

DESCRIPTION PER TITLE REPORT

LOT 10, OGDEN BUSINESS EXCHANGE 1ST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE.

TITLE INFORMATION

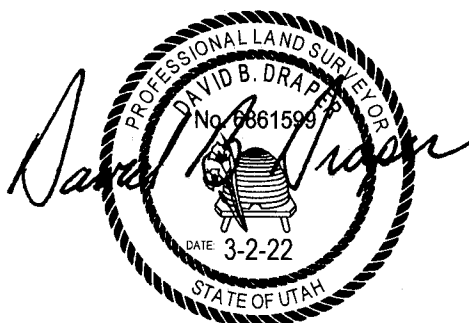
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NCS-111031-CD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: JANUARY 11, 2022 AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

- 11 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED JUNE 13, 1984 AS ENTRY NO. 911111 IN BOOK 1448 AT PAGE 19 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON
- 12 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED JUNE 13, 1984 AS ENTRY NO. 911112 IN BOOK 1448 AT PAGE 21 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON
- 15 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER DISTRIBUTION SYSTEM OF THE WILSON IRRIGATION COMPANY AND INCIDENTAL PURPOSES, AS GRANTED TO THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES BY INSTRUMENT RECORDED MAY 17, 1996 AS ENTRY NO. 1406958 IN BOOK 1898 AT PAGE 2985 OF OFFICIAL RECORDS.
SURVEY FINDINGS: EASEMENT LOCATIONS ARE NOT DESCRIBED, DOCUMENT ONLY CITES SECTION INFORMATION THAT THE FACILITIES ARE LOCATED, NO IRRIGATION FACILITIES WERE FOUND ON SITE
- 18 A NON-EXCLUSIVE RIGHT OF WAY AS DISCLOSED BY NOTICE OF LIS PENDENS RECORDED SEPTEMBER 24, 1999 AS ENTRY NO. 1964395 IN BOOK 2035 AT PAGE 1805 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON
- 21 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED APRIL 13, 2015 AS ENTRY NO. 2730317 IN BOOK 77 OF PLATS AT PAGE 23 EASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED MAY 17, 2019 AS ENTRY NO. 2980812 IN BOOK 85 OF PLATS AT PAGE 54.
SURVEY FINDINGS: SHOWN HEREON
- 22 ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED APRIL 13, 2015 AS ENTRY NO. 2730317 OF OFFICIAL RECORDS AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 U.S.C. 3606(f)(1).
SURVEY FINDINGS: BLANKETS SURVEYED PARCEL, NOTHING TO PLOT

SURVEYOR'S CERTIFICATE

TO Q FACTOR, 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. THE FIELD WORK WAS COMPLETED ON FEBRUARY 15, 2022.
DATE OF PLAT OR MAP: MARCH 2, 2022



