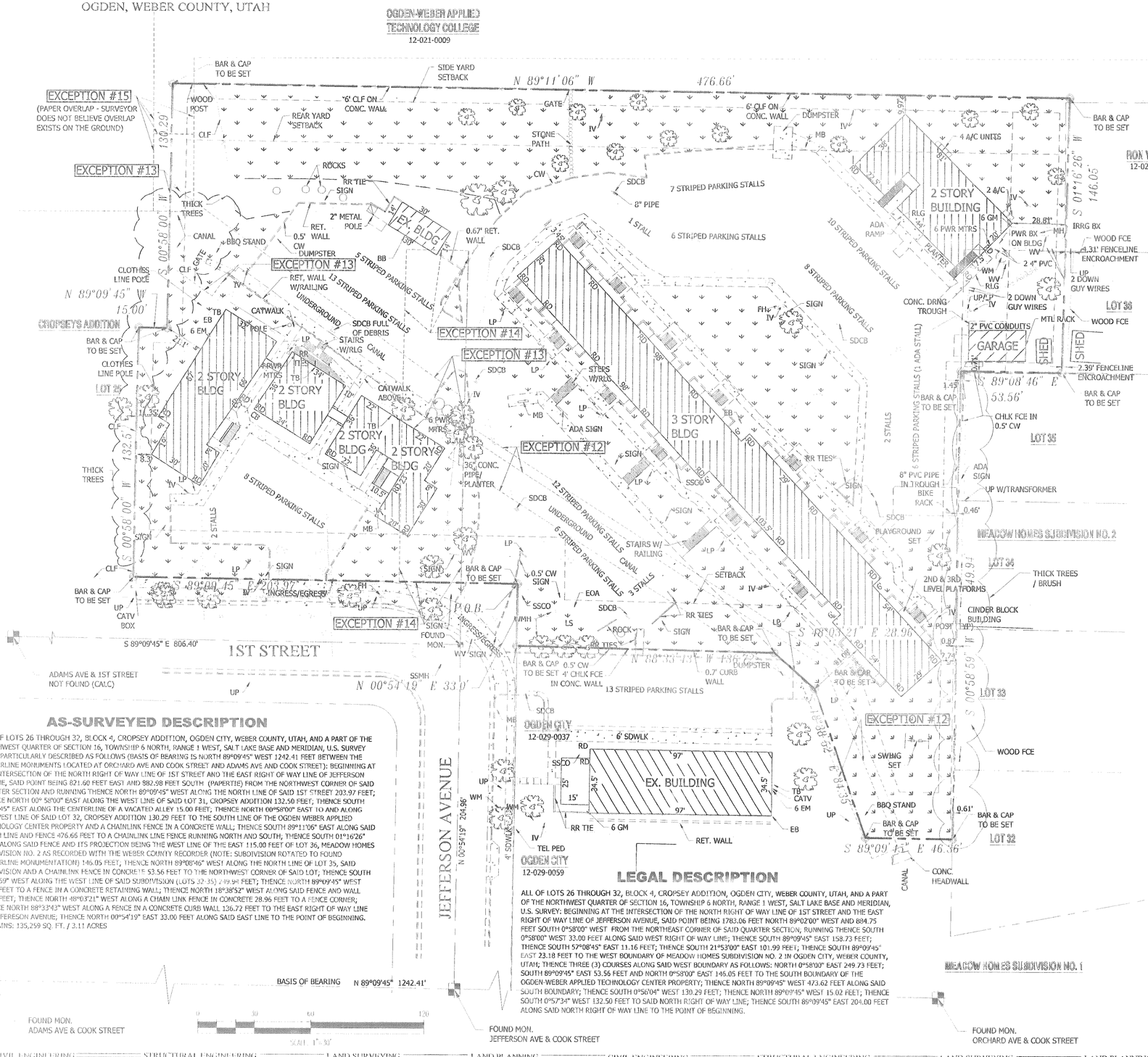
ALTA/ACSM LAND TITLE SURVEY
NORMANDIE
A PART OF THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN, WEBER COUNTY, UTAH



AS-SURVEYED DESCRIPTION

ALL OF LOTS 26 THROUGH 32, BLOCK 4, CROPSEY ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, AND A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS (BASIS OF BEARING IS NORTH 89°09'45" WEST 1242.41 FEET BETWEEN THE CENTERLINE MONUMENTS LOCATED AT ORCHARD AVE AND COOK STREET AND ADAMS AVE AND COOK STREET): BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 1ST STREET AND THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE, SAID POINT BEING 821.60 FEET EAST AND 882.98 FEET SOUTH (PARENTIS) FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 89°09'45" WEST ALONG THE NORTH LINE OF SAID 1ST STREET 203.97 FEET; THENCE NORTH 00° 58'00" EAST ALONG THE WEST LINE OF SAID LOT 31, CROPSEY ADDITION 132.50 FEET; THENCE SOUTH 89°09'45" EAST ALONG THE CENTERLINE OF A VACATED ALLEY 15.00 FEET; THENCE NORTH 00°58'00" EAST TO AND ALONG THE WEST LINE OF SAID LOT 32, CROPSEY ADDITION 130.29 FEET TO THE SOUTH LINE OF THE OGDEN WEBER APPLIED TECHNOLOGY CENTER PROPERTY AND A CHAINLINK FENCE IN A CONCRETE WALL; THENCE SOUTH 89°11'06" EAST ALONG SAID SOUTH LINE AND FENCE 476.66 FEET TO A CHAINLINK LINE FENCE RUNNING NORTH AND SOUTH; THENCE SOUTH 01°16'26" WEST ALONG SAID FENCE AND ITS PROJECTION BEING THE WEST LINE OF THE EAST 115.00 FEET OF LOT 36, MEADOW HOMES SUBDIVISION NO. 2 AS RECORDED WITH THE WEBER COUNTY RECORDER (NOTE: SUBDIVISION ROTATED TO FOUND CENTERLINE MONUMENTATION) 146.05 FEET; THENCE NORTH 89°08'46" WEST ALONG THE NORTH LINE OF LOT 35, SAID SUBDIVISION AND A CHAINLINK FENCE IN CONCRETE 53.56 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 00°58'59" WEST ALONG THE WEST LINE OF SAID SUBDIVISION (LOTS 32-35) 249.94 FEET; THENCE NORTH 89°09'45" WEST 46.36 FEET TO A FENCE IN A CONCRETE RETAINING WALL; THENCE NORTH 18°38'52" WEST ALONG SAID FENCE AND WALL 84.35 FEET; THENCE NORTH 88°03'21" WEST ALONG A CHAIN LINK FENCE IN CONCRETE 28.96 FEET TO A FENCE CORNER; THENCE NORTH 88°33'43" WEST ALONG A FENCE IN A CONCRETE CURB WALL 126.72 FEET TO THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE; THENCE NORTH 00°54'19" EAST 33.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS: 135,259 SQ. FT. / 3.11 ACRES

LEGAL DESCRIPTION

ALL OF LOTS 26 THROUGH 32, BLOCK 4, CROPSEY ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, AND A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 1ST STREET AND THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE, SAID POINT BEING 1783.06 FEET NORTH 89°02'00" WEST AND 884.75 FEET SOUTH 0°58'00" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 0°58'00" WEST 33.00 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 89°09'45" EAST 158.73 FEET; THENCE SOUTH 57°08'45" EAST 11.16 FEET; THENCE SOUTH 21°53'00" EAST 101.99 FEET; THENCE SOUTH 89°09'45" EAST 23.18 FEET TO THE WEST BOUNDARY OF MEADOW HOMES SUBDIVISION NO. 2 IN OGDEN CITY, WEBER COUNTY, UTAH; THENCE THREE (3) COURSES ALONG SAID WEST BOUNDARY AS FOLLOWS: NORTH 0°58'00" EAST 249.73 FEET; SOUTH 89°09'45" EAST 53.56 FEET AND NORTH 0°58'00" EAST 146.05 FEET TO THE SOUTH BOUNDARY OF THE OGDEN-WEBER APPLIED TECHNOLOGY CENTER PROPERTY; THENCE NORTH 89°09'45" WEST 473.62 FEET ALONG SAID SOUTH BOUNDARY; THENCE SOUTH 0°56'04" WEST 130.29 FEET; THENCE NORTH 89°09'45" WEST 15.02 FEET; THENCE SOUTH 0°57'34" WEST 132.50 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°09'45" EAST 204.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO I) DJM 17, LLC, A UTAH LIMITED LIABILITY COMPANY, II) ARBOR COMMERCIAL FUNDING, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, III) FANNIE MAE, ITS SUCCESSORS AND OR ASSIGNS, IV) FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND V) METRO NATIONAL TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) AND (b), 7(a) AND (c), 8, 9, 10, 11(a) AND (b), 13, 16, 18, 19 AND 20 OF TALBE A THEREOF.

