

**GENERAL NOTES**

1. MCNEIL ENGINEERING OR MCNEIL 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. CORNER MONUMENTS NOT FOUND WILL BE SET WITH 5/8" REBAR AND CAP STAMPED "MCNEIL 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 WITH 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 STOCK ROAD A PAVED PUBLIC RIGHT OF WAY.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS S89°08'07"W ALONG THE NORTH SECTION LINE OF SECTION 36. A SURVEY PREPARED BY GREAT BASIN ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYOR AS #3312 WAS HONORED TO AS WELL AS THE STOCK ROAD DEDICATION PLAT.

**SURVEYOR'S CERTIFICATE**

TO ROYAL NEIGHBORS OF AMERICA, METRO NATIONAL TITLE CHICAGO 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 ALTNANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY AEA AND NSPS, THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2022.

DATE OF PLAT OR MAP: DECEMBER 9, 2022

DAVID B. DRAFER  
LICENSE NO. 6861599

**SIGNIFICANT OBSERVATIONS**

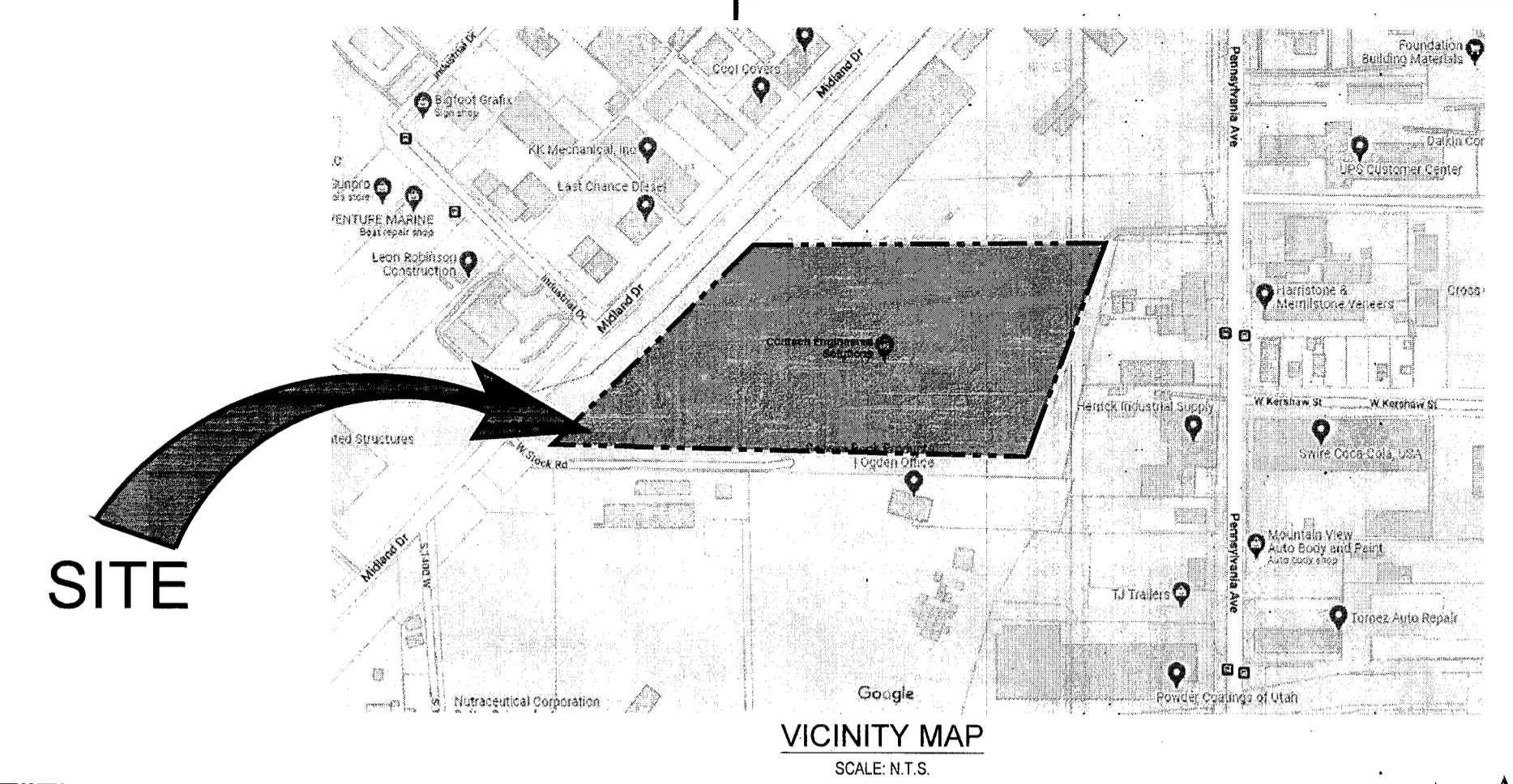
NONE OBSERVED

**ZONING**

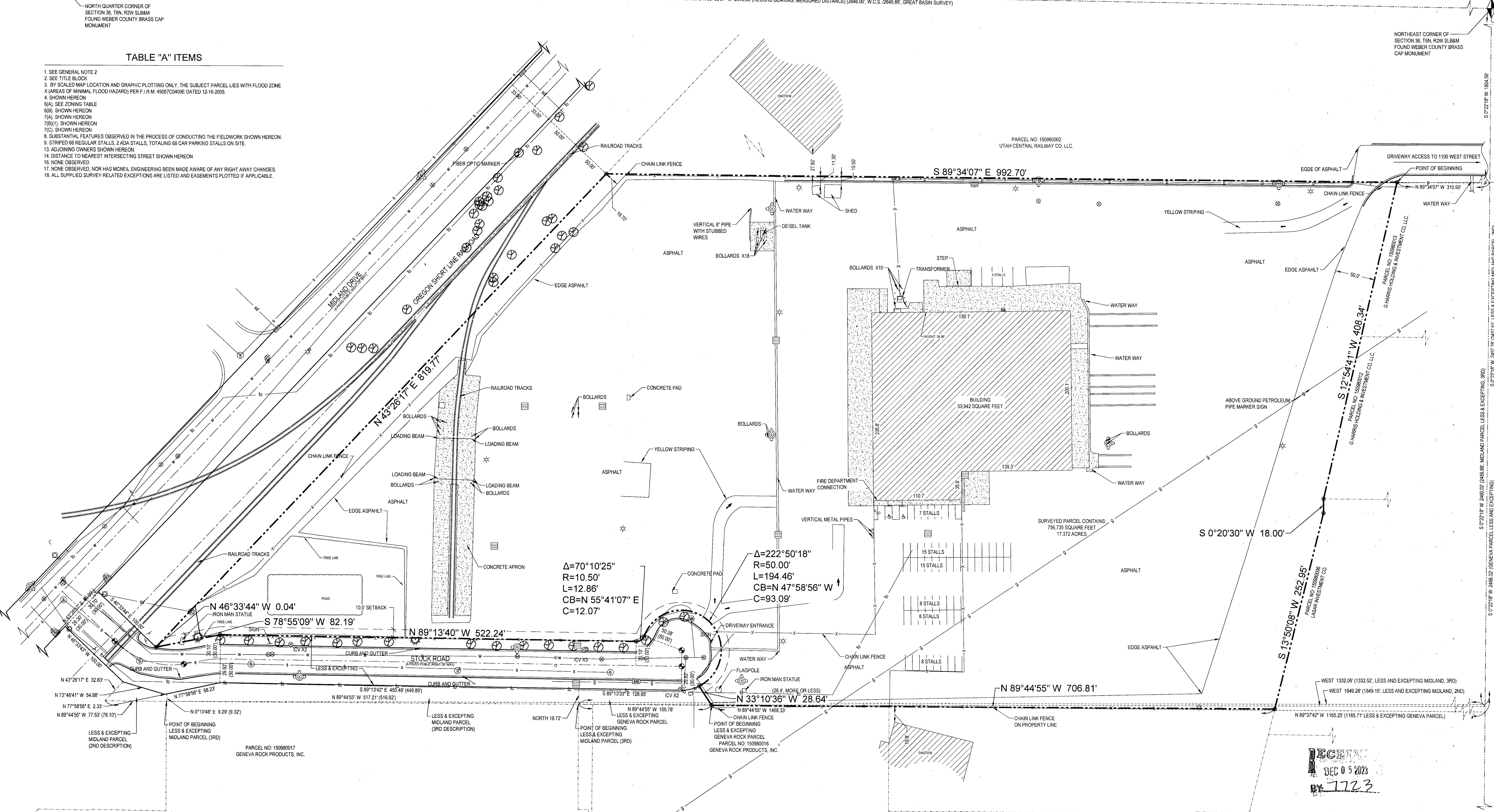
ZONE = M2 (MANUFACTURING AND INDUSTRIAL)

