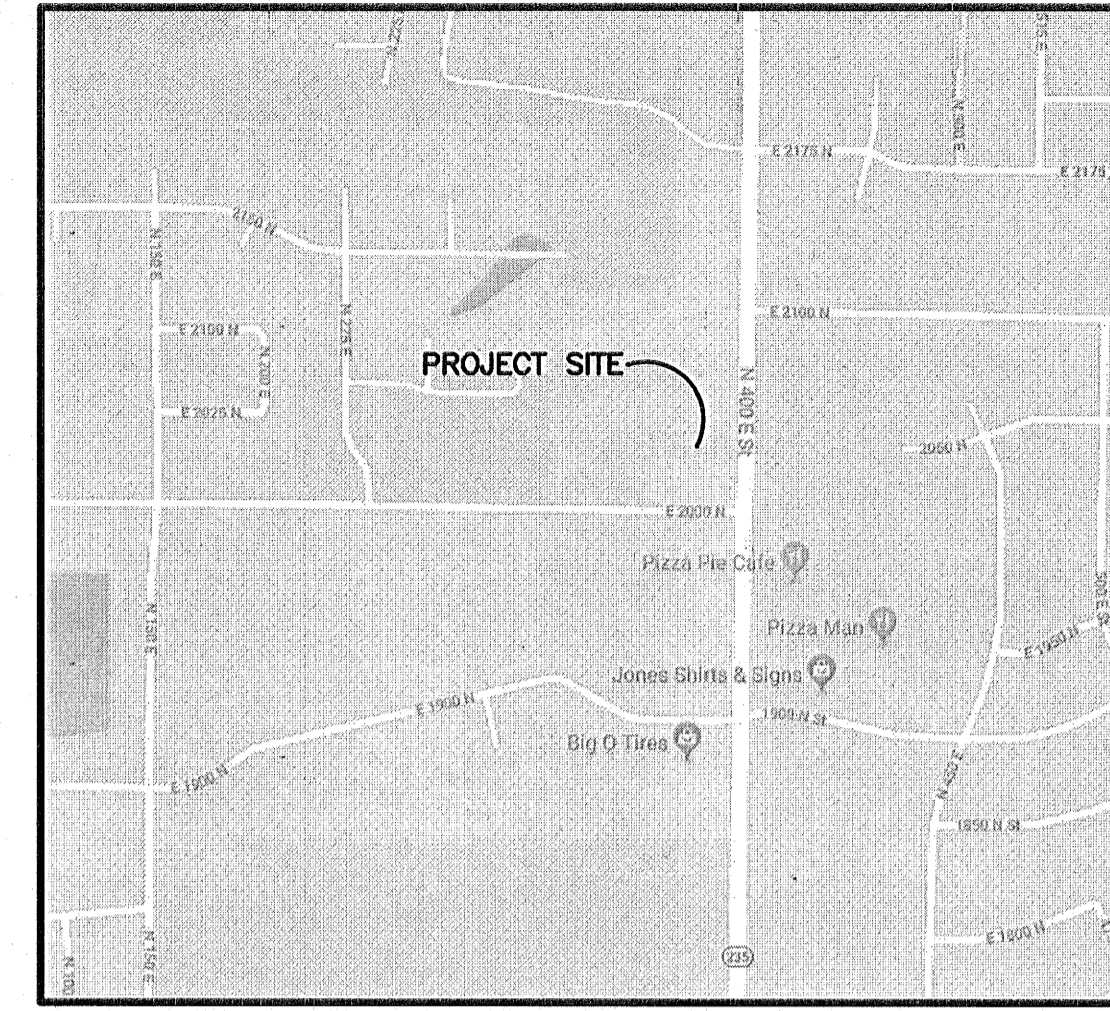
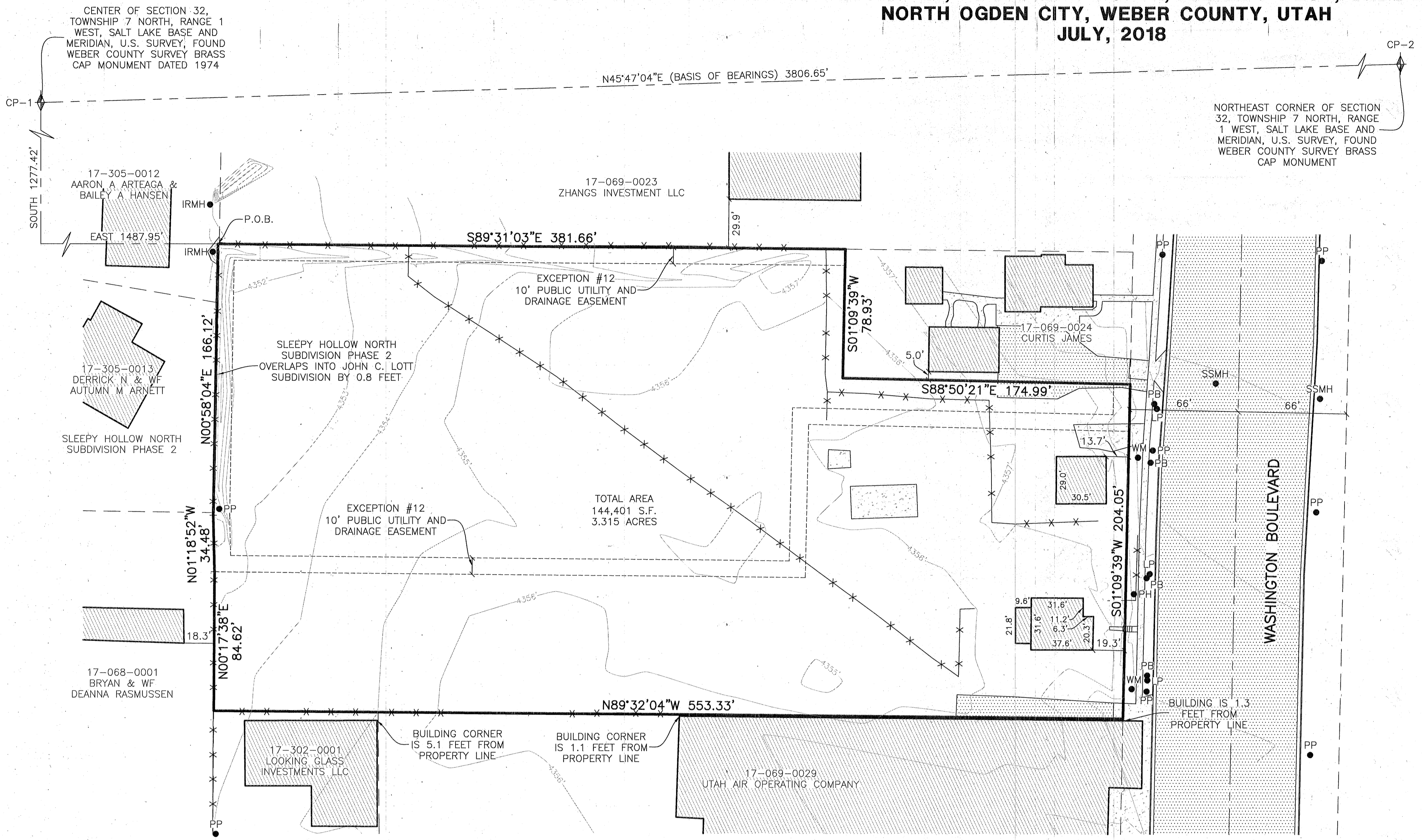


