

ALTA/NSPS SURVEY

PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH

JULY, 2020

AS PROVIDED DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1014786-SLC1 DATED MAY 19, 2020.

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1004.2 FEET NORTH AND 985.1 FEET EAST AND SOUTH 4'26" EAST 375 FEET FROM THE NORTHWEST CORNER OF LOT 2, OF SAID SECTION 36; RUNNING THENCE EAST 106 FEET, MORE OR LESS, TO EAST PROPERTY LINE; THENCE SOUTH 4'32" EAST 437.6 FEET TO THE OREGON SHORT LINE RAILROAD COMPANY'S RIGHT-OF-WAY; THENCE SOUTH 59'30" WEST 99.1 FEET; THENCE SOUTH 29'28" EAST 49.3 FEET; THENCE SOUTH 60'02" WEST 44.4 FEET ALONG THE ABOVE MENTIONED RIGHT-OF-WAY; THENCE NORTH 4'26" WEST 548.7 FEET, MORE OR LESS, TO BEGINNING.

PARCEL 1A:

A PERPETUAL RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 19, 1992 AS ENTRY NO. 1189668 IN BOOK 1635 PAGE 1279 OF OFFICIAL RECORDS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1004.2 FEET NORTH AND 985.1 FEET EAST AND NORTH 44'21" EAST 140.6 FEET OF THE NORTHWEST CORNER OF LOT 2, SECTION 36, RUNNING THENCE SOUTH 4'32" EAST 470 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF PROPERTY OWNED BY MARILYN J GILBERT BOSS, WHO IS ALSO ONE OF THE PARTIES TO THIS AGREEMENT, THENCE WEST 12 FEET; THENCE NORTH 4'32" WEST 605.28 FEET, MORE OR LESS, TO THE SOUTHEASTLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 43'08" EAST 12 FEET, MORE OR LESS, TO A POINT 14.33 FEET DUE NORTH AND NORTH 43'08" EAST 1431.01 FEET, MORE OR LESS, AND NORTH 43'08" EAST 140.4 FEET AND NORTH 4'32" WEST 135.28 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 4'32" EAST 135.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTES

PARCEL 15-101-0007

3000 SOUTH 1400 WEST, OGDEN, UT 84401

NO MARKED PARKING LOCATED ON PROPERTY AT TIME OF SURVEY.

NO EVIDENCE OF RECENT EARTH MOVING WORK 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.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

1.425 ACRES TOTAL AREA

TITLE EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1014786-SLC1 DATED MAY 19, 2020.

EXCEPTIONS #1-9, 14-16, & 18-19 ARE NOT SURVEY ITEMS OR CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #10 - AN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED JANUARY 14, 1930 IN BOOK S AT PAGE 325 OF OFFICIAL RECORDS. (POLE LINE EASEMENT PARTIALLY ON PROPERTY AS SHOWN ON PLAT)

EXCEPTION #11 - A RIGHT OF WAY IN FAVOR OF SALT LAKE PIPE LINE COMPANY RECORDED AUGUST 03, 1949 AS ENTRY NO. 155540 IN BOOK 318 AT PAGE 28 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.

ASSIGNMENT AND ASSUMPTION OF RIGHT-OF-WAY INTERESTS IN FAVOR OF CHEVRON PIPE LINE COMPANY RECORDED JUNE 25, 2013 AS ENTRY NO. 2642639 OF OFFICIAL RECORDS. (EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION)

EXCEPTION #12 - A RIGHT OF WAY IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED NOVEMBER 29, 1978 AS ENTRY NO. 760068 IN BOOK 1276 AT PAGE 103 OF OFFICIAL RECORDS. (SHOWN ON PLAT)

(THE FOLLOWING AFFECTS PARCEL 1A)

EXCEPTION #13 - RIGHT OF WAY AND EASEMENT GRANT WITH MAINTENANCE RECORDED AUGUST 19, 1992 AS ENTRY NO. 1189668 IN BOOK 1635 AT PAGE 1279 OF OFFICIAL RECORDS. (SHOWN ON PLAT AS PARCEL 1A)

EXCEPTION #17 - EASEMENTS AND RIGHTS OF WAY ASSOCIATED WITH A RAILROAD RUNNING OVER AND ACROSS OR ADJACENT TO THE SUBJECT PROPERTY. (RAILROAD SHOWN)

NOTES

NO ZONING REPORT PROVIDED BY CLIENT AND/OR TITLE COMPANY.

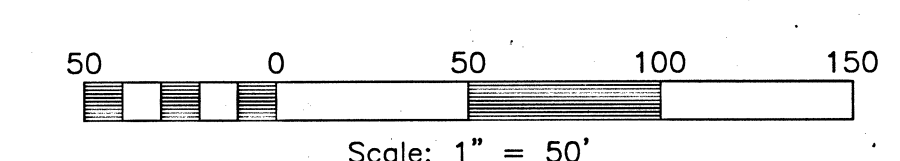
FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0409E DATED 12-16-05. ORIGINAL SUBDIVISION MAP SHOWS WETLAND AREA AS SHOWN HEREON.