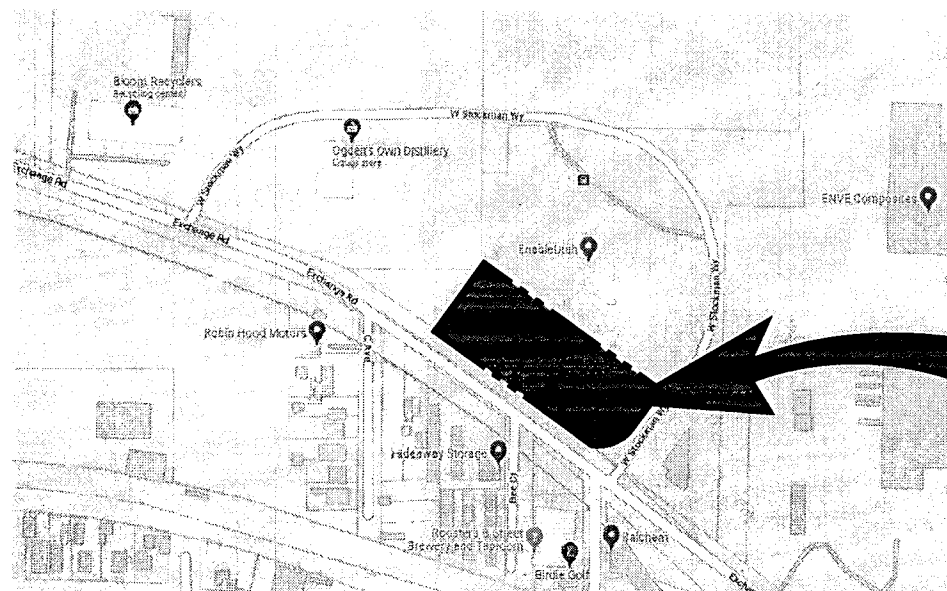
DAVID B. DRAPER
LICENSE NO. 9961599

SURVEY NARRATIVE

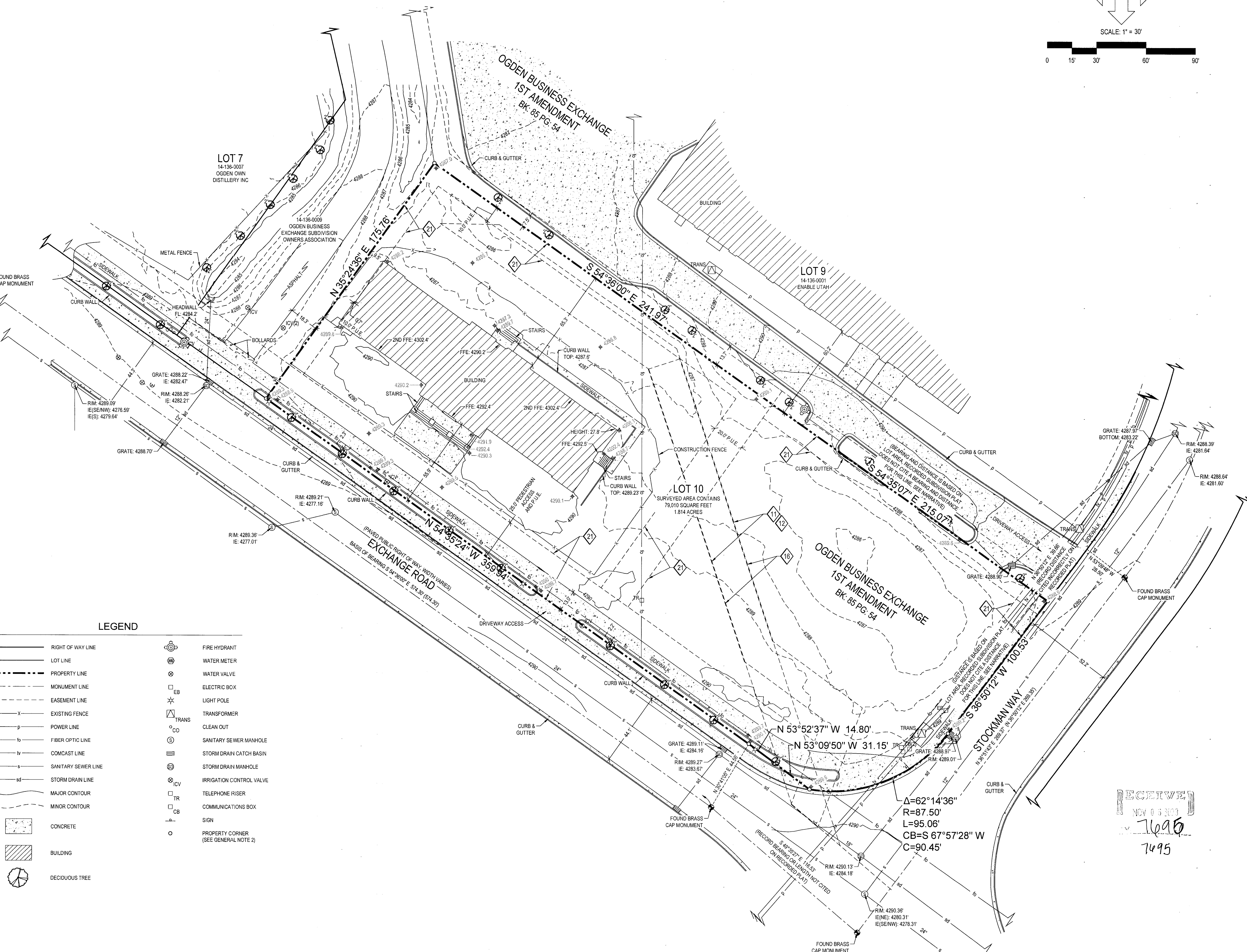
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 54°30'00" EAST ALONG THE MONUMENT LINE OF EXCHANGE ROAD, LOCATED AT THE INTERSECTIONS OF STOCKMAN WAY, AS SHOWN ON THIS SURVEY. THE PROPERTY LINES WERE ESTABLISHED PER OGDEN BUSINESS EXCHANGE 1ST AMENDMENT ON FILE AND ON RECORD IN BOOK 85, PAGE 54 AT THE OFFICE OF THE WEBER COUNTY RECORDER. THE RECORD SUBDIVISION PLAT IS LACKING SOME BEARING AND DISTANCE REFERENCES AS NOTED HEREON. THE SQUARE FOOTAGE AND ACREAGE WERE USED TO ESTABLISH THE BEARING AND DISTANCES NOTED HEREON THAT WERE NOT CITED ON THE RECORDED SUBDIVISION PLAT.

