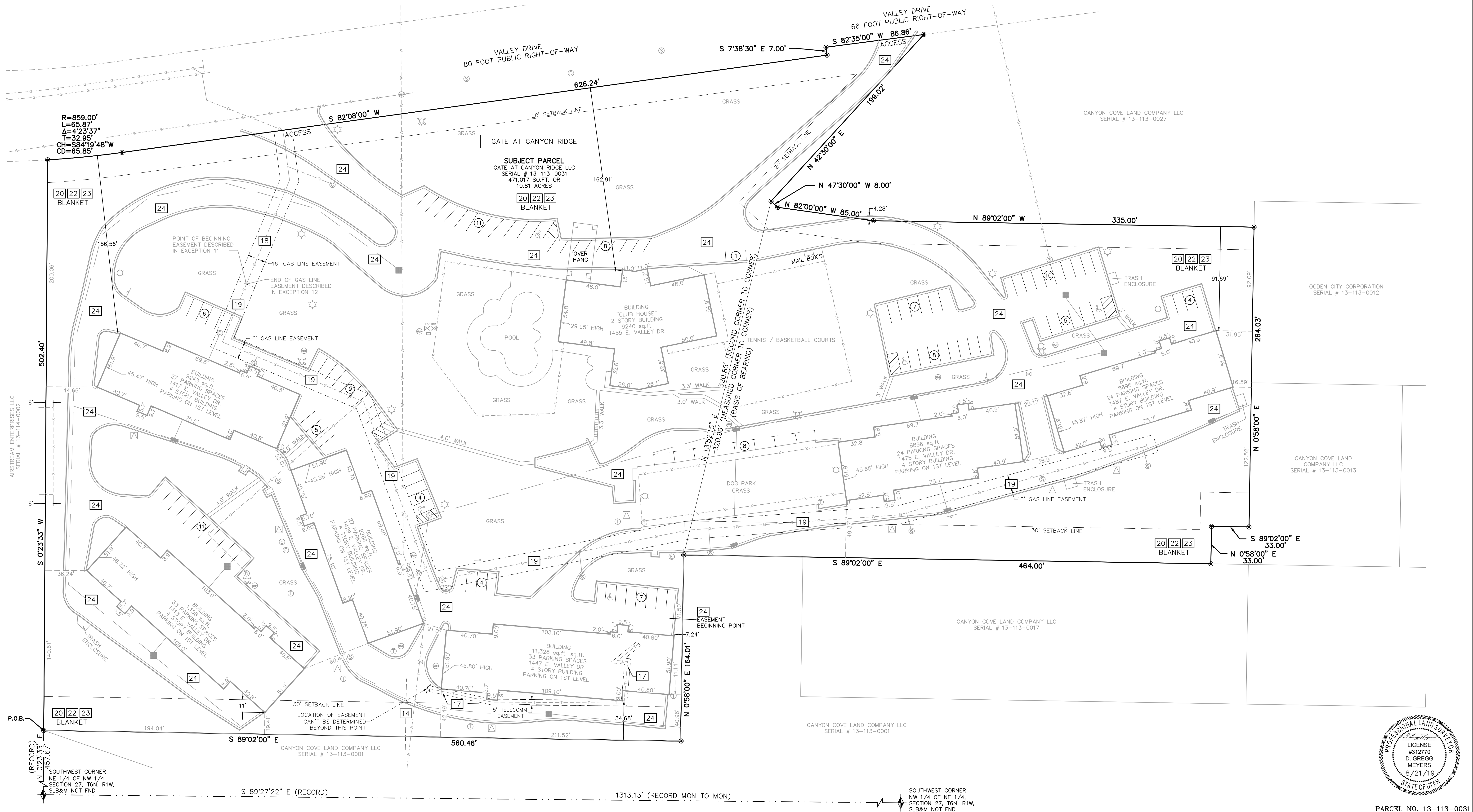
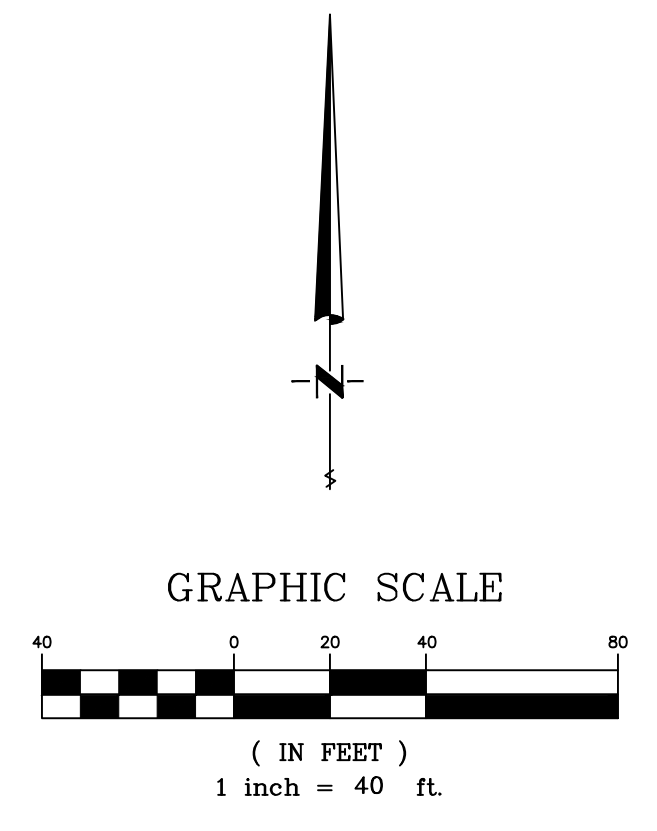
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN
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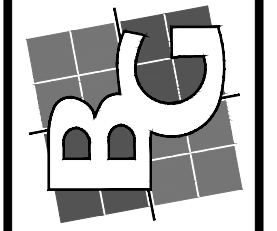
PREPARED FOR:
NANCY DUBONNET, ESQ
THE GATE AT CANYON RIDGE
APARTMENTS

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> ◆ SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT). ● SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUGGELL), UNLESS OTHERWISE NOTED ON THE PLAT. ⊠ EXISTING TRANSFORMER ⊙ EXISTING TELEPHONE PEDESTAL ⊕ EXISTING STREET LIGHTS ⊖ EXISTING CATCH BASIN ⊗ EXISTING STORM DRAIN ⊘ EXISTING ELECTRICAL METER | <ul style="list-style-type: none"> ⊠ EXISTING WATER VALVE ⊡ EXISTING FIRE HYDRANT ⊢ EXISTING WATER LINE ⊣ EXISTING WATER MANHOLE ⊤ EXISTING SEWER MANHOLE ⊥ EXISTING SEWER LINE ⊦ EXISTING STORM DRAIN MANHOLE ⊧ EXISTING GAS METER ⊨ EXISTING GAS LINE ⊩ EXISTING FENCING ⊪ EXISTING SIGNS ⊫ EXISTING IRRIGATION VALVE ⊬ EXISTING TELEPHONE PEDESTAL |
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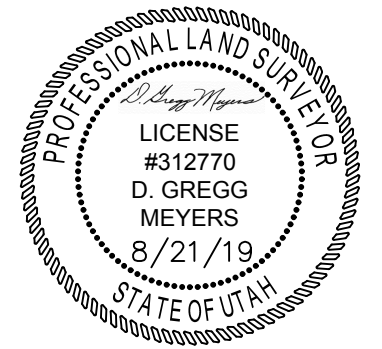


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Drawn by: BRS Date: 8-21-2019
Email: GMeyers@bushandgudgell.com
Checked by: GM
Approved by: GM
Scale: 1"=40'
Job No.: 191136

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN
NW 1/4 OF SECTION 27, T-6-N, R-1-W, SLB&M
1455 VALLEY DRIVE, OGDEN, UT 84401
PREPARED FOR: NANCY DUBONNET, ESQ



SHEET
2
SHEETS
FILE: 191136ALTA

PARCEL NO. 13-113-0031