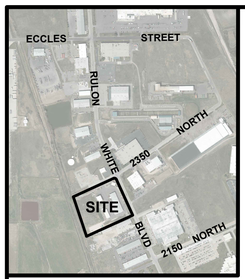
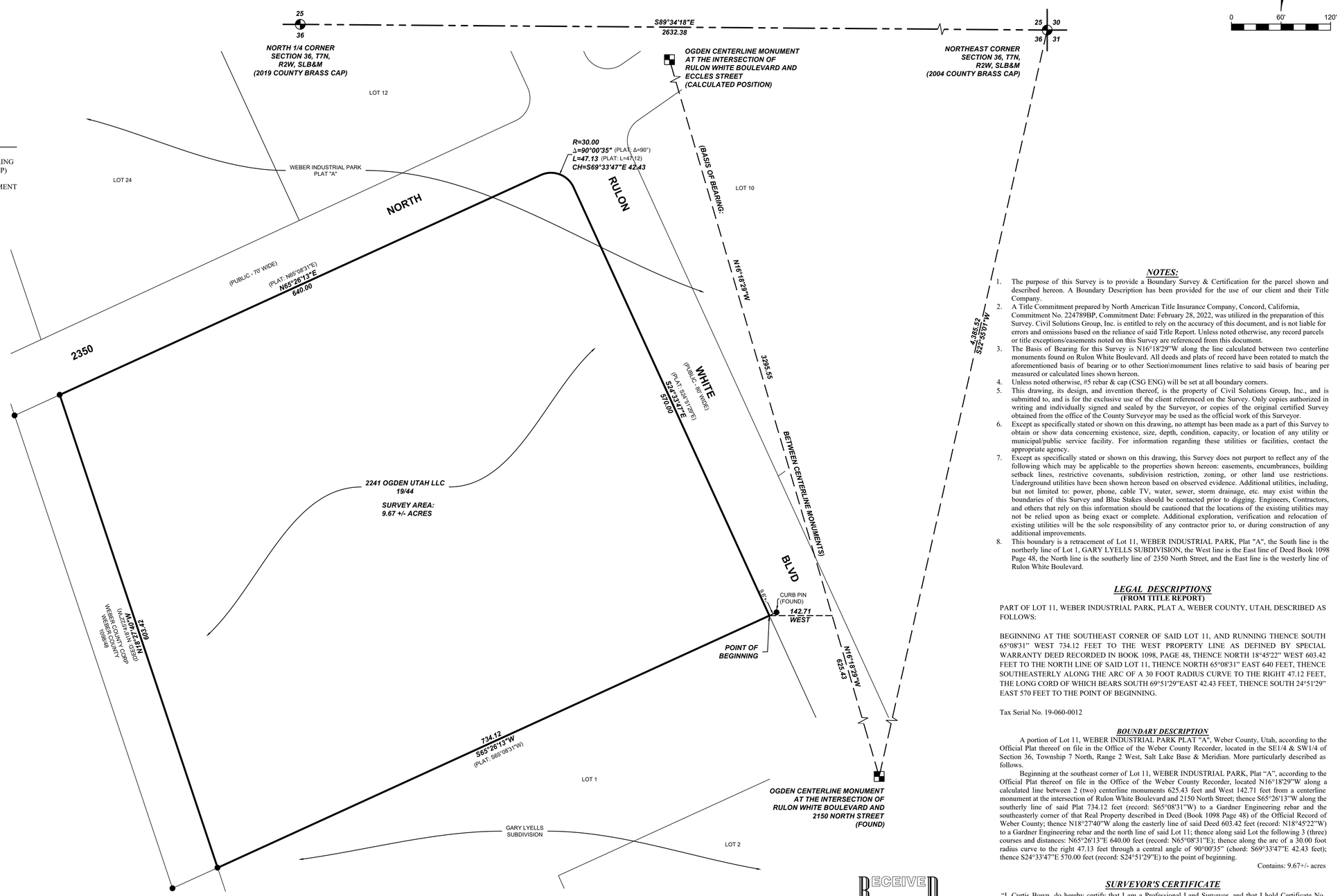


VICINITY MAP
NTS

LEGEND

- ● GARDNER ENGINEERING (FOUND REBAR & CAP)
- ■ CENTERLINE MONUMENT
- (BEARING AND/OR DISTANCE) RECORD



RECEIVED
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FILE # 7564

NOTES:

