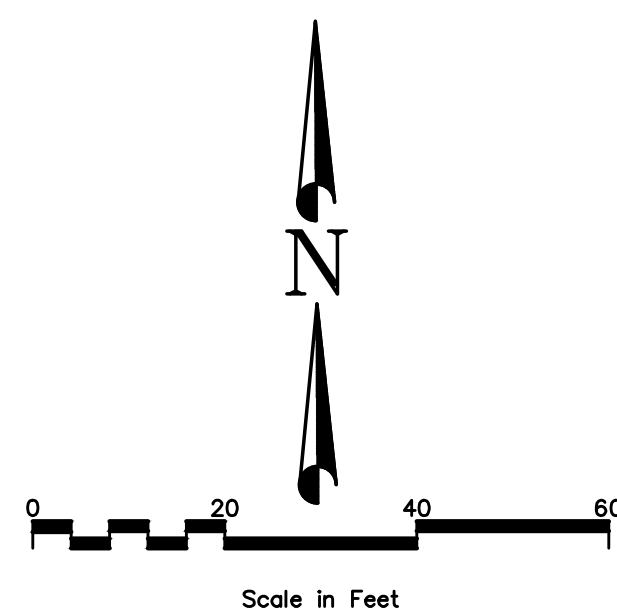
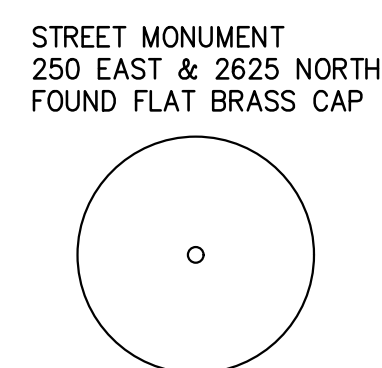


VICINITY MAP  
N.T.S.



BASIS OF BEARINGS:  
N87°33'00"W 717.16' (REF. 2) (717.18')  
NE COR LOT 5 FOUND PIN  
S51°53'33"E 63.02'  
S01°08'50"E 45.12'  
S88°51'10"E 623.64'

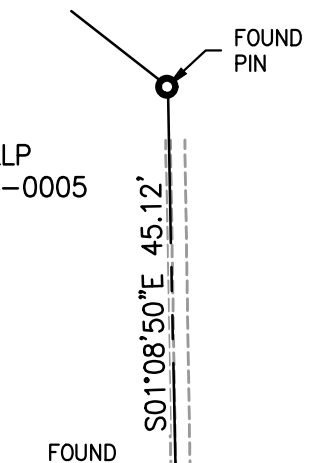


- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINE
  - - - ADJACENT PROPERTY LINES
  - CENTER LINE
  - - - RIGHT-OF-WAY LINE
  - ⊕ STREET MONUMENTS FOUND, NOT FOUND (AS NOTED)
  - ⊙ SURVEY MONUMENTS FOUND (AS NOTED)
  - ⊙ SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
  - EXISTING WROUGHT IRON FENCE
  - - - EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
  - (S89°50'20"W 2658.20') RECORD BEARINGS AND/OR DISTANCES

