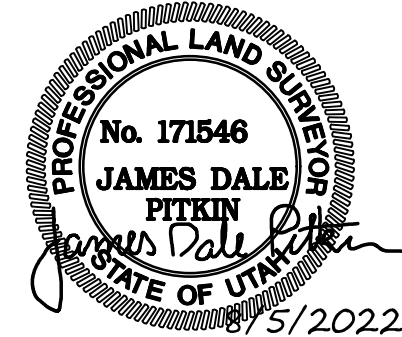


**SURVEYOR'S CERTIFICATE**

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.

Date: August 5, 2022

James D. Pitkin, PLS.  
License No. 171546



**RECORD DESCRIPTION**

(Commitment No. 92327, dated May 31, 2022)

**PARCEL 1:**

Part of Lot 8 in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey;

Beginning at the Northeast Corner of said Lot 8 and running thence South 0°04' West along the East Section line 256.87 feet to the limits line of Ogden City, thence North 89°36' West 238.80 feet to the Easterly right-of-way line of O.S.L.R.R. Co., thence North 43°08' East 349.70 feet to the point of beginning.

Less and excepting that portion of land lying within 1100 West Street.

**PARCEL 2:**

All of Lot 7 and a part of Lot 8 in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and being more particular described as follows:

Beginning at the Southeast Corner of said Lot 7, and running thence North 89°36' West 1155.4 feet to the Southwest Corner of said Lot 7, thence North 43°08' East along the Easterly right-of-way line of the O.S.L.R.R. Co., 1341.20 feet, thence South 89°36' East along the limits line of Ogden City 238.80 feet, thence South 0°04' West along the East Section line 985.33 feet to the point of beginning.

Less and excepting that portion of land lying within 1100 West Street

**PARCEL 3:**

The North 10 rods of Lot 6 in Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Less and Excepting that portion of land lying within 1100 West Street.

**ALSO DESCRIBED BY SURVEY AS:**

Located in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at a point on the East Section line of said Section 36, said point being South 00°22'18" West 408.01 feet along the Section line from the Northeast Corner of said Section 36; thence as follows: South 00°22'18" West 1396.93 feet along the East Section line of Section 36 (Section line also being the centerline of 1100 West Street) to an extension of a fence line; thence North 89°25'47" West 1301.28 feet to the East right-of-way line of the O.S.L.R.R. Co.; thence North 43°26'02" East 1905.82 feet along said right of way to the point of beginning.