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00'22'18"W.

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA NSPS SURVEY ON THE SUBJECT PROPERTY. THE BOUNDARY WAS DETERMINED ALONG THE RAILROAD BY BEST FIT FROM THE EXISTING UPFR TRACKS, ALLOWING FOR A 200' WIDE RIGHT OF WAY, UP TO THE POINT WHERE THE RIGHT OF WAY NARROWS. THERE IS EVIDENCE TO SHOW THAT THE RIGHT OF WAY ON THE NORTH SIDE NARROWS BY 50' IN THIS LOCATION, HOWEVER THE FENCE LINE WAS HONORED USING BOUNDARY BY ACQUIESCENCE SO AS TO NOT ENCRONCH ON AN EXISTING ACCESS ROAD RUNNING ADJACENT TO THE TRACKS. THE DEEDS IN THIS AREA TIE TO THE NORTHWEST CORNER OF LOT 2 OF THE SECTION. THERE IS NO PHYSICAL MONUMENT AT THIS CORNER AND THERE ARE AMBIGUITIES IN DEEDS. THEREFORE THE EXISTING FENCE LINES WERE HELD, AGAIN USING BOUNDARY BY ACQUIESCENCE. BOUNDARY LINE AGREEMENTS MAY BE REQUIRED IN THE FUTURE IF THIS LAND IS TO BE SUBDIVIDED.

LEGEND

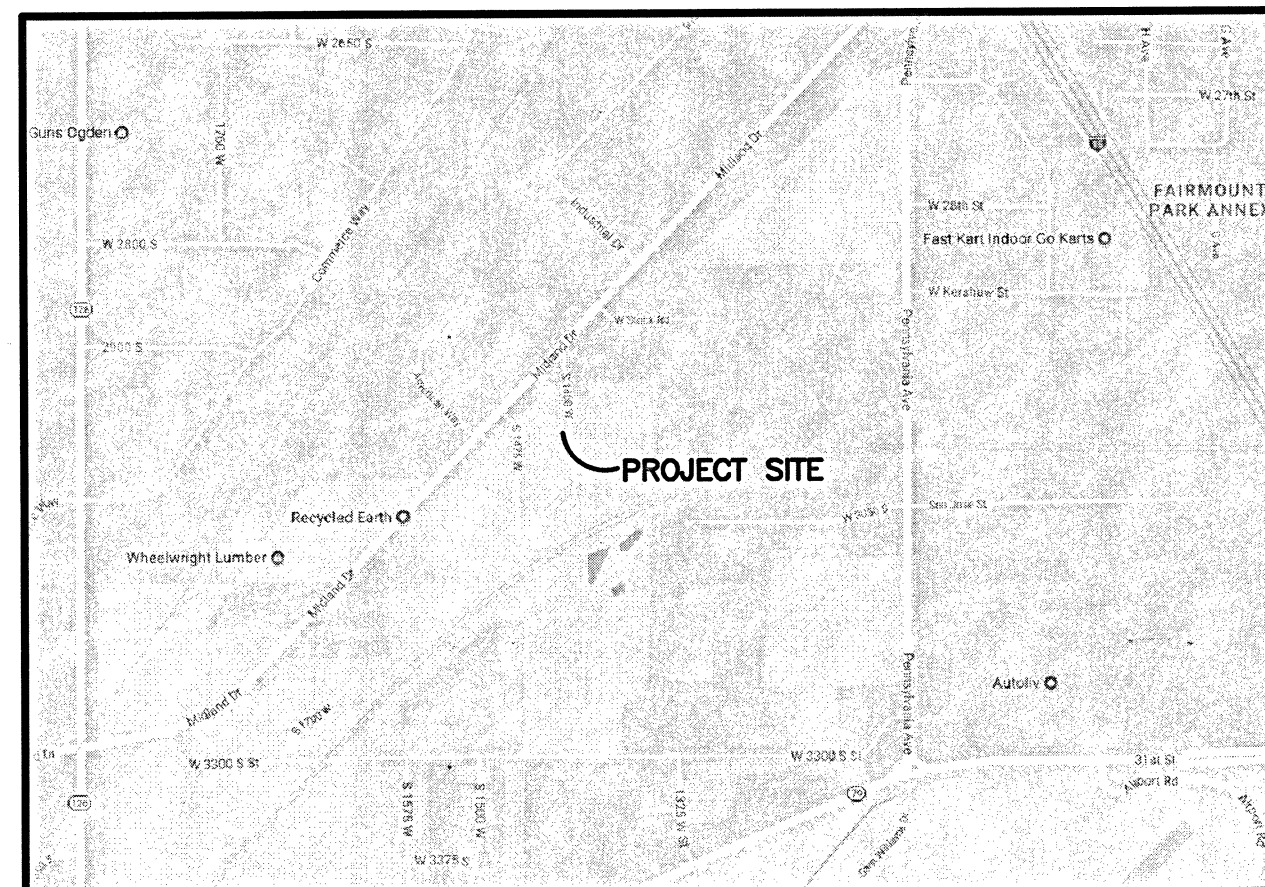
- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES"
- = WATER VALVE
- = WATER METER
- = HYDRANT
- = POWER POLE
- = GAS MARKER
- = BOUNDARY LINE
- = MONUMENT TIE LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = EXISTING FENCELINE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING STRUCTURE



