

# ALTA / NSPS LAND TITLE SURVEY APPROX. 300 EAST 2600 NORTH OGDEN, UTAH 84414

File No.: 17-023464  
Effective Date: January 10, 2018 at 12:00 AM  
To: C & N INVESTMENTS PROPERTIES, LLC  
MARVIN BARKER INVESTMENT COMPANY, L.L.C., A UTAH LIMITED LIABILITY COMPANY  
COMMONWEALTH LAND 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 1, 2, 3, 4, 5, 6(c), 6(d), 8, 11, 13, 14, 16, 17, 18 and 19 of the Table A thereof. The field work was completed on January 17, 2018.

**Legal Description.**  
PART OF LOTS 15, 16, 47 AND 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT NORTH 89°41'30" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48; AND RUNNING THENCE NORTH 89°41'30" WEST 604.46 FEET TO CORNER I ALVORD PROPERTY, THENCE NORTH 0°15'00" EAST 492.1 FEET, THENCE NORTH 89°45'00" WEST 30.00 FEET, THENCE NORTH 0°15'00" EAST 124.77 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE NORTH 88°51'10" EAST 696.60 FEET OR LESS, TO THE NORTH OGDEN CITY LIMITS LINE; THENCE SOUTH 0°15'00" WEST 363.18 FEET, THENCE NORTH 89°45'00" WEST 73.04 FEET, THENCE SOUTH 0°15'00" WEST 254.41 FEET, TO BEGINNING.

**As-Surveyed Descriptions.**  
Parcel A: A parcel of land located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:  
Beginning at a point on the North right-of-way line of 2550 North Street said point being North 89°41'30" West 339.06 feet along the centerline of 2550 North Street and North 0°15'00" East 33.00 feet from the intersection of 2550 North Street and Washington Boulevard, said intersection location being North 0°15'00" East 5454.29 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and 1700 North Street and South 0°15'00" West 3111.84 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and Elberta drive and running:  
thence North 89°41'30" West 604.46 feet along the said north line of 2550 North Street;  
thence North 0°15'00" East 492.10 feet;  
thence North 89°45'00" West 30.00 feet;  
thence North 0°15'00" East 107.44 feet to the south right-of-way line of 2600 North Street;  
thence along the said south right-of-way line of 2600 North Street the following two courses: North 88°51'10" East 696.60 feet, and South 0°15'00" East 110.10 feet;  
thence South 0°15'00" West 362.79 feet;  
thence North 89°45'00" West 73.04 feet;  
thence South 0°15'00" West 254.41 feet to the point of beginning.  
Contains 397,165 square feet, 9.117 acres.

I, Keith R. Russell do hereby represent that I am a Professional Land Surveyor and that I hold Certificate No. 164386 and have added to this survey Parcel B and Parcel C which are to be added to a subdivision plat being prepared for recording. I have shown these two parcels hereon so that this survey reflects the boundary of the future subdivision plat to be known as North Ogden Commercial Square. The addition of Parcel B and C is just to represent this additional property being added to the future subdivision plat. The ALTA Survey Information shown as for Parcel A only and any questions regarding Parcel A, the topography and the easement should be directed to Nate Weber, the surveyor of record for Parcel A.

Parcel B: A parcel of land located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:  
Beginning at a point on the North right-of-way line of 2550 North Street said point being North 89°41'30" West 943.49 feet along the centerline of 2550 North Street and North 0°15'00" East 33.00 feet from the intersection of 2550 North Street and Washington Boulevard, said intersection location being North 0°15'00" East 5454.29 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and 1700 North Street and South 0°15'00" West 3111.84 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and Elberta drive and running:  
thence North 89°41'30" West 20.68 feet along the north line of 2550 North Street;  
thence northeasterly 15.70 feet along the arc of a 10.00 foot radius curve to the left, (center bears North 0°18'30" West and long chord bears North 45°19'06" East 14.14 feet, with a central angle of 89°58'47");  
thence North 0°19'43" East 171.79 feet;  
thence northerly 83.07 feet along the arc of a 430.00 foot radius curve to the left, (center bears North 89°40'17" West and long chord bears North 57°22'22" West 82.95 feet, with a central angle of 110°41'10");  
thence northerly 83.07 feet along the arc of a 430.00 foot radius curve to the right, (center bears North 79°15'33" East and long chord bears North 57°22'22" West 82.95 feet, with a central angle of 110°41'10");  
thence North 0°19'43" East 145.16 feet;  
thence South 89°45'00" East 26.00 feet;  
thence South 0°15'00" West 492.10 feet to the point of beginning.  
Contains 8,754 square feet, 0.201 acres.