GENERAL NOTES

1. MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING 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. 2 CORNER MONUMENTS NOT FOUND, WERE SET WITH 5/8 REBAR & CAP OR NAIL & WASHER STAMPED "MNEIL ENG" UNLESS OTHERWISE NOTED HEREON.
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 DRIVE ACCESS TO EXCHANGE ROAD, A PAVED PUBLIC RIGHT OF WAY.
7. THE SITE BENCHMARK IS THE REFERENCE MONUMENT TO THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ELEVATION = 4372.50', DATUM IS ASSUMED TO BE NAVD88 HOWEVER, W.C.S. TIE SHEET DOES NOT SPECIFY.



VICINITY MAP
SCALE: N.T.S.

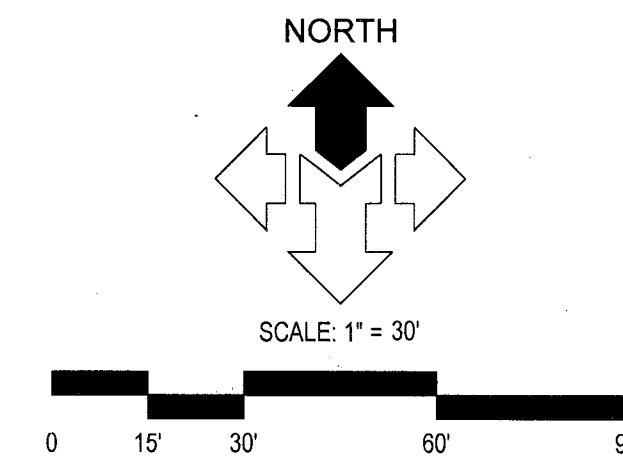


LEGEND

	RIGHT OF WAY LINE		FIRE HYDRANT
	LOT LINE		WATER METER
	PROPERTY LINE		WATER VALVE
	MONUMENT LINE		ELECTRIC BOX
	EASEMENT LINE		LIGHT POLE
	EXISTING FENCE		TRANSFORMER
	POWER LINE		CLEAN OUT
	FIBER OPTIC LINE		SANITARY SEWER MANHOLE
	COMCAST LINE		STORM DRAIN CATCH BASIN
	SANITARY SEWER LINE		STORM DRAIN MANHOLE
	STORM DRAIN LINE		IRRIGATION CONTROL VALVE
	MAJOR CONTOUR		TELEPHONE RISER
	MINOR CONTOUR		COMMUNICATIONS BOX
	CONCRETE		SIGN
	BUILDING		PROPERTY CORNER (SEE GENERAL NOTE 2)
	DECIDUOUS TREE		

Δ=62°14'36"
R=87.50'
L=95.06'
CB=S 67°57'28" W
C=90.45'

RECEIVED
NOV 6 2022
7695
7495



McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust.
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.335.7700 mneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LOT 10, OGDEN BUSINESS EXCHANGE 1ST AMD
600 WEST EXCHANGE ROAD
OGDEN, UTAH
LOCATED IN THE SW 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REV	DATE	DESCRIPTION

PROJECT NO: 22104
CAD FILE: 22104 ALTA
DRAWN BY: NAE
CALC BY: DBD
FIELD CREW: ZH
CHECKED BY: DBD
DATE: 3-2-22

**ALTA/NSPS
LAND TITLE
SURVEY**

1 OF 1