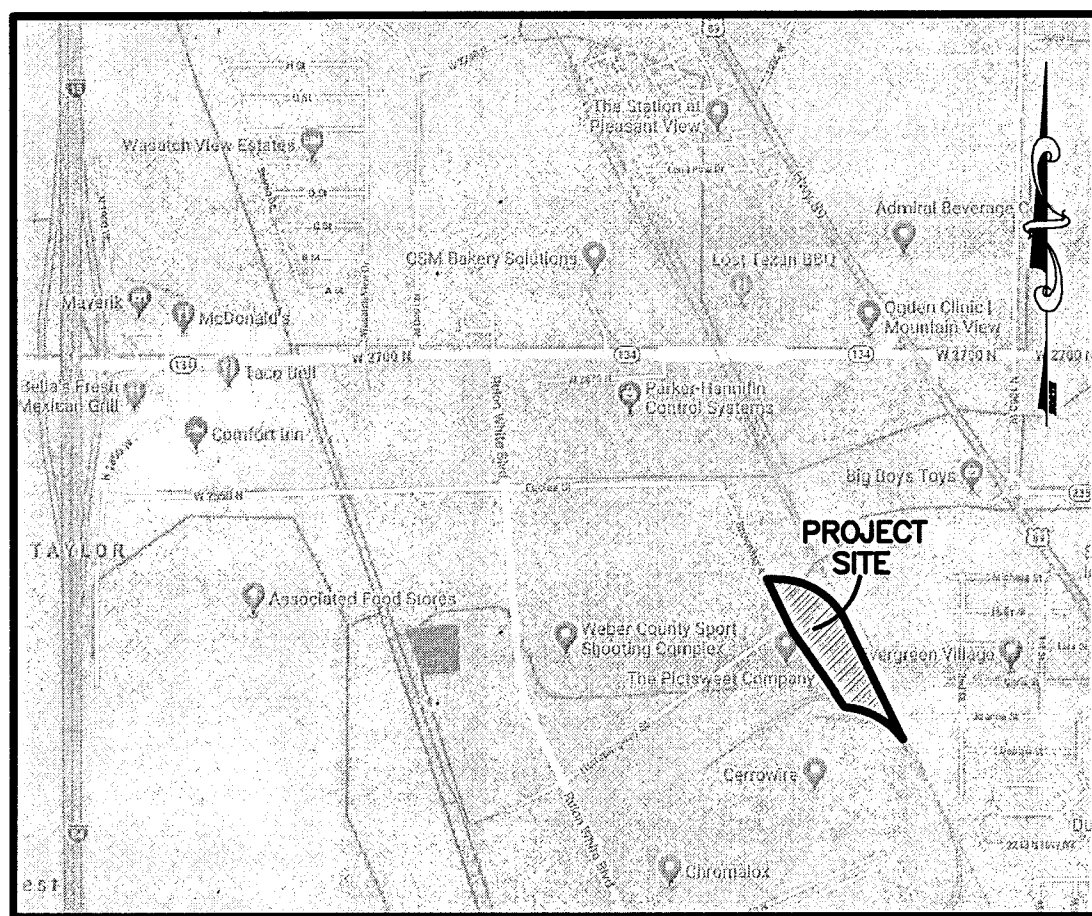


ALTA/NSPS SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

MARCH, 2020



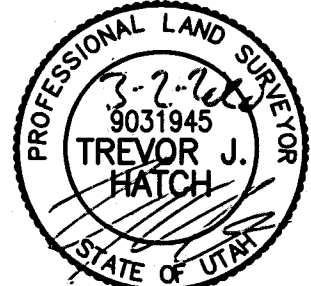
VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: CLYDE COMPANIES INC., AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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, 6(A), 8, 9, 11, 13, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

DATE OF SURVEY: 2-17-2020
DATE SIGNED:
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 9031945



TITLE EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: 023-6025308 DATED JANUARY 2, 2020.

EXCEPTIONS #1-12, 15, 17, 21, & 23-24 ARE NOT SURVEY ITEMS OR CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #13 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON WEBER INDUSTRIAL PARK, PLAT "A" SUBDIVISION PLAT RECORDED APRIL 02, 1976 AS ENTRY NO. 661691 IN BOOK 19 OF PLATS AT PAGE 44. (NO EASEMENTS SHOWN ON RECORDED PLAT AFFECTING SUBJECT PROPERTY)

EXCEPTION #14 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON WEBER INDUSTRIAL PARK, PLAT "B" SUBDIVISION PLAT RECORDED JANUARY 11, 1977 AS ENTRY NO. 685697 IN BOOK 20 OF PLATS AT PAGE 5. (NO EASEMENTS SHOWN ON RECORDED PLAT AFFECTING SUBJECT PROPERTY)

EXCEPTION #16 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINES AND INCIDENTAL PURPOSES, AS GRANTED TO THE BOARD OF WATER RESOURCES BY INSTRUMENT RECORDED MAY 17, 1996 AS ENTRY NO. 1406843 IN BOOK 1086 AT PAGE 2925 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. (BLANKET EASEMENT OVER MANY ENTIRE SECTIONS INCLUDING SECTION 36 FOR THE USE OF EXISTING WATER DISTRIBUTION SYSTEMS)

EXCEPTION #18 - ACCESS TO PARCEL 3 IS PRESUMED TO BE OVER AND ACROSS PARCEL 1 AND 2, BUT THE COMPANY DOES NOT INSURE AGAINST ANY CONTRARY STATE OF FACT.

EXCEPTION #19 - ACCESS TO PARCEL 2 IS PRESUMED TO BE OVER AND ACROSS PARCEL 1, BUT THE COMPANY DOES NOT INSURE AGAINST ANY CONTRARY STATE OF FACT.

EXCEPTION #20 - THE FACT THAT THE LEGAL DESCRIPTION OF LAND DESCRIBED HEREIN DOES NOT AFFECT A MATHEMATICAL CLOSURE.

EXCEPTION #22 - EASEMENTS AND RIGHTS OF WAY ASSOCIATED WITH A RAILROAD RUNNING OVER AND ACROSS OR ADJACENT TO THE SUBJECT PROPERTY. (ALL RAILROADS SHOWN ON PLAT)

AS PROVIDED DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: 023-6025308 DATED JANUARY 2, 2020.

PARCEL 1:

PART OF LOT 3, WEBER INDUSTRIAL PARK SUBDIVISION, PLAT A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY:

BEGINNING AT A POINT WHICH IS NORTH 26°12' WEST 202.0 FEET FROM THE SOUTHWEST CORNER OF SAID LOT NO. 3 WHICH POINT IS ON THE WEST LINE OF THE U.P.R.R. RIGHT-OF-WAY, AND RUNNING THENCE NORTH 26°12' WEST 136.76 FEET ALONG THE WEST LINE OF THE RIGHT-OF-WAY; THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 440.52 FEET A DISTANCE OF 473.26 FEET; THENCE SOUTH 88°35'49" WEST 56.60 FEET TO THE EAST LINE OF 1250 WEST STREET; THENCE ALONG SAID EAST LINE SOUTH 26°12' EAST 325.03 FEET, THENCE SOUTH 35°17'29" EAST 248 FEET, THENCE NORTH 54°42'31" EAST 259 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WHICH IS ALSO PART OF LOT NO. 3 WEBER INDUSTRIAL PARK SUBDIVISION PLAT A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 3 AND RUNNING THENCE NORTH 26°12' WEST 202.0 FEET ALONG THE EAST LINE OF SAID LOT NO. 3 WHICH IS THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 54°42'31" WEST 259 FEET, MORE OR LESS, TO THE WEST LINE OF LOT NO. 3; THENCE SOUTH 35°17'29" EAST 202.0 FEET TO THE SOUTHWEST CORNER OF LOT NO. 3; THENCE NORTH 54°42'31" EAST 243.09 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 25, WEBER INDUSTRIAL PARK PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°34'13"W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE PROPERTY INCLUDED IN THE REFERENCED TITLE REPORT. THE SUBDIVISION WAS LOCATED BASED ON THE AS BUILT LOCATION OF BROWNING AVENUE AND HEMMINGWAY STREET, THE RIGHT OF WAY WIDTH FOR THE UPPER RIGHTS OF WAY WAS HONORED ON THE EASTERLY AND SOUTHERLY LINES OF THE PARCELS.

NORTHEAST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 2004 6" BELOW ROAD

BASIS OF BEARINGS
N89°34'13"W 2632.28' MEASURED
835.54'

1796.74'

NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 2019 6" BELOW ROAD

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	440.52'	447.84'	428.80'	245.43'	S62°23'24"E	58°14'51"
C2	479.76'	395.37'	384.27'	209.69'	N61°13'02"W	47°13'01"

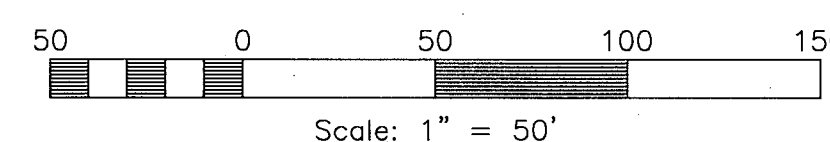
TOTAL AREA
229,032 S.F.
5.258 ACRES

AS SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BROWNING AVENUE, SAID POINT BEING N89°34'13"W 835.54 FEET AND S00°25'47"W 1525.44 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36; THENCE N88°54'04"E 52.27 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 440.52 FEET, AN ARC LENGTH OF 447.84 FEET, A DELTA ANGLE OF 58°14'51", A CHORD BEARING OF S62°23'24"E, AND A CHORD LENGTH OF 428.80 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE S25°53'05"E ALONG SAID WESTERLY RIGHT OF WAY LINE, 810.47 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 479.76 FEET, AN ARC LENGTH OF 395.37 FEET, A DELTA ANGLE OF 47°13'01", A CHORD BEARING OF N61°13'02"W, AND A CHORD LENGTH OF 384.27 FEET; THENCE N34°59'34"W 95.66 FEET; THENCE N55°13'31"E 6.09 FEET; THENCE N34°59'41"W 448.98 FEET; THENCE N25°54'12"W 324.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 229,032 SQUARE FEET OR 5.258 ACRES MORE OR LESS



NOTES

- SUBJECT PARCELS: 19-064-0001, 19-060-0029, & 19-060-0030.
- NO ADDRESS ON TITLE REPORT FOR SUBJECT PARCELS.
- 5.258 ACRES TOTAL AREA
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 490187, WITH A DATE OF IDENTIFICATION OF 12-16-05, FOR COMMUNITY PANEL NO. 4905C0200E, IN WEBER COUNTY, STATE OF UTAH, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO BROWNING AVENUE, A DEDICATED PUBLIC STREET.
- NO PARKING STALLS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT.

Reeve & Associates, Inc.
LAND SURVEYORS • CIVIL ENGINEERS • LAND DEVELOPERS
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVEANDASSOCIATES.COM
PLANNING ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

ALTA/NSPS SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 36, T7N, R2W, S16B&M, U.S. SURVEY
WEBER COUNTY, UTAH

REVISIONS

REVISIONS	DESCRIPTION	DATE

RECEIVED
MAR 26 2020
BY: 6476

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 2-19-2020
Name: CLYDE
ALTA SURVEY
Scale: 1"=50'
Checked: _____
Number: 5605-25

Sheet **1** of 1 Sheets