**NARRATIVE**

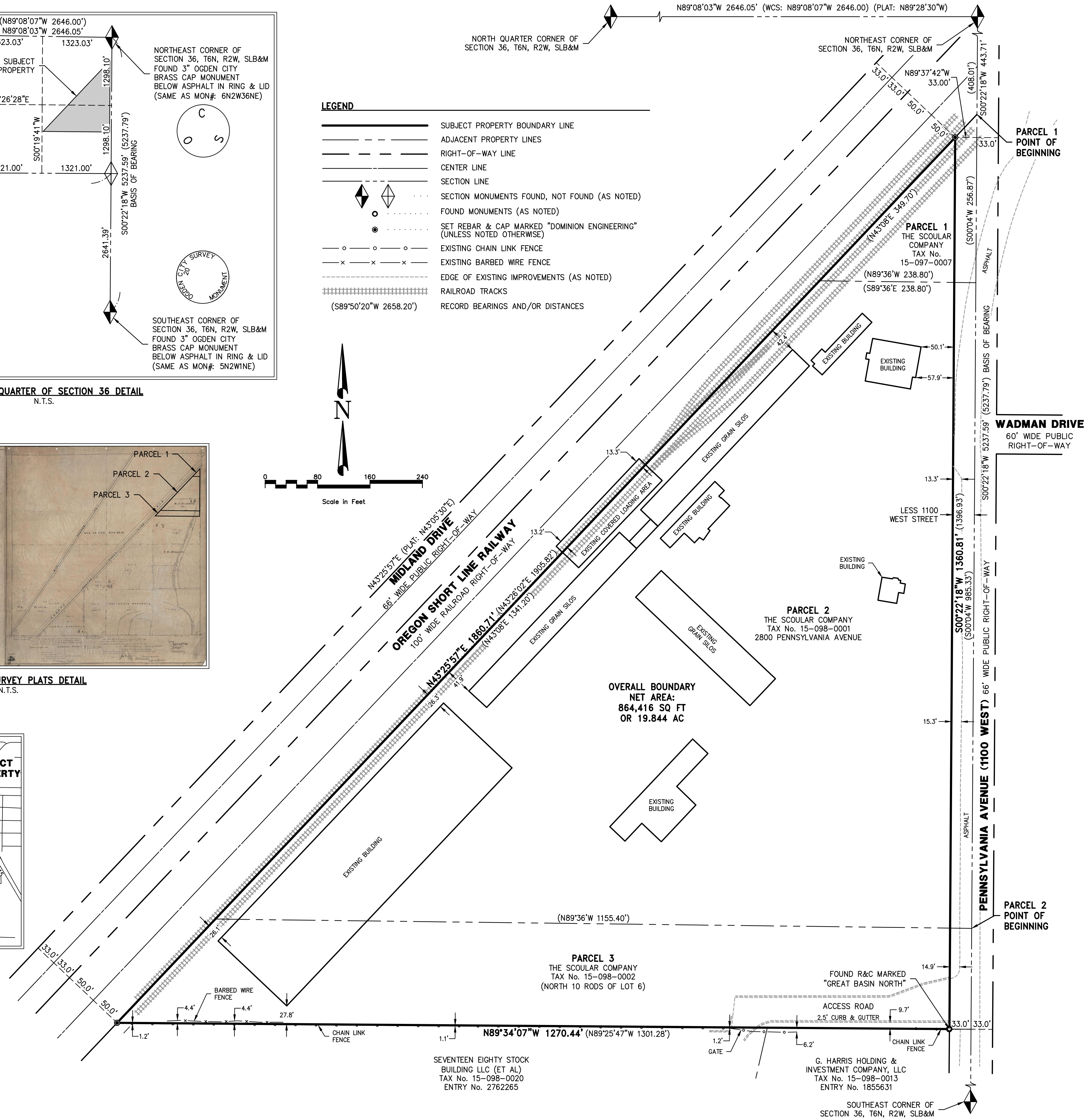
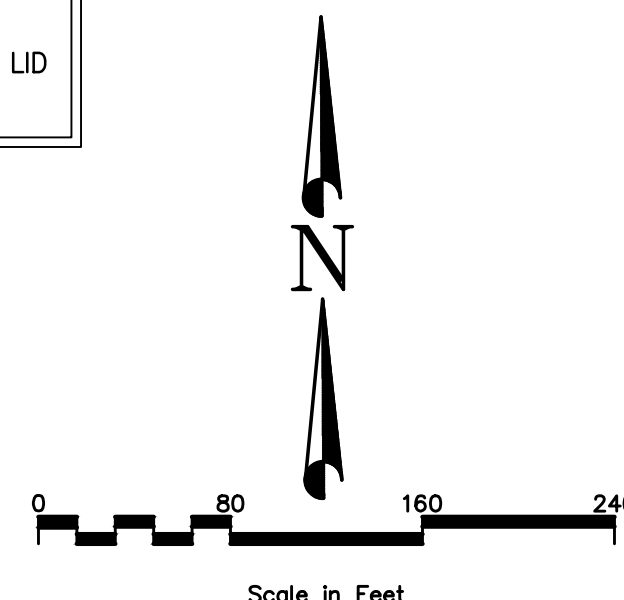
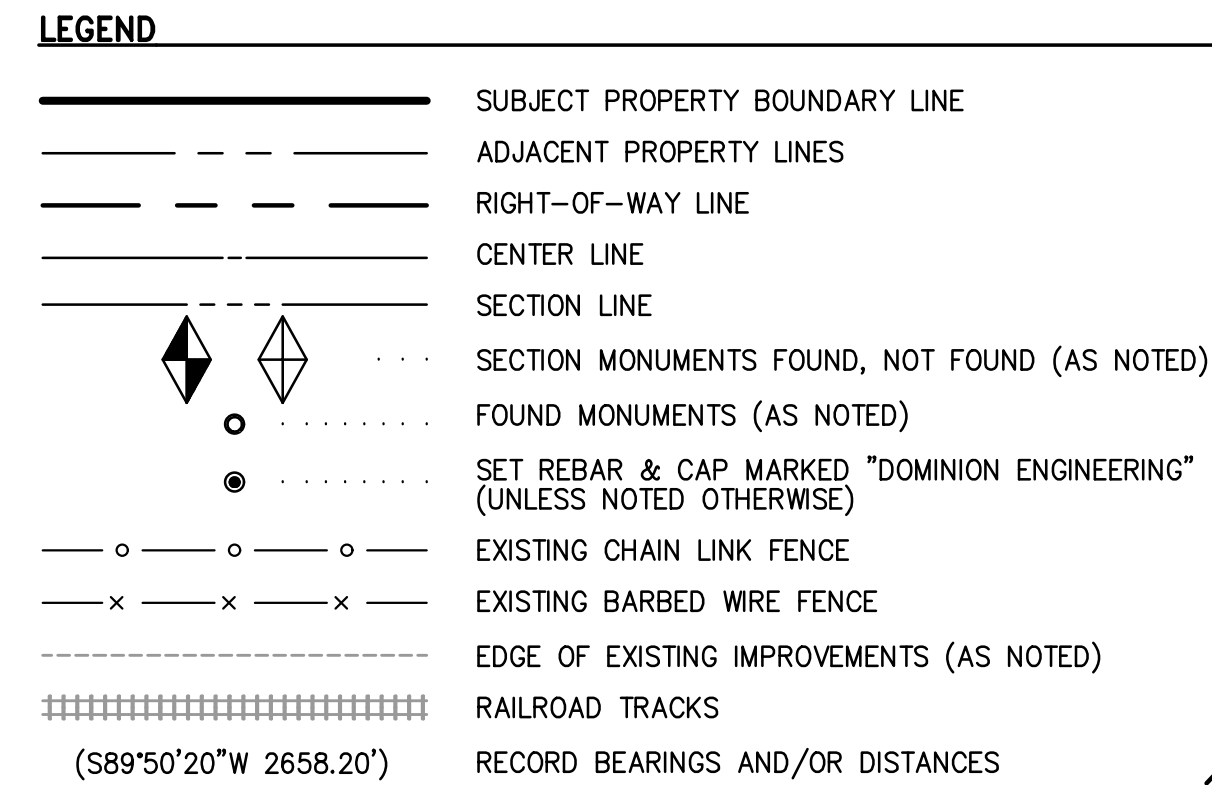