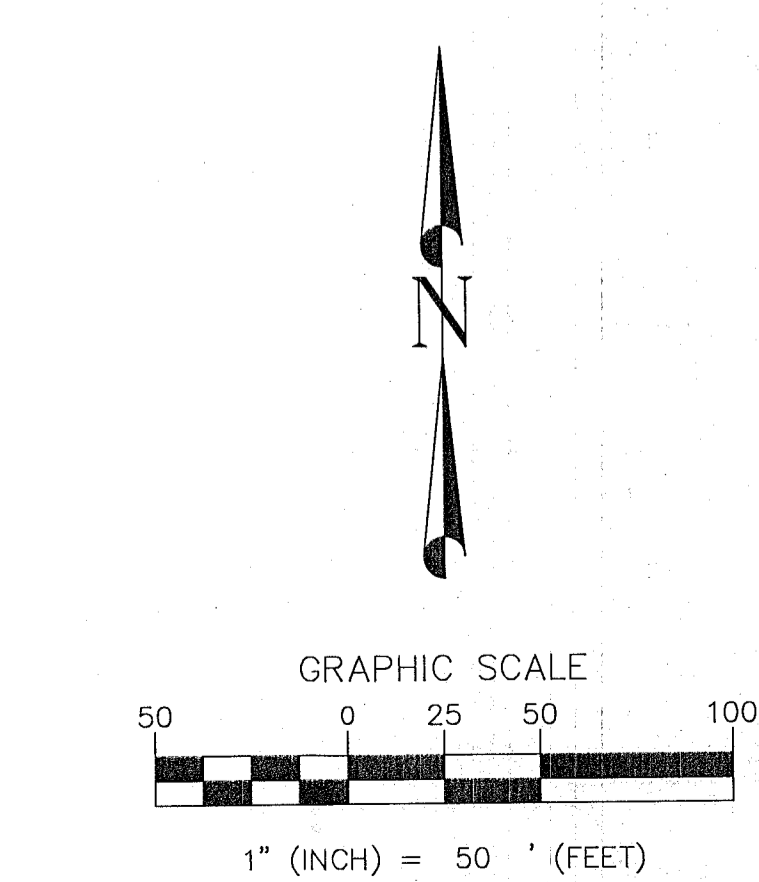
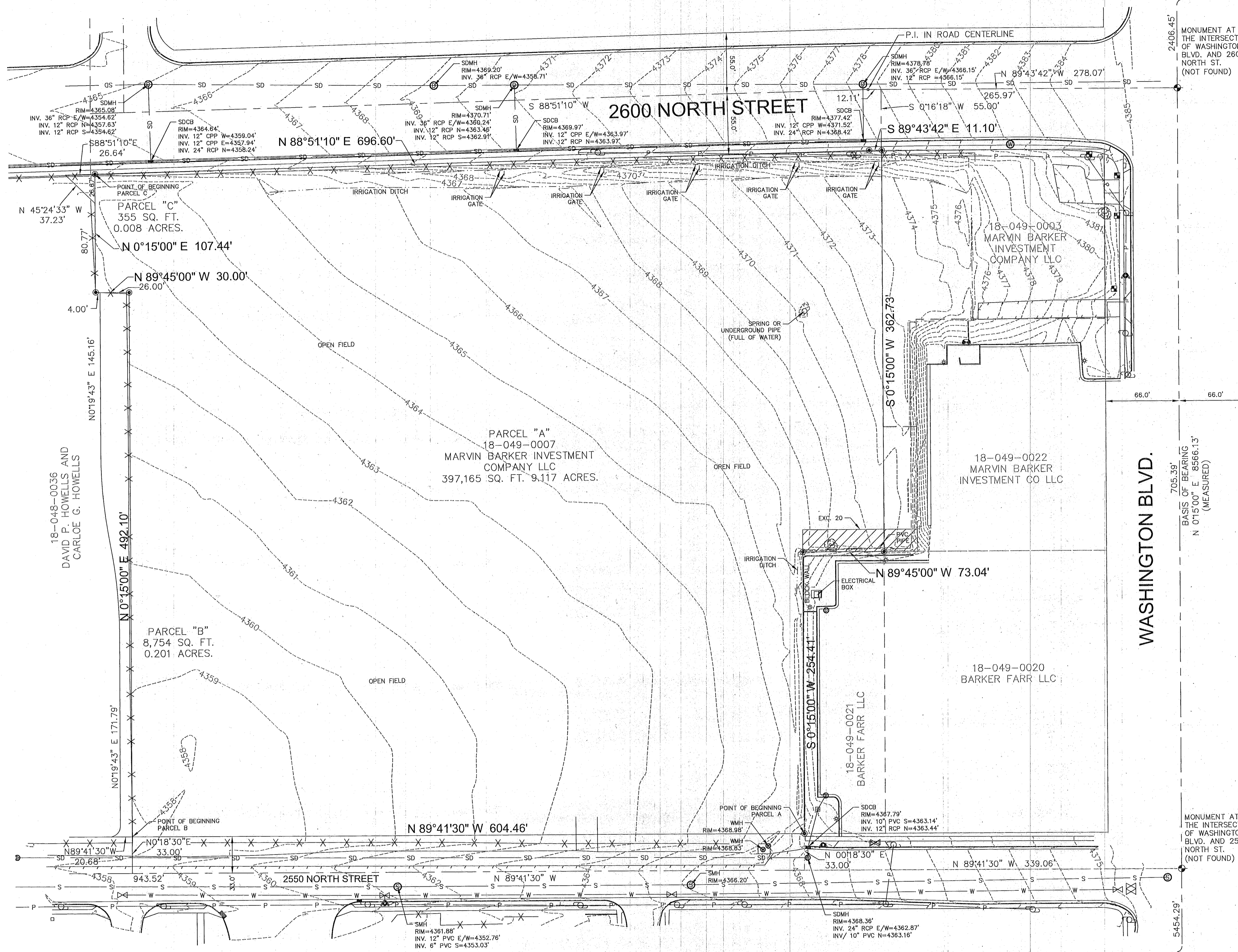
Parcel C: A parcel of land located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:  
Beginning at a point on the South right-of-way line of 2600 North Street said point being North 89°41'30" West 973.49 along the center line of 2550 North Street and North 0°15'00" East 632.51 feet from the intersection of 2550 North Street and Washington Boulevard, said intersection location being North 0°15'00" East 5454.29 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and 1700 North Street and South 0°15'00" West 3111.84 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and Elberta drive and running:  
thence South 0°15'00" West 26.67 feet;  
thence North 45°24'33" West 37.23 feet to the south line of 2600 North Street;  
thence North 88°51'10" East 26.64 feet along the south line of 2600 North Street to the point of beginning.  
Contains 355 square feet, 0.008 acres.