DATE: 11-17-2011
PRINTED NAME OF SURVEYOR: Stephen S. Mackelprang
REGISTRATION NO. 191578
STATE OF: UTAH

NARRATIVE

1. TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY METRO NATIONAL TITLE COMPANY, ORDER NO.: 24209A, AT EFFECTIVE DATE: JUNE 9, 2011 AT 7:45 A.M.

2. SCHEDULE B - PART I SPECIAL EXCEPTIONS

#11 SUBJECT TO A RIGHT OF WAY FOR THE HARRISVILLE CANAL AS DISCLOSED ON THE COUNTY PLATS (UNABLE TO PLOT)

#12 AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
BETWEEN: WESTERN IRRIGATION COMPANY
AND: OGDEN DOOR COMPANY
DATED: APRIL 17, 1970
RECORDED: APRIL 27, 1970
ENTRY NO.: 534346
BOOK/PAGE: 940 / 22
PROVIDING: A RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A PIPELINE FOR THE CONVEYANCING OF IRRIGATION WATER UPON AND OVER THE PREMISES. (AS SHOWN HEREON)

#13 AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEROF:
BETWEEN: WESTERN IRRIGATION COMPANY
AND: OGDEN DOOR COMPANY
DATED: SEPTEMBER 6, 1972
RECORDED: FEBRUARY 21, 1973
ENTRY NO.: 587775
BOOK/PAGE: 1017/ 89
PROVIDING: A RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A PIPELINE FOR THE CONVEYANCING OF IRRIGATION WATER. (AS SHOWN HEREON)

#14 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
IMPOSED BY: VACATION ORDINANCE
OF: JEFFERSON AVENUE NORTH OF FIRST STREET
PURPOSE: RESERVES EASEMENTS FOR EXISTING UTILITIES THAT MAY HAVE BEEN CONSTRUCTED ACROSS THE VACATED STREET OR ALLEY.
DATED: JUNE 14, 1973
RECORDED: JULY 6, 1973
ENTRY NO.: 596749
BOOK/PAGE: 1029/ 201

#15 ANY LOSS OR CLAIM BY REASON OF A BOUNDARY OVERLAP ON THE WESTERLY SIDE OF SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 18, 2002 AS ENTRY NO. 1821848 IN BOOK 2203 AT PAGE 287.

