

DESCRIPTION PER TITLE REPORT

PARCEL 1:
PART OF LOT 2, BLOCK 3, PLAT "A", OGDEN CITY SURVEY, BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, AND RUNNING THENCE EAST 8 RODS, THENCE NORTH 4 RODS, THENCE WEST 8 RODS, THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOTS 2, 5, 9 AND 10, ALL OF LOTS 3 AND 4, BLOCK 3, PLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, IN SAID BLOCK 3, RUNNING THENCE WEST 108 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 66 FEET, THENCE WEST 132 FEET TO THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE EAST LINE OF WASHINGTON BOULEVARD, THENCE NORTH 388.55 FEET ALONG THE EAST LINE OF WASHINGTON BOULEVARD, TO A POINT WHICH IS NORTH 37.5 FEET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 3, THENCE EAST 330 FEET TO THE EAST LINE OF SAID LOT 5, THENCE SOUTH 37.5 FEET TO THE NORTHWEST CORNER OF LOT 9, IN SAID BLOCK 3, THENCE EAST 165 FEET, THENCE SOUTH 66.55 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 9, THENCE WEST 93.5 FEET, MORE OR LESS, TO A POINT 288.5 FEET WEST FROM THE EAST LINE OF SAID LOT 9, THENCE SOUTH 116.5 FEET SOUTH 24°11'17" EAST 41.43 FEET, THENCE SOUTH 60.75 FEET, THENCE WEST 7.1 FEET, THENCE NORTH 6.5 FEET, THENCE WEST 82.5 FEET, THENCE SOUTH 188 FEET, MORE OR LESS, ALONG THE EAST LINE OF LOTS 2, 3 AND 4, IN SAID BLOCK 3, TO THE POINT OF BEGINNING.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NCS-1062277-SL1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE, MARCH 12, 2021, AT 3:50 AM.

SCHEDULE B-2 EXCEPTIONS

- (THE FOLLOWING EXCEPTION AFFECTS EASTERLY PORTION OF PARCEL 2)
- 1. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION LINE AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED JULY 15, 1969 AS ENTRY NO. 523105 IN BOOK 921 AT PAGE 247 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON
 - 2. (THE FOLLOWING EXCEPTION AFFECTS PARCEL 2)
 - 3. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THAT PORTION OF THE VACATED STREET, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID STREET, RECORDED JUNE 30, 1989 AS ENTRY NO. 108058 IN BOOK 1562 AT PAGE 1217 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON
 - 4. (THE FOLLOWING EXCEPTION AFFECTS EASTERLY PORTION OF PARCEL 2)
 - 5. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED OCTOBER 02, 1989 AS ENTRY NO. 106202 IN BOOK 1568 AT PAGE 1992 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

SURVEYOR'S CERTIFICATE

TO BARCLAY GROUP VENTURE CAPITAL, LLC, AN ARIZONA LIABILITY COMPANY, 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2021.
DATE OF PLAT OR MAP: JUNE 30, 2021



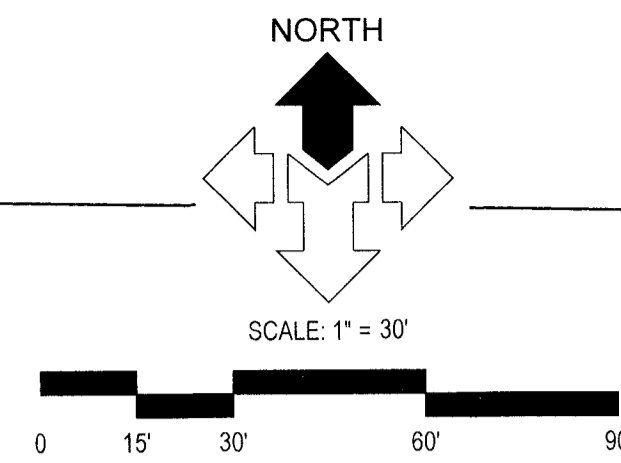
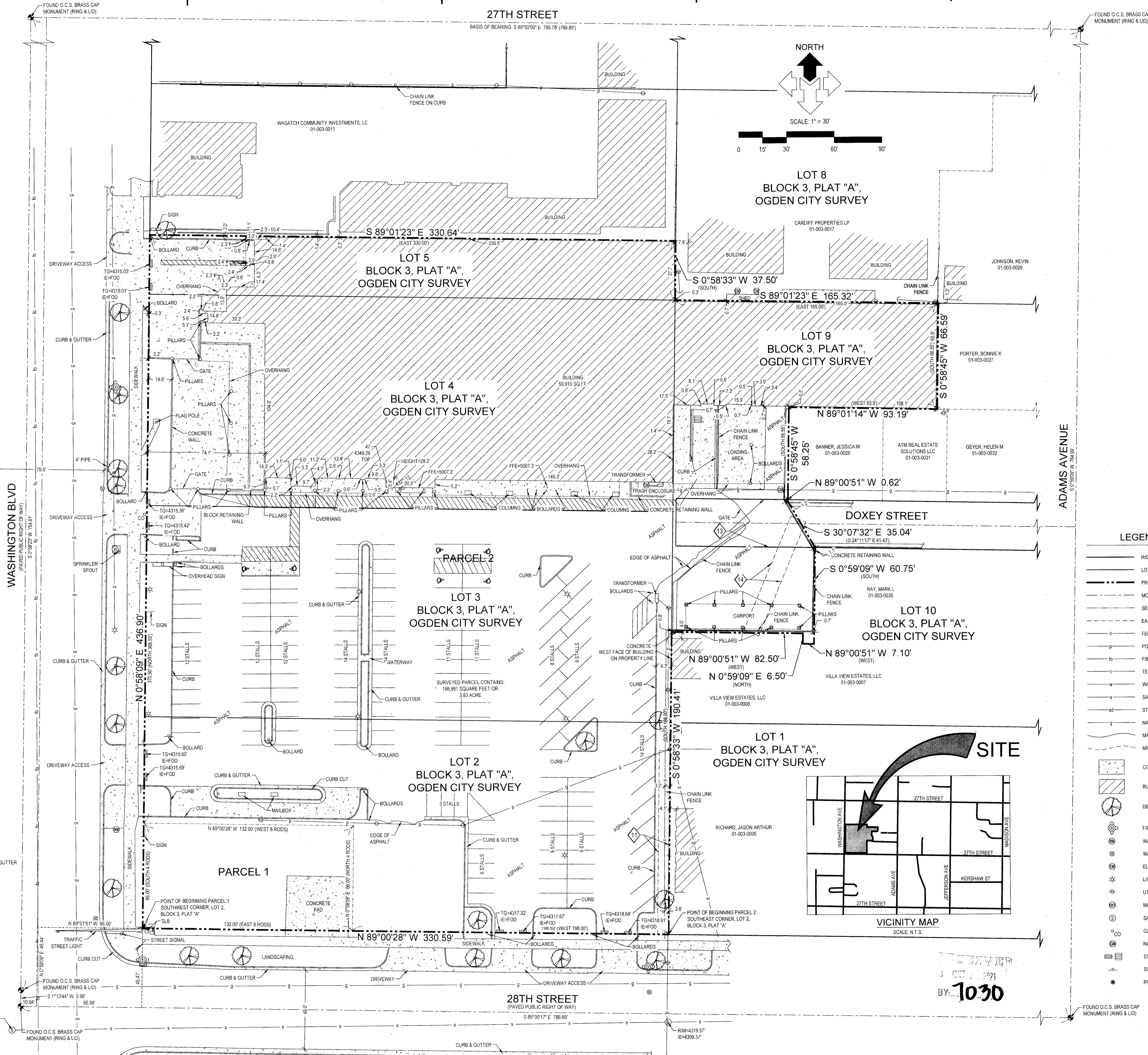
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST ALONG THE MONUMENT LINE OF 27TH STREET, BETWEEN THE TWO FOUND METAL DISC MONUMENTS, LOCATED AT THE INTERSECTIONS OF WASHINGTON BOULEVARD AND ADAMS AVENUE AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED HEREON PER RECORD DEEDS: THE OGDEN CITY SURVEY FOR BLOCK 3, A SURVEY PREPARED BY GREAT BASIN ENGINEERING, ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS 218, A SURVEY PREPARED BY MCNEIL ENGINEERING, ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS 3130 AND A SURVEY PREPARED BY LARSEN AND MALMQUIST, ON FILE WITH THE WEBER COUNTY SURVEYOR AS 2296.

GENERAL NOTES

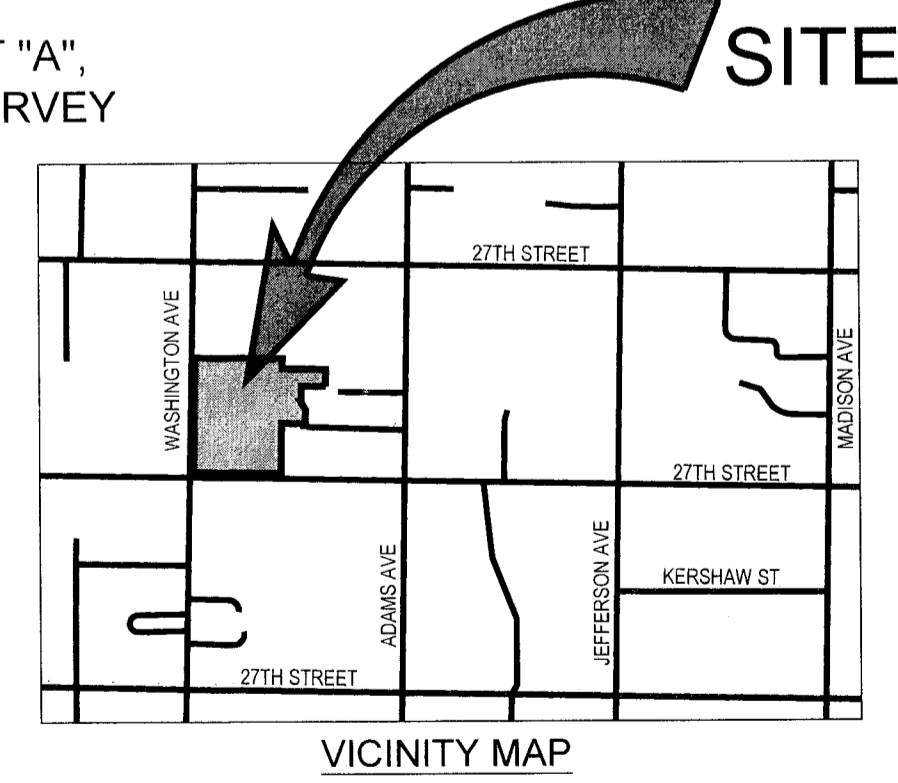
1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING, L.L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG."
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. SURVEYED PARCEL HAS DIRECT DRIVEWAY ACCESS TO WASHINGTON AVE AND 28TH STREET, BOTH PAVED PUBLIC RIGHTS OF WAY.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
LUMENCENTURYLINK	LARRY BUHLER	385-479-7357	SHOWN
OGDEN CITY CORPORATION	TED BULLOCK	801-628-8363	NOT RECEIVED
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	801-813-8953	SHOWN
SYRINGA NETWORKS	ENGINEERING	800-454-7214	SHOWN
UDOT REGION 1	AUSTIN LARUE	801-620-1632	SHOWN



LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- - - PROPERTY LINE
- - - MONUMENT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FENCE
- - - POWER LINE
- - - FIBER OPTIC LINE
- - - TELEPHONE LINE
- - - WATER LINE
- - - SANITARY SEWER LINE
- - - STORM DRAIN LINE
- - - NATURAL GAS LINE
- - - MAJOR CONTOUR
- - - MINOR CONTOUR
- CONCRETE
- ▨ BUILDING
- DECIDUOUS TREE
- ⊕ FIRE HYDRANT
- ⊙ WATER METER
- ⊕ WATER VALVE
- ⊕ ELECTRICAL METER
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CLEANOUT
- ⊕ NATURAL GAS METER
- ⊕ STORM DRAIN CATCH BASIN
- ⊕ SIGN
- ⊕ PROPERTY CORNER



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BARCLAY GROUP
2754 & 2788 WASHINGTON BOULEVARD
OGDEN, UTAH
LOCATED IN THE NORTHEAST 1/4 SECTION OF 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REV	DATE	DESCRIPTION

PROJECT NO: 21384
CAD FILE: 21384.ALT
DRAWN BY: KSL/KEG
CALC BY: DBD
FIELD CREW: HD/IQ
CHECKED BY: DBD/EAM
DATE: 06/30/21