LOT 3  
HAI NORTH OGDEN MARKETPLACE LLC  
PARCEL NO. 18-084-0003  
EN. 2586655

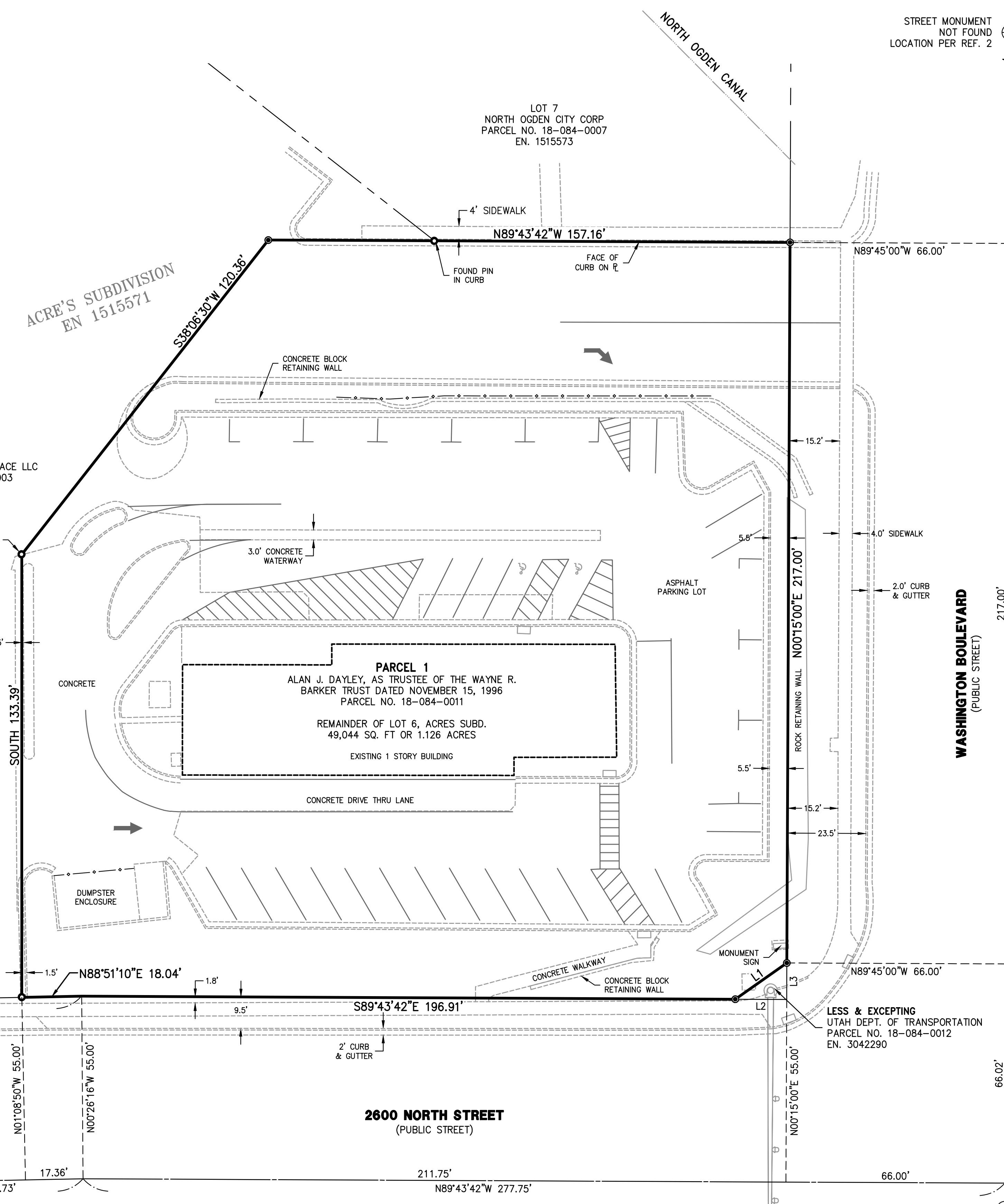


LOT 5  
MOYES CONDO LLP  
PARCEL NO. 18-084-0005  
EN. 3062268



ACRE'S SUBDIVISION  
EN 1515571

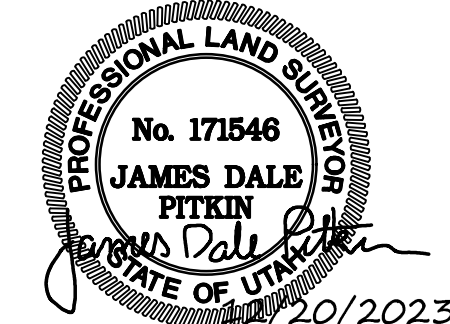
LOT 7  
NORTH OGDEN CITY CORP  
PARCEL NO. 18-084-0007  
EN. 1515573



**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: December 20, 2023

James D. Pitkin, PLS  
License No. 171546



**LEGAL DESCRIPTION:**  
(Exhibit A, File No. 173690-CAP, dated October 16, 2023)

**PARCEL 1:**

Lot 6, ACRE'S SUBDIVISION, a subdivision of part of Lots 42, 44, 45, 46 and 47, Plat "B", North Ogden Survey, which is a part of the Southeast quarter of Section 29 and the Northeast quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof, recorded in the office of the County Recorder of Weber County, Utah on January 15, 1998 as Entry No. 1515571 in Book 46 at Page 9 and being more particularly described as follows: Beginning at the Southeast corner of said Lot 6 and running thence N0°15'00"E 228.00 feet to the Northeast corner of said Lot 6; thence N89°43'42"W 157.16 feet to the Northwest corner of said Lot 6; thence S38°06'30"W 120.36 feet to an angle point in the West line of said Lot 6; thence South 133.39 feet to the Southwest corner of said Lot 6; thence N88°51'10"E 18.04 feet to an angle point in the South line of said Lot 6; thence S89°43'42"E 212.41 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within that certain tract of land conveyed to the Utah Department of Transportation in that certain Warranty Deed recorded March 20, 2020 as Entry No. 3042290, being more particularly described as follows:

A parcel of land in fee for the widening of the existing highway State Route 134 (2600 North Street) known as Project No. F-0235(20)3, being part of an entire tract of property situate in Lot 6, Acres Subdivision, a subdivision recorded as Entry No. 1515571, in Book 46, at Page 9 of plats, in the NE1/4 NE1/4 of Section 32, T.7N., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast Corner of said Lot 6; and running thence N.89°43'42"W. 15.50 feet along the northerly right of way line of the existing highway State Route 134 (2600 North Street) to a point 55.00 feet perpendicularly distant northerly from said control line opposite engineer station 108+95.94; thence N.54°54'07"E. 19.00 feet to a point in the westerly right of way line of 400 East Street which point is 66.00 feet perpendicularly distant northerly from said control line opposite engineer station 109+11.44; thence S.00°15'00"W. 11.00 feet along said westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. (Note: Rotate all bearings in the above description 00°54'30" clockwise to obtain highway bearings.)

**PARCEL 1A:**

Easement rights granted and set forth in that certain Reciprocal Easement Agreement recorded August 20, 1998 as Entry No. 1567898 in Book 1949 at Page 2424.

**NARRATIVE:**

An ALTA/NSPS Land Title Survey of the subject property was requested by McDonald's USA as a part of a pending transaction. A commitment for title insurance, File No. 173690-CAP, dated October 16, 2023, prepared by Cottonwood Title Insurance Agency was provided and relied upon for the preparation of this survey.

The Basis of Bearings is North 87°33'00" West 717.16 feet measured between the found pin marking the northeasterly corner of Lot 5, Acre's Subdivision and the found brass cap street monument located at the intersection of 250 East Street and 2625 North Street (ref. Acre's Subdivision).

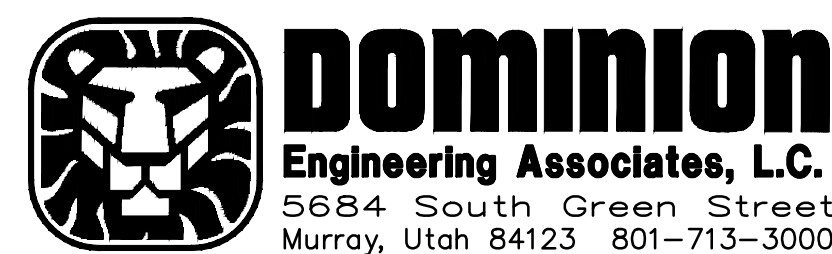
**REFERENCES:**

- A Commitment for Title Insurance & associated documentation prepared by Cottonwood Title Insurance Agency, File No. 173690-CAP, dated October 16, 2023.
- Acres Subdivision recorded January 15, 1998 as Entry No. Entry No. 1515571 in Book 46 at Page 9 in the Office of the Weber County Recorder.
- Country North Estates Subdivision recorded July 28, 1978 as Entry No. 746994 in Book 21 at Page 67 in the Office of the Weber County Recorder.
- Warranty Deed recorded March 20, 2020 as Entry No. Entry No. 3042290 in the Office of the Weber County Recorder.
- Record of Survey No.'s 1908, 1915, 2369, and 3625 on file in the Office of the Weber County Surveyor.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 54°54'07" E	19.00
L2	N 89°43'42" W	15.50
L3	S 00°15'00" W	11.00

DRAWN	BJE 12/23	CHECKED	JDP 12/23
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

**MCDONALDS CORPORATION**  
**NORTH OGDEN, WEBER COUNTY, UTAH**



**RECORD OF SURVEY**  
**2605 NORTH WASHINGTON BOULEVARD**  
**LOCATED IN THE SE 1/4 OF SECTION 29 & NE 1/4 OF SECTION 32**  
**TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**

PROJECT NO.	4041
SHEET NO.	1 of 1
FILED WITH COUNTY SURVEYOR	JDP 01.2024
FILE NAME:	43-0161
SCALE:	1"=20'

Path: P:\MCDONALDS\Utah\NORTH OGDEN 43-0161\SURVEY.dwg; Mcd 43-0161 ROS.dwg | plot date: January 19, 2024 | plotted by: Brett