SETBACKS = FRONT: 20.0', SIDE: NONE, REAR: NONE  
FLOOR SPACE RESTRICTION = NONE  
HEIGHT RESTRICTION = NONE  
PARKING FORMULA = 1 STALL PER EMPLOYEE, TYPICALLY 20-30 EMPLOYEES THERE AT ANY GIVEN TIME

ALL ABOVE INFORMATION SUPPLIED BY OTHERS



- TABLE "A" ITEMS**
1. SEE GENERAL NOTE 2
  2. SEE TITLE BLOCK
  3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER F.I.R.M. 4905704096 DATED 12-16-2005
  4. SHOWN HEREON
  - 5(A). SEE ZONING TABLE
  - 5(B). SHOWN HEREON
  - 7(A). SHOWN HEREON
  - 7(B)(1). SHOWN HEREON
  - 7(C). SHOWN HEREON
  8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, SHOWN HEREON.
  9. STRIPED 96 REGULAR STALLS, 2 ADA STALLS, TOTALING 68 CAR PARKING STALLS ON SITE.
  13. ADJOINING OWNERS SHOWN HEREON.
  14. DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON.
  15. NONE OBSERVED
  17. NONE OBSERVED, NOR HAS MCNEIL ENGINEERING BEEN MADE AWARE OF ANY RIGHT AWAY CHANGES.
  18. ALL SUPPLIED SURVEY RELATED EXCEPTIONS ARE LISTED AND EASEMENTS PLOTTED IF APPLICABLE.



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**CONTECH FACILITY**

**1224 WEST STOCK ROAD**  
**OGDEN, UTAH**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M

REVISIONS	
REV	DESCRIPTION
12-13-22	REVISE PARKING, ADD ZONING

PROJECT NO: 22682  
CAD FILE: 22682ALT  
DRAWN BY: HBD  
CALC BY: OBD  
FIELD CREW: AH  
CHECKED BY: OBD  
DATE: 12-12-22