3. CORNERS FOR THIS PROPERTY HAVE BEEN OR WILL BE MARKED WITH A 5/8" REBAR, 1.5 FEET IN LENGTH, WITH A PLASTIC CAP STAMPED "PINNACLE" AND\OR A BRASS SLUG OR NAIL AND BRASS WASHER STAMPED "PINNACLE".
4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°09'45" WEST 1242.41 FEET BETWEEN THE CENTERLINE MONUMENTS LOCATED AT ORCHARD AVE AND COOK STREET AND ADAMS AVE AND COOK STREET.
5. THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED.
6. THE BOUNDARY SHOWN WAS RETRACED IN THE FOLLOWING MANNER RUNNING CLOCKWISE FROM THE POINT OF BEGINNING: THE SOUTH LINE FOLLOWS THE NORTH LINE OF 1ST STREET; THE WEST LINE FOLLOWS THE WEST LINE OF LOT 31 PER BLOCK & LOT BREAKDOWN SHOWN HEREON; THE NORTH LINE IS A SPLIT OF THE VACATED ALLEY; THE WEST LINE IS BASED ON THE WEST LINE OF LOT 32 AND ITS EXTENTION PER DEED DISTANCE TO AN EXISTING FENCE; THE NORTH LINE IS BASED ON DEED CALL & TIES RUNNING BOTH DIRECTIONS FROM THE P.O.B. TO THE EXISTING FENCE LINE CREATING A NEW LINE ALONG THE EXISTING FENCE AND WALL; THE EAST LINE IS BASED ON THE CALL FOR 53.56 ALONG THE SOUTH LINE OF LOT 36 FROM THE SOUTHWEST CORNER EXTENDED NORTH THE DEED DISTANCE; THE SOUTH LINE AS PREVIOUSLY STATED; THE EAST LINE FOLLOWS THE WEST LINE OF MEADOW HOMES SUBDIVISION NO. 2 PER DEED; THE SOUTH LINE IS BASED UPON THE DEED EXCEPT BEING TRUNCATED AT THE EXISTING FENCE AND RETAINING WALL; THE NEXT (3) CALLS FOLLOW AN EXISTING FENCE AND RETAINING/CURBWALL TO THE EAST LINE OF JEFFERSON; THE LAST CALL FOLLOWS THE EAST LINE OF JEFFERSON STREET.
7. INFORMATION USED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE TITLE REPORT NOTED ABOVE, LEGAL DESCRIPTIONS, TIE SHEETS, AND THE OWNERSHIP PLAT.
8. INFORMATION USED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE TITLE REPORT NOTED ABOVE AND LEGAL DESCRIPTIONS, OWNERSHIP PLAT, DEDICATION PLATS AND THE AREA REFERENCE MAP FOR THE NW 1/4 OF SECTION 16, T.6N., R.1W. SLB&M.
9. THE PROPERTY IS ZONED R-3 MULTI-FAMILY
10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION ON THE SITE NOR OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THERE ARE 89 TOTAL STRIPED PARKING STALLS.
12. THE ENTIRE SITE FALLS IN ZONE X, OUTSIDE THE ANNUAL FLOOD PLAIN PER MAP NUMBER 49057C0214E WITH AN EFFICTIVE DATE OF DECEMBER 16TH 2005.
13. ENCROACHMENTS: 2.32'-4.31' FENCELINE ENCROACHMENT AT NORTHEAST PROPERTY LINE.

RECEIVED
FEB 24 2011
BY 004641

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

TB	TELEPHONE BOX
BB	BASKETBALL STANDARD
SW/R	STAIRWELL W/RAILING
PFW/R	PLATFORM W/RAILING
GM	GAS METER
EC	ELECTRICAL CONDUIT
EM	ELECTRICAL METER
EB	ELECTRICAL BOX
CW	CONCRETE WALL
DP	DUMPSTER PAD
RLG	RAILING
CATV	CABLE TV BOX
BLDG	BUILDING
WV	WATER VALVE
IE	INVERT ELEVATION
CONC.	CONCRETE
CLF	CHAIN LINK FENCE
TRAN	TRANSFORMER
IRRIX	IRRIGATION BOX
PHB	PHONE BOX
BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
E:	ENTRY # - OFFICIAL RECORDS
PH.	PHONE

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WWATERLINE
- EX. CATV
- EX. POWER
- EX. OVERHEAD POWER
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
- EXISTING CONCRETE
- EXISTING GRASS/LANDSCAPING
- EXISTING ASPHALT
- ASPHALT SAWCUT
- EXIST. CONC. C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

NORMANDIE
ALTA/ACSM LAND TITLE SURVEY
FOR: METRO COMMERCIAL FINANCE
610 1ST STREET
OGDEN, UT
11-057B

REVISION	DATE	BY

SURVEYED BY: SPB — DATE: 09/2011
DESIGNED BY: — DATE:
DRAWN BY: SD — DATE: 09/2011
APPROVED BY: SJF — DATE: 09/2011

SHEET # 1 OF 1

11-17-11

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