# ALTA/NSPS SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 NORTH OGDEN CITY, WEBER COUNTY, UTAH  
 JULY, 2018



VICINITY MAP  
NO SCALE

### SITE CONTROL

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCM	3633121.71	1509454.35	4343.29'
CP-2	BCM	3635776.27	1512182.63	4421.54'

### NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK AT TIME OF FIELDWORK  
 3.315 ACRES TOTAL AREA  
 NO PARKING SPACES ON SITE AT TIME OF FIELDWORK  
 NAVD-88 VERTICAL DATUM  
 NO ZONING REPORT WAS PROVIDED BY CLIENT

### PROJECT INFO

NORTH OGDEN CITY, WEBER COUNTY, UTAH  
 PARCELS 17-069-0027, 17-069-0026, 17-069-0028, 17-069-0044, & 17-069-0045

### TITLE EXCEPTIONS

HICKMAN LAND TITLE COMPANY COMMITMENT NO. 90677 DATED 5-22-18  
 EXCEPTIONS #1-11 & 13-16 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.  
 EXCEPTION #12 - EASEMENTS, NOTES, RESTRICTIONS, RESERVATIONS, SETBACK LINES, WARNINGS AND ANY OTHER MATTERS AS DELINEATED AND/OR DEDICATED ON THE OFFICIAL RECORDED PLAT- JOHN C. LOTT SUBDIVISION (10' PUBLIC UTILITY AND DRAINAGE EASEMENT SHOWN ON PLAT)

### AS-PROVIDED DESCRIPTION

HICKMAN LAND TITLE COMPANY COMMITMENT NO. 90677 DATED 5-22-18  
 PARCEL 1:  
 PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON AVENUE (OR STATE ROAD) 1229.08 FEET NORTH FROM THE SOUTH LINE OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 200 FEET; THENCE SOUTH 50 FEET; THENCE EAST 200 FEET; THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING.  
 PARCEL 2:  
 PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 8.5 CHAINS WEST AND 17.25 CHAINS NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE WEST 10 CHAINS; THENCE SOUTH 85.25 FEET; THENCE EAST 10 CHAINS; THENCE NORTH 85.25 FEET TO BEGINNING.  
 PARCEL 3:  
 PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON AVENUE (STATE ROAD) 17.25 CHAINS NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; RUNNING THENCE NORTH 40.58 FEET; THENCE WEST 200 FEET; THENCE SOUTH 40.58 FEET; THENCE EAST 200 FEET TO BEGINNING.  
 PARCEL 4:  
 ALL OF LOT 2, JOHN C. LOTT SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
 PARCEL 5:  
 THE SOUTH 8.74 FEET OF LOT 1, JOHN C. LOTT SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH.

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS BETWEEN A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE CENTER QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, AND A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SHOWN HEREON AS N45°47'04"E

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE PROPERTY BOUNDARIES AND LOCATE EXISTING TOPOGRAPHICAL FEATURES ON THE GROUND. THE BOUNDARY FOR THE JOHN C. LOTT SUBDIVISION WAS DETERMINED BY USING THE SECTION CORNERS SHOWN AS WELL AS THE FOUND MONUMENTS IN WASHINGTON BOULEVARD AS SHOWN. THE DEEDS FOR THE PARCELS INCLUSIVE IN THIS SURVEY THAT ARE METES AND BOUNDS DESCRIPTIONS SEEM TO HAVE ERRONEOUS TIES. THEREFORE THEY WERE PLACED TO MATCH ADJACENT SUBDIVISIONS WHICH MATCH OCCUPATION AS SHOWN. THE WEST LINE OF PARCEL 17-069-0027 WAS PLACED ON A LINE BETWEEN THE SOUTHWEST CORNER OF THE JOHN C. LOTT SUBDIVISION AND THE NORTHWEST CORNER OF THE C. CHRISTENSEN SUBDIVISION. THE WEST LINE OF THE JOHN C. LOTT SUBDIVISION AND THE EAST LINE OF SLEEPY HOLLOW SUBDIVISION PHASE 2 OVERLAP BY APPROXIMATELY 0.8 FEET (STREET MONUMENTS IN SLEEPY HOLLOW PHASE 2 WERE FOUND TO CONFIRM THE SURVEYED LOCATION OF SAID SUBDIVISION). THE NARRATIVE FOR SLEEPY HOLLOW SUBDIVISION PHASE 2, WHICH WAS RECORDED AFTER THE JOHN C. LOTT SUBDIVISION, STATES THAT THE EAST LINE WAS MADE TO MATCH JOHN C. LOTT SUBDIVISION, BUT THERE IS NO TIE TO IT IN THE LEGAL DESCRIPTION. BECAUSE OF THIS NOTE IN THE NARRATIVE THE WEST LINE OF THE JOHN C. LOTT SUBDIVISION WAS HELD AND THE OVERLAP IS SHOWN HEREON AS WELL AS FENCE ENCROACHMENTS. THE SOUTH LINE OF SAID PARCEL 17-069-0027 WAS DETERMINED BY EXTENDING THE NORTHERLY LINE OF THE C. CHRISTENSEN SUBDIVISION EAST TO THE WEST RIGHT OF WAY LINE OF WASHINGTON BOULEVARD.

### FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0211E. (DATED 12-16-05)  
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
 (THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

### AS-SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT, SAID POINT BEING SOUTH 1277.42 FEET AND EAST 1487.95 FEET FROM THE CENTER OF SAID SECTION 32 (CENTER OF SECTION 32 BEING S45°47'04"W 3806.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32); THENCE S89°31'03"E 381.66 FEET; THENCE S01°09'39"W 78.93 FEET; THENCE S88°50'21"E 174.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD; THENCE S01°09'39"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 204.05 FEET; THENCE N89°32'04"W 553.33 FEET; THENCE N00°17'38"E 84.62 FEET; THENCE N01°18'52"W 34.48 FEET; THENCE N00°58'04"E 166.12 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 144,401 SQUARE FEET OR 3.315 ACRES MORE OR LESS

### SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: INVESTORS FUND LLC AND HICKMAN LAND TITLE 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), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7-17-18.  
 DATE OF PLAT: 7-23-18  
 TREVOR J. HATCH, P.L.S. 9031945  
 REEVE AND ASSOCIATES  
 5160 SOUTH 1500 WEST  
 RIVERDALE, UT 84405  
 801-621-3100  
 OGDEN@REEVE-ASSOC.COM



### LEGEND

- = SECTION CORNER
- = LIGHT POLE
- = POWER POLE
- = POWER BOX
- = SANITARY SEWER MANHOLE
- = WATER METER
- = IRRIGATION MANHOLE
- = PHONE PEDESTAL
- = BOUNDARY LINE
- = EXISTING ROAD CENTERLINE
- = EXISTING FENCE
- = ADJOINING PROPERTY
- = EASEMENT
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING BUILDING

Scale: 1" = 40'

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405  
 TEL: (801) 621-3100 FAX: (801) 621-3686 www.reeve-assoc.com  
 PROFESSIONAL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**ALTA/NSPS SURVEY**  
 NORTH OGDEN CITY, WEBER COUNTY, UTAH  
**INVESTORS FUND LLC**

**RECEIVED**  
 AUG 17 2018  
 BY: 6079

**Project Info.**  
 Surveyor: T. HATCH  
 Designer: N. ANDERSON  
 Begin Date: 07-23-18  
 Name: ALTA/NSPS SURVEY  
 Scale: 1"=40'  
 Checked: \_\_\_\_\_  
 Number: 6762-02