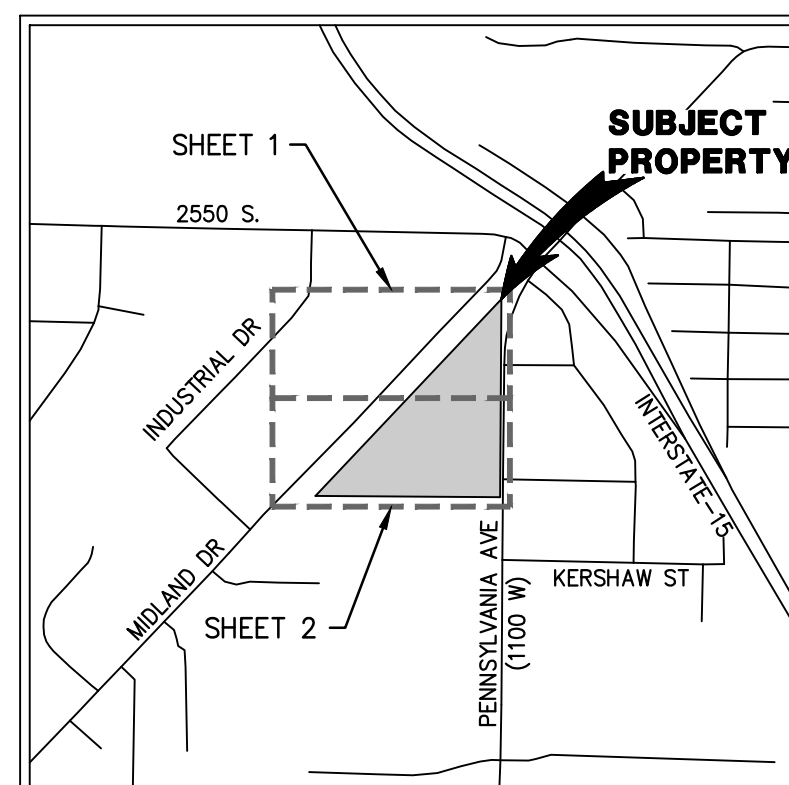
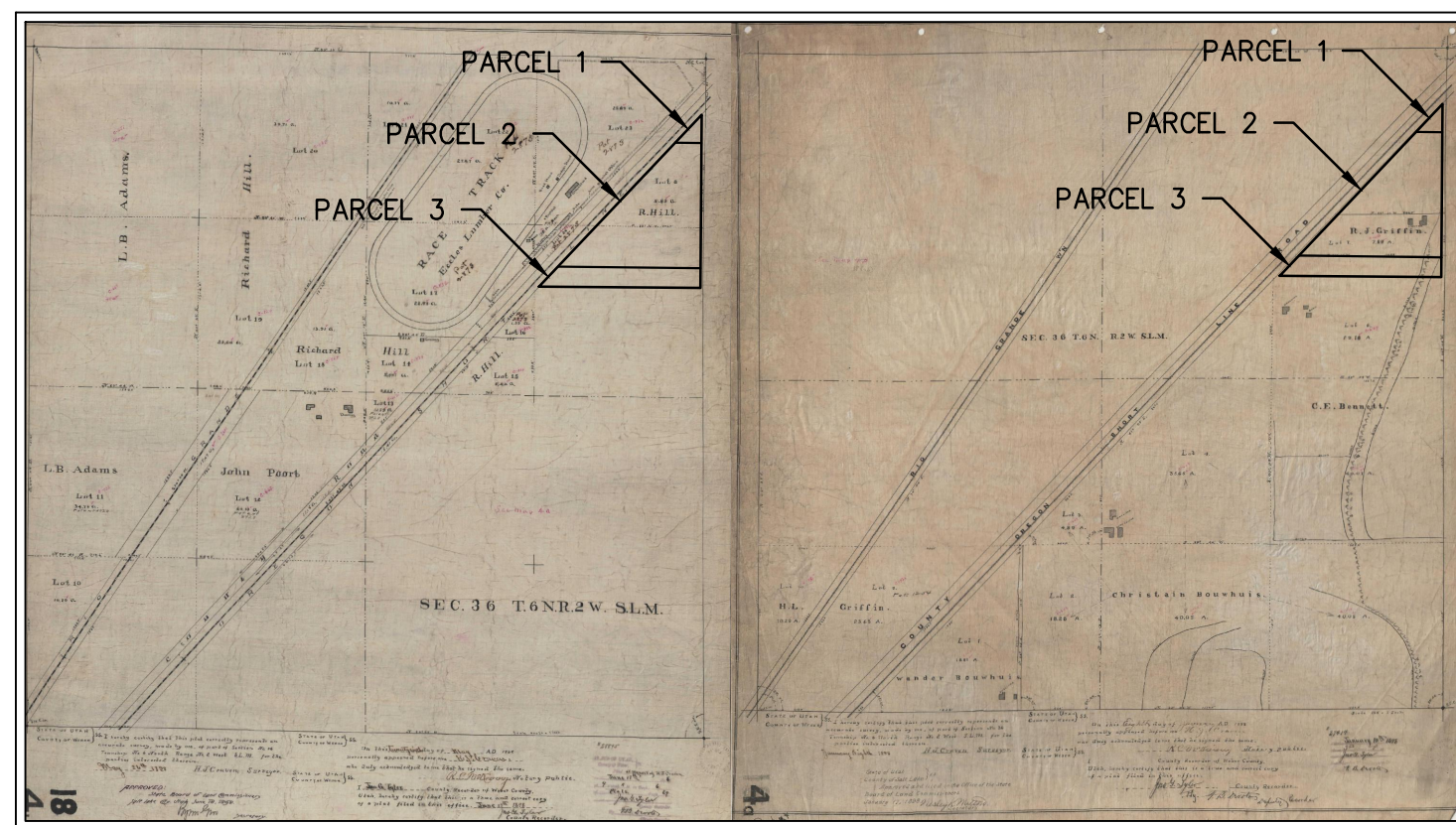
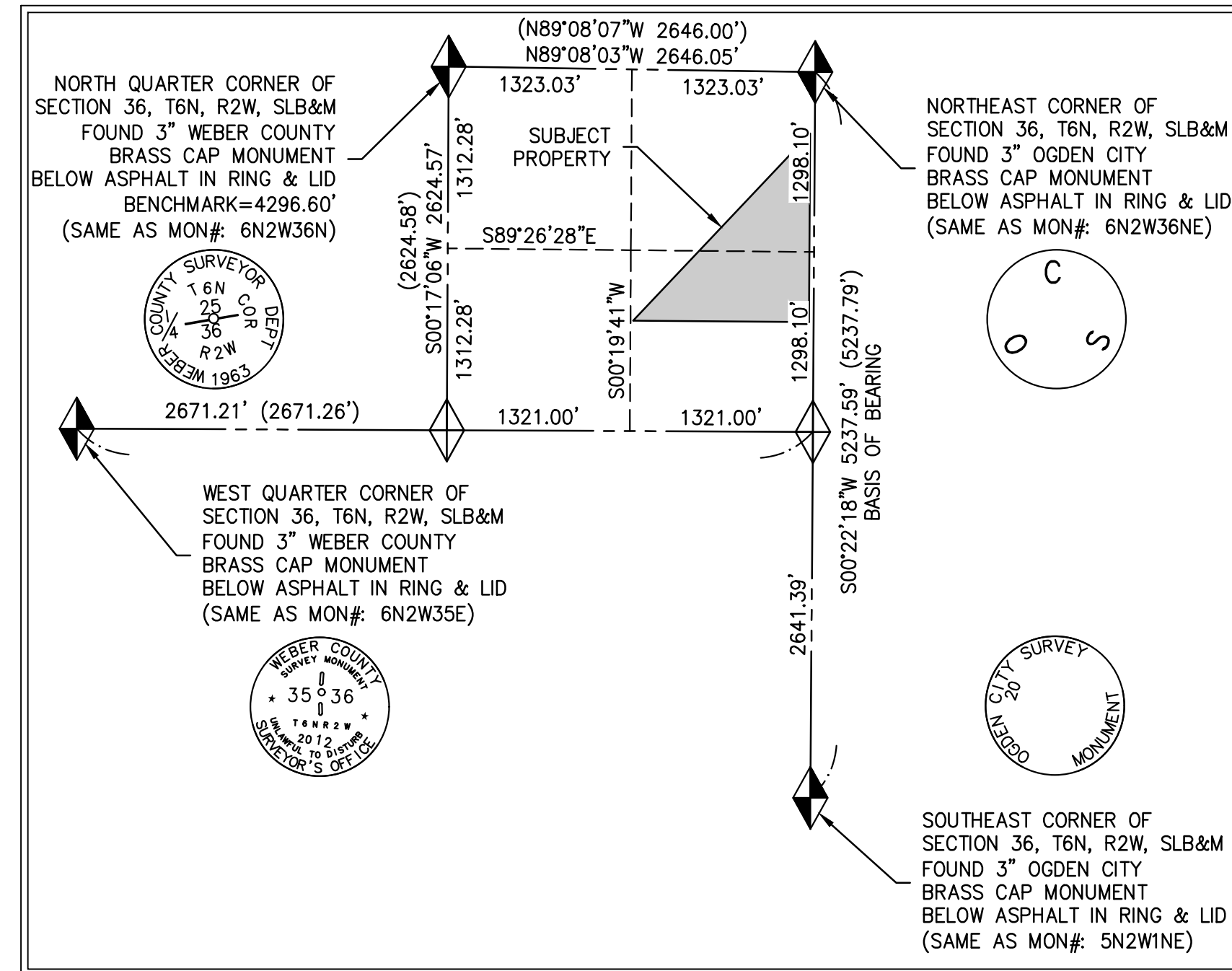
A Boundary and Topographic Survey of the subject property was requested by Patriot Rail Company as a part of a pending transaction. A Commitment for Title Insurance prepared by Metro National Title, Commitment No. 92327, dated May 31, 2022, was provided and relied upon for the preparation of this survey.