Date: 2-15-17  
Signature: Keith R. Russell  
License No. 164386

**NOTES:**  
1. The basis of bearing is North 0°15'00" East between the found brass cap monuments found in Washington Boulevard at the intersections of 1700 North Street and Elberta Drive located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, and Salt Lake Base and Meridian as shown. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.  
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.  
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.  
4. The locations of underground utilities as shown hereon are based on above-ground structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.  
5. The Parcel contains 397,174 square feet or 9.117 acres.  
6. The Purported address of the site approx. 300 East 2600 North, Ogden, Utah 84414.  
7. The Parcel has access to 2550 North Street which is a public right of way.  
8. The Parcel lies within Zone X per the FEMA Map Number 49057C0211E, Effective Date: December 16, 2005.  
9. The Parcel does not lie within any wetlands per the U.S. Fish and Wildlife Wetlands Mapper.  
10. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.  
11. There are no proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

**13. EASEMENT AND CONDITIONS CONTAINED THEREIN:**  
Grantor: C. M. Barker  
Grantee: The Mountain States Telephone and Telegraph Company  
Dated: October 25, 1918  
Recorded: November 1, 1918  
Book/Page: N/164  
EXACT LOCATION NOT DISCLOSED  
Survey Findings: The location of said easement is not disclosed. This item may or may not effect the property.  
14. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.  
Survey Findings: Existing improvements are shown herein. This item effects the property.  
15. Any matters that might be disclosed by an accurate survey of said premises.  
Survey Findings: This is an accurate survey of said premises. This item effects the property.

**20. SUBJECT TO THE FOLLOWING:** A 20.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 0°15'00" EAST 254.89 FEET AND NORTH 89°45'00" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B NORTH OGDEN SURVEY, WEBER COUNTY, UTAH AND RUNNING THENCE SOUTH 89°45'00" EAST 103.04 0°15'00" WEST 20.00 FEET TO THE POINT OF BEGINNING, AS CREATED BY WARRANTY DEED RECORDED 08/25/05, AS ENTRY NO. 2124814.  
Survey Findings: The easement is located in the eastern portion of the property as shown. This item effects the property.



**LEGEND**

	Boundary Line		Light
	Ditch Flow Line		Communications Box
	Right-of-Way Line		Water Meter
	Adjoiner Line		Water Valve
	Street Centerline		Fire Hydrant
	Fence Line		Water Manhole
	Edge of Asphalt		Sewer Manhole
	Sanitary Sewer Line		Storm Drain Catch Basin
	Overhead Power Line		Storm Drain Manhole
	Water Line		Gas Meter
	Storm Drain Line		Power Pole
	EXC. 20		Guy Wire
			Tree
			Property Corner
			Found Street Monument

**SCHEDULE B - Section 2**

13. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: C. M. Barker  
Grantee: The Mountain States Telephone and Telegraph Company  
Dated: October 25, 1918  
Recorded: November 1, 1918  
Book/Page: N/164  
EXACT LOCATION NOT DISCLOSED  
Survey Findings: The location of said easement is not disclosed. This item may or may not effect the property.  
14. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.  
Survey Findings: Existing improvements are shown herein. This item effects the property.  
15. Any matters that might be disclosed by an accurate survey of said premises.  
Survey Findings: This is an accurate survey of said premises. This item effects the property.

20. SUBJECT TO THE FOLLOWING: A 20.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 0°15'00" EAST 254.89 FEET AND NORTH 89°45'00" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B NORTH OGDEN SURVEY, WEBER COUNTY, UTAH AND RUNNING THENCE SOUTH 89°45'00" EAST 103.04 0°15'00" WEST 20.00 FEET TO THE POINT OF BEGINNING, AS CREATED BY WARRANTY DEED RECORDED 08/25/05, AS ENTRY NO. 2124814.  
Survey Findings: The easement is located in the eastern portion of the property as shown. This item effects the property.

BY	REVISIONS	DATE	DESCRIPTION

Boundary Surveys  
Topography Surveys  
Subdivisions  
Construction Staking  
ALTA & A.C.S.M. Surveys

**DIAMOND**  
LAND SURVEYING, LLC

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Murray, Utah 84123  
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ALTA/NSPS LAND TITLE SURVEY  
2593 NORTH 400 EAST  
NORTH OGDEN, UTAH

MAR 14 2019  
6207

KIMLEY-HORN

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DATE PLOTTED 2/23/2018  
JOB No. 18-013  
SHEET 1 OF 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN