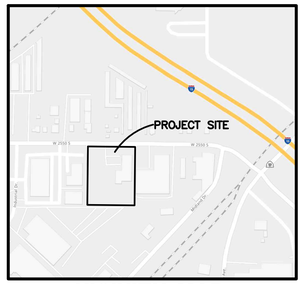
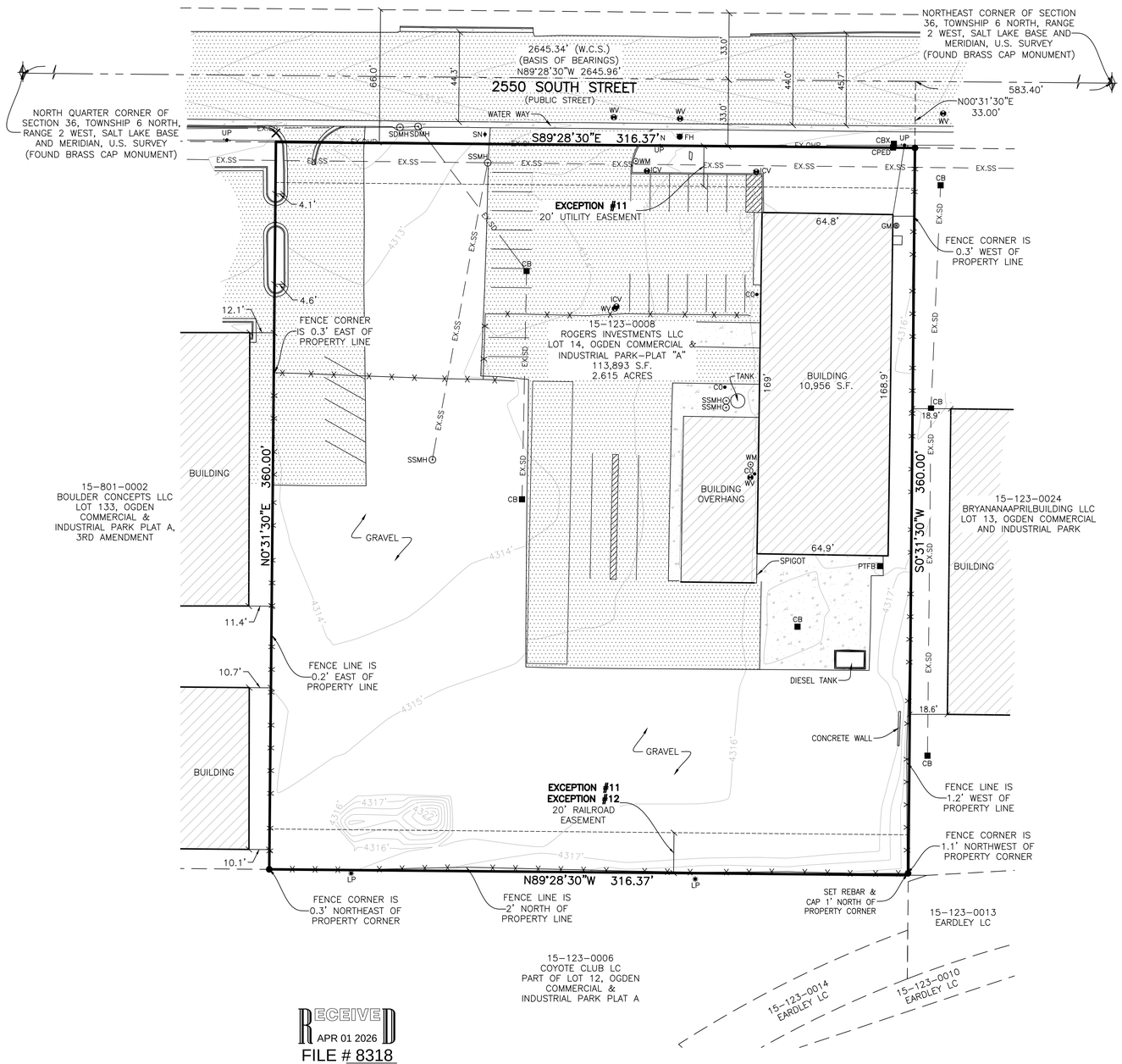
Reeve & Associates, Inc. - Solutions You Can Build On

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
JULY, 2025



VICINITY MAP
NOT TO SCALE



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SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BEN ROGERS FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER AND NORTHEAST CORNER CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°28'30" EAST BETWEEN SAID NORTH QUARTER AND NORTHEAST CORNER OF SECTION 36 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

A PLAT FOR OGDEN COMMERCIAL & INDUSTRIAL PARK – PLAT 'A', PREPARED BY CHARLES R. KELLEY, DATED APRIL 16, 1976, AND RECORDED JULY 9, 1976 WAS USED AS REFERENCE FOR THIS SURVEY

PROPERTY CORNERS NOT FOUND ARE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

1 STRUCTURE IS FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

TWO (2) PARKING LOTS, ONE (1) SIGNS, AND NO BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 24 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

DESCRIPTION FROM TITLE REPORT

ISSUED BY US TITLE INSURANCE AGENCY: ORDER NO. 084938, DATED MAY 26, 2025:

ALL OF LOT 14, OGDEN COMMERCIAL & INDUSTRIAL PARK – PLAT 'A', OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTIONS TO COVERAGE

ISSUED BY US TITLE INSURANCE AGENCY: FILE NO. 084938, SCHEDULE B, DATED MAY 26, 2025:

EXCEPTIONS #1–10, 15, AND 17–18 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

11. SUBJECT TO ALL EASEMENTS, NOTES, BUILDING SET-BACKS, CONDITIONS, RESTRICTIONS, AND STIPULATIONS AS SET FORTH ON THE RECORDED PLAT.
(SURVEYOR'S NOTE: 20' RAILROAD EASEMENT PLOTS IN THE SOUTHERLY PORTION; AND A 20' UTILITY EASEMENT PLOTS IN THE NORTHERLY PORTION OF SUBJECT PROPERTY)

12. RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, RAILWAY FACILITIES, AND OTHER RELATED EASEMENTS, IF ANY, AFFECTING THE LAND.
(SURVEYOR'S NOTE: 20' RAILROAD EASEMENT PLOTS IN THE SOUTHERLY PORTION OF SUBJECT PROPERTY)

13. DEDICATION OF STORM DRAIN EASEMENT IN FAVOR OF OGDEN CITY, RECORDED MARCH 13, 1979 AS ENTRY NO. 769882 IN BOOK 1291 AT PAGE 435 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT PLOTS SOUTH OF AND DOES NOT AFFECT SUBJECT PROPERTY)

14. RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED NOVEMBER 14, 1979 AS ENTRY NO. 795891 IN BOOK 1333 AT PAGE 137 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: REFERENCED DOCUMENT IS NOT LEGIBLE AND COULD NOT BE PLOTTED)

16. ASSIGNMENT AND ASSUMPTION OF RIGHT-OF-WAY INTEREST, RECORDED JUNE 25, 2013 AS ENTRY NO. 2642639 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: REFERENCED DOCUMENT DOES NOT APPEAR TO INCLUDE SUBJECT PROPERTY WITHIN THE DESCRIBED RIGHT-OF-WAY)

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = FENCE LINE
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- EX.SD = STORM DRAIN LINE
- EX.SS = SANITARY SEWER LINE
- EX. OHP = OVERHEAD POWER LINE
- CB = CATCH BASIN
- CBX = COMMUNICATIONS BOX
- CO = SANITARY SEWER CLEANOUT
- CPED = COMMUNICATIONS PEDESTAL
- FH = FIRE HYDRANT
- GM = GAS METER
- ICV = IRRIGATION CONTROL VALVE
- LP = LIGHT POLE
- PTFB = POWER TRANSFORMER BOX
- SDMH = STORM DRAIN MANHOLE
- SN = SIGN
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE

30 0 30 60 90
Scale: 1" = 30'

BENCHMARK

TOP OF BRASS CAP FOR THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 4296.6' (NAVD88 GEOID 12B PER W.C.S.)

FLOOD ZONE CLASSIFICATION

THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

THE NORTHERLY PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0407F, EFFECTIVE DATE NOVEMBER 30, 2023.

THE SOUTHERLY PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR CITY OF OGDEN NO. 49057C0409F, EFFECTIVE NOVEMBER 30, 2023. SAID MAP IS NOT PRINTED.

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO US TITLE INSURANCE AGENCY; AND ROGERS INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1)(2), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 6-9-2025
DATE OF SURVEY: 7-15-2025
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283

PROFESSIONAL LAND SURVEYOR
02/24/26
9239283
JASON T. FELT
STATE OF UTAH

Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH

ROGERS INVESTMENTS LLC
1255 WEST 2550 SOUTH, OGDEN, UT 84401

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 7-14-2025
Name: ROGERS INVEST
ALTA/NSPS
Scale: 1"=30'
Checked:
Number: 8546-01

Sheet 1 of 1 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On