**ALTA/NSPS LAND TITLE SURVEY**

**1 OF 2**

S:\2022\mes\22682\SURVEY\Prod\_Dwg\22682ALT.dwg, David Dec 13, 2022, 8:58am

DESCRIPTION PER TITLE REPORT

EXHIBIT 'A'  
 A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST BOUNDARY OF THE G. HARRIS HOLDING AND INVESTMENT CO., LLC PROPERTY, SAID POINT BEING 1804.59 FEET SOUTH 0°22'18" WEST ALONG THE SECTION LINE AND 310.90 FEET NORTH 89°34'07" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 12°54'41" WEST 408.34 FEET; THENCE SOUTH 07°20'30" WEST 18.00 FEET; THENCE SOUTH 13°50'00" WEST 262.86 FEET; THENCE NORTH 89°44'55" WEST 1468.33 FEET; THENCE NORTH 43°28'17" EAST 32.83 FEET; THENCE NORTH 46°33'40" WEST 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MIDLAND DRIVE; THENCE NORTH 43°28'17" EAST 60.00 FEET ALONG SAID LINE; THENCE SOUTH 49°33'43" EAST 100.00 FEET; THENCE NORTH 43°28'17" EAST 819.77 FEET; THENCE SOUTH 89°34'07" EAST 992.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN STOCK ROAD AS DEDICATED IN BOOK 68 OF PLATS, PAGE 26.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO GENEA ROCK PRODUCTS, INC., A UTAH CORPORATION, GRANTEE, AS SHOWN IN THAT CERTAIN QUITCLAIM DEED RECORDED JULY 23, 2008, AS ENTRY NO. 2356659, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT WHICH IS SOUTH 00°22'18" WEST 2469.32 FEET ALONG SECTION LINE, AND NORTH 89°37'42" WEST 1166.71 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING NORTH 89°44'55" WEST 78.10 FEET ALONG THE PEPG 2007 GENEA ROCK SURVEY LINE; THENCE NORTH 19.72 FEET FROM THE SAID SURVEY LINE TO THE SOUTH SIDE OF A 60.00 FOOT WIDE ROAD EASEMENT KNOWN AS STOCK ROAD; THENCE SOUTH 89°13'40" EAST 128.85 FEET TO THE POINT ON A RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET FOR A DISTANCE OF 23.37 FEET (DELTA 28°46'52"); THENCE SOUTH 33°10'39" EAST 28.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO MIDLAND PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JULY 18, 2008, GRANTEE, AS SHOWN IN THAT CERTAIN QUITCLAIM DEED RECORDED JULY 23, 2008, AS ENTRY NO. 2356660, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT WHICH IS SOUTH 00°22'18" WEST 2457.61 FEET ALONG SECTION LINE, AND WEST 1848.15 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING THENCE NORTH 89°44'55" WEST 78.10 FEET TO A FOUND REBAR & CAP SET BY GREAT BASIN ENGINEERING NORTH; THENCE NORTH 43°28'17" EAST 32.83 FEET TO THE SOUTH SIDE OF A 60.00 FOOT WIDE ROAD EASEMENT KNOWN AS STOCK ROAD; THENCE SOUTH 73°45'41" EAST 54.88 FEET; THENCE NORTH 77°58'59" EAST 23.37 FEET; THENCE SOUTH 00°14'48" WEST 9.32 FEET ALONG THE ENSIGN SURVEY LINE TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO MIDLAND PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JULY 18, 2008, GRANTEE, AS SHOWN IN THAT CERTAIN QUITCLAIM DEED RECORDED JULY 23, 2008, AS ENTRY NO. 2356660, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT WHICH IS SOUTH 00°22'18" WEST 2459.88 FEET ALONG SECTION LINE, AND WEST 1332.52 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING NORTH 89°44'55" WEST 516.92 FEET TO THE ENSIGN SURVEY LINE; THENCE ALONG SAID SURVEY LINE NORTH 00°10'49" EAST 9.32 FEET TO THE SOUTH SIDE OF A 60.00 FOOT WIDE ROAD EASEMENT KNOWN AS STOCK ROAD; THENCE NORTH 77°58'59" EAST 68.23 FEET; THENCE SOUTH 89°13'40" EAST 449.89 FEET TO THE PEPG 2007 SURVEY LINE; THENCE SOUTH ALONG SAID SURVEY LINE 19.72 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:  
 TOGETHER WITH THE BENEFICIAL INTEREST CREATED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED AUGUST 12, 2005, AS ENTRY NO. 2122254, OF OFFICIAL RECORDS, AND AS CREATED IN THAT CERTAIN CORRECTIVE AFFIDAVIT RECORDED JANUARY 24, 2007, AS ENTRY NO. 2237437, OF OFFICIAL RECORDS.

SCHEDULE B-2 EXCEPTIONS

RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: W C BINGHAM GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED: OCTOBER 29, 1918 BOOK/PAGE: N / 143 SURVEY FINDINGS: SPECIFIC EASEMENT LOCATION NOT DESCRIBED, ONLY CITES LINES IN THE PUBLIC STREET RIGHTS OF WAY

RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: VERNAL F. WAYMENT AND GLADYS WAYMENT GRANTEE: SALT LAKE PIPE LINE COMPANY RECORDED: JULY 21, 1949 ENTRY NO.: 155159 BOOK/PAGE: 317 / 144 SURVEY FINDINGS: SPECIFIC EASEMENT LOCATION NOT DESCRIBED, ONLY DESCRIBES THE PROPERTY ENCUMBERED, UNABLE TO VERIFY IF SURVEYED PARCEL IS A PART OF THE CITED PARCEL.

RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: CLARENCE S. LEWIS AND GLADYCE L. LEWIS GRANTEE: SALT LAKE PIPE LINE COMPANY RECORDED: AUGUST 25, 1949 ENTRY NO.: 155219 BOOK/PAGE: 319 / 276

ASSIGNMENT AND ASSUMPTION OF RIGHT-OF-WAY INTERESTS: ASSIGNED TO: TESORO LOGISTICS NORTHWEST PIPELINE, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED: JUNE 13, 2013 RECORDED: JUNE 25, 2013 ENTRY NO.: 2042038 SURVEY FINDINGS: SPECIFIC EASEMENT LOCATION NOT DESCRIBED, ONLY DESCRIBES THE PROPERTY ENCUMBERED, UNABLE TO VERIFY IF SURVEYED PARCEL IS A PART OF THE CITED PARCEL.

POLE LINE EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: VERNAL FLOYD WAYMENT AND GLADYS WAYMENT, HIS WIFE GRANTEE: MORRISON-KNUDSEN COMPANY, INC. RECORDED: APRIL 20, 1956 ENTRY NO.: 25491 BOOK/PAGE: 511 / 377

ASSIGNMENT: ASSIGNOR: MORRISON-KNUDSEN COMPANY, INC. ASSIGNEE: UTAH POWER & LIGHT COMPANY RECORDED: APRIL 02, 1959 ENTRY NO.: 311273 BOOK/PAGE: 608 / 253 SURVEY FINDINGS: POLE LINE EASEMENT CALCULATED TO BE ON ADJOINING PROPERTY TO THE SOUTH

POLE LINE EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: VERNAL FLOYD WAYMENT AND GLADYS WAYMENT GRANTEE: MORRISON-KNUDSEN COMPANY, INC. RECORDED: JUNE 18, 1956 ENTRY NO.: 257629 BOOK/PAGE: 516 / 457 SURVEY FINDINGS: POLE LINE EASEMENT CALCULATED TO BE ON ADJOINING PROPERTY TO THE SOUTH

LEGEND

	RIGHT OF WAY LINE		FIRE HYDRANT
	LOT LINE		WATER MANHOLE
	PROPERTY LINE		WATER METER
	MONUMENT LINE		WATER VALVE
	SECTION LINE		ELECTRICAL BOX
	EASEMENT LINE		ELECTRICAL MANHOLE
	FENCE		ELECTRICAL METER
	POWER LINE		GUY WIRE
	FIBER OPTIC LINE		LIGHT POLE
	SETBACK LINE		UTILITY POLE
	WATER LINE		ELECTRICAL TRANSFORMER
	SANITARY SEWER LINE		CLEAN OUT
	STORM DRAIN LINE		SANITARY SEWER MANHOLE
	PETROLEUM LINE		NATURAL GAS METER
	CONCRETE		STORM DRAIN CATCH BASIN
	BUILDING		STORM DRAIN MANHOLE
	CONIFEROUS TREE		IRRIGATION CONTROL VALVE
	DECIDUOUS TREE		TELECOMMUNICATIONS MANHOLE
	DENOTES RECORD INFORMATION		COMMUNICATIONS BOX
			AIR CONDITIONING UNIT
			BOLLARD
			MAILBOX
			SIGN
			PROPERTY CORNER
			(SEE GENERAL NOTE 2)

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**1224 WEST STOCK ROAD**  
**OGDEN, UTAH**  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, 1/4 & M

REV	DATE	DESCRIPTION
1	12-12-22	REVISE PARKING, ADD ZONING

PROJECT NO:	22682
CAD FILE:	22682ALT
DRAWN BY:	HBD
CALC BY:	DBD
FIELD CREW:	AH
CHECKED BY:	DBD
DATE:	12-12-22

**ALTA/NSPS**  
**LAND TITLE**  
**SURVEY**

RECEIVED  
 DEC 05 2023  
 BY: 7723