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
1	4856.70'	57.54'	57.54'	28.77'	S62°39'00"W	0°40'44"

SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND OGDEN CITY BRASS CAP MONUMENT



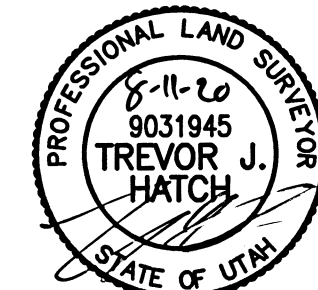
VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: GENEVA ROCK PRODUCTS, INC. AND FIRST AMERICAN 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, 6(A), 6(B), 7(A), 7(B)(1)(2), 8, 9, 11, 13, 16, 17, 18, AND 20 OF TABLE A THEREOF.

DATE OF SURVEY: 6-25-2020
 DATE SIGNED: 7-11-20
 TREVOR J. HATCH, P.L.S.
 UTAH NUMBER: 9031945

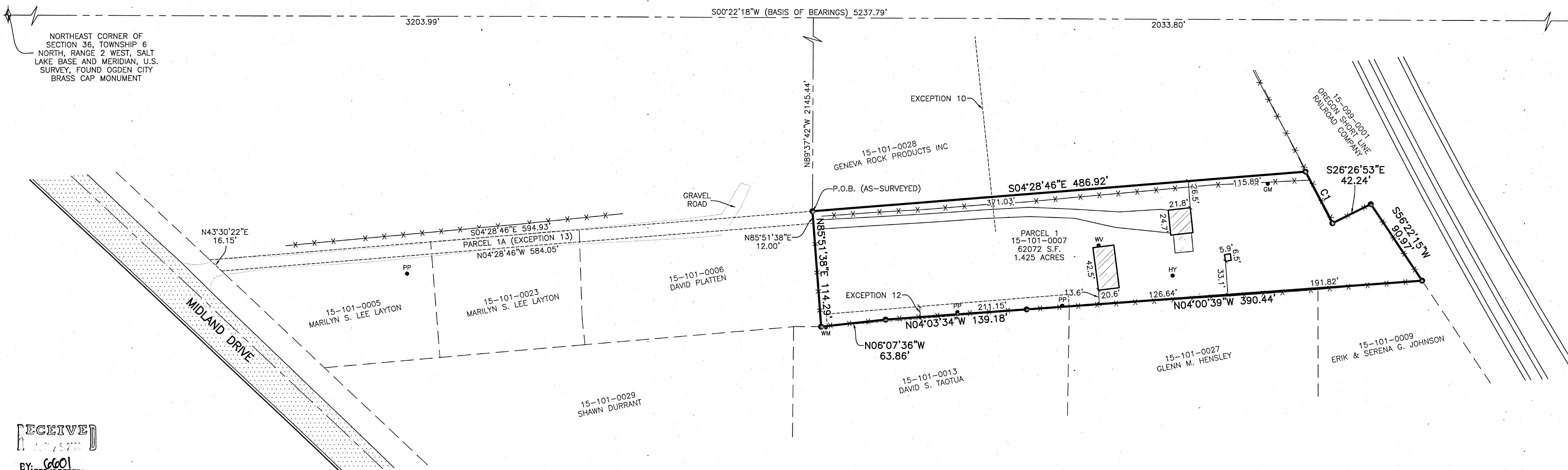


AS SURVEYED DESCRIPTION

PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00'22'18"W 3203.99 FEET AND N89'37'42"W 2145.44 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S04'28'46"E 486.92 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4856.70 FEET, AN ARC LENGTH OF 57.54 FEET, A DELTA ANGLE OF 0°40'44", A CHORD BEARING OF S62°39'00"W, AND A CHORD LENGTH OF 57.54 FEET; THENCE S26°26'53"E ALONG AN EXISTING FENCE, 42.24 FEET; THENCE S56°22'15"W ALONG AN EXISTING FENCE, 90.97 FEET; THENCE N04°00'39"W ALONG AN EXISTING FENCE, 390.44 FEET; THENCE N04°03'34"W ALONG AN EXISTING FENCE, 139.18 FEET; THENCE N06°07'36"W ALONG AN EXISTING FENCE, 63.86 FEET; THENCE N85°51'38"E ALONG AN EXISTING FENCE, 114.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,072 SQUARE FEET OR 1.425 ACRES MORE OR LESS.



RECEIVED
BY: GCO

Reeve & Associates, Inc.
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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

ALTA/NSPS SURVEY
 PART OF THE EAST HALF OF SECTION 36, T.6N., R.2W., S.L.B.&M., U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH

GENEVA ROCK PRODUCTS, INC.

Project Info.
 Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 7-1-2020
 Name: GENEVA ALTA SURVEY
 Scale: 1"=50'
 Checked:
 Number: 5605-22

Sheet **1** of 1 Sheets