Basis of Bearings for this survey is South 00°22'18" West 5237.59 feet measured along the Section line between the Northeast and Southeast Corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base & Meridian. (ref. Township Bearing Sheet for Section 36, T6N, R2W, SLB&M.)

The southeasterly right-of-way line of the Oregon Shortline Railroad (O.S.L.R.R.) was established by holding the northwesterly right-of-way line of Midland Drive as shown Ogden Commercial & Industrial Park - Plat 'A' Subdivision plat and offsetting parallel record widths of said rights-of-way.

**REFERENCES**

1. A Commitment for Title Insurance prepared by Metro National Title, Commitment No. 92327, dated May 31, 2022.
2. Weber County Surveyor's Township Bearing Sheet for Section 36, T6N, R2W, SLB&M and Section Corner Tie Sheets for Mon Nos. 6N2W36N, 6N2W36NE, 6N2W35E & 5N2W1NE.
3. Ogden Commercial & Industrial Park - Plat 'A' Subdivision recorded July 9, 1976 in Book 19 of Plats at Page 70.
4. Record of Survey Maps: 1280, 3312 & 4107.
5. SITLA Local Survey Plats: 04-2060020 & 18-2060020.



Path: P:\PATRIOT - SCOLLER SURVEY\3616\SURVEY.dwg\SCOLLAR ROS.dwg | plot date: August 30, 2022 | plotted by: Brett

<b>DRAWN</b>	BCD 08.2022	<b>CHECKED</b>	JDP 08.2022
<b>DESIGNED</b>		<b>PROJECT ENGINEER</b>	
<b>APPROVED</b>	JDP	<b>PROJECT MANAGER</b>	
<b>DATE</b>		<b>DATE</b>	

**PATRIOT RAIL COMPANY**

**OGDEN CITY, WEBER COUNTY, UTAH**

**DOMINION**  
Engineering Associates, L.C.  
5684 South Green Street  
Murray, Utah 84123 801-713-3000

**RECORD OF SURVEY**  
**2800 PENNSYLVANIA AVENUE**

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN**

<b>PROJECT NO.</b>	3616-01
<b>SHEET NO.</b>	1 of 1
<b>FILED WITH COUNTY SURVEYOR</b>	JDP 08.2022
<b>NO.</b>	<b>REVISIONS</b>
<b>BY</b>	<b>DATE</b>
<b>FILE NAME:</b>	SCOLLAR ROS
<b>SCALE:</b>	1"=80'