1. The purpose of this Survey is to provide a Boundary Survey & Certification for the parcel shown and described hereon. A Boundary Description has been provided for the use of our client and their Title Company.
2. A Title Commitment prepared by North American Title Insurance Company, Concord, California, Commitment No. 224789BP, Commitment Date: February 28, 2022, was utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, any record parcels or title exceptions/easements noted on this Survey are referred from this document.
3. The Basis of Bearing for this Survey is N16°18'29"W along the line calculated between two centerline monuments found on Rulon White Boulevard. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section\monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
4. Unless noted otherwise, #5 rebar & cap (CSG ENG) will be set at all boundary corners.
5. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the original certified Survey obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
6. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
7. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
8. This boundary is a retracement of Lot 11, WEBER INDUSTRIAL PARK, Plat "A", the South line is the northerly line of Lot 1, GARY LYELLS SUBDIVISION, the West line is the East line of Deed Book 1098 Page 48, the North line is the southerly line of 2350 North Street, and the East line is the westerly line of Rulon White Boulevard.

LEGAL DESCRIPTIONS
(FROM TITLE REPORT)

PART OF LOT 11, WEBER INDUSTRIAL PARK, PLAT A, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11, AND RUNNING THENCE SOUTH 65°08'31" WEST 734.12 FEET TO THE WEST PROPERTY LINE AS DEFINED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 1098, PAGE 48, THENCE NORTH 18°45'22" WEST 603.42 FEET TO THE NORTH LINE OF SAID LOT 11, THENCE NORTH 65°08'31" EAST 640 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT 47.12 FEET, THE LONG CORD OF WHICH BEARS SOUTH 69°51'29"EAST 42.43 FEET, THENCE SOUTH 24°51'29" EAST 570 FEET TO THE POINT OF BEGINNING.

Tax Serial No. 19-060-0012

BOUNDARY DESCRIPTION

A portion of Lot 11, WEBER INDUSTRIAL PARK PLAT "A", Weber County, Utah, according to the Official Plat thereof on file in the Office of the Weber County Recorder, located in the SE1/4 & SW1/4 of Section 36, Township 7 North, Range 2 West, Salt Lake Base & Meridian. More particularly described as follows.

Beginning at the southeast corner of Lot 11, WEBER INDUSTRIAL PARK, Plat "A", according to the Official Plat thereof on file in the Office of the Weber County Recorder, located N16°18'29"W along a calculated line between 2 (two) centerline monuments 625.43 feet and West 142.71 feet from a centerline monument at the intersection of Rulon White Boulevard and 2150 North Street; thence S65°26'13"W along the southerly line of said Plat 734.12 feet (record: S65°08'31"W) to a Gardner Engineering rebar and the southeasterly corner of that Real Property described in Deed (Book 1098 Page 48) of the Official Record of Weber County; thence N18°27'40"W along the easterly line of said Deed 603.42 feet (record: N18°45'22"W) to a Gardner Engineering rebar and the north line of said Lot 11; thence along said Lot the following 3 (three) courses and distances: N65°26'13"E 640.00 feet (record: N65°08'31"E); thence along the arc of a 30.00 foot radius curve to the right 47.13 feet through a central angle of 90°00'35" (chord: S69°33'47"E 42.43 feet); thence S24°33'47"E 570.00 feet (record: S24°51'29"E) to the point of beginning.

Contains: 9.67+/- acres

SURVEYOR'S CERTIFICATE

"I, Curtis Bown, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12606452-2201 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Curtis Bown
Professional Land Surveyor
Certificate No. 12606452-2201

PROFESSIONAL LAND SURVEYOR
No. 12606452-2201
CURTIS BOWN
5/25/23
STATE OF UTAH

May 25, 2023
Date

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BOUNDARY SURVEY

LOCATION: SE1/4 & SW1/4 OF SECTION 36, T7N, R2W, SLB&M
WEBER COUNTY, UTAH

PROPERTY OF: 2241 OGDEN UTAH LLC

PREPARED FOR: UNITED COMMERCIAL CAPITAL

REVISION BLOCK		
NO.	DATE:	DESCRIPTION:

SCALE: 1" = 60'	DRAWN BY: L. THOMAS
DATE: 5-18-23	PROJECT #: 23-069

SHEET 1 OF 1