DRAWING NUMBER 001162

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

DESCRIPTIONS

PARCEL 1

All of Lots 62 and 63 of OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT 'C', according to the official plat thereof

Contains 145,367 sq ft

PARCEL 2

All of Lots 32 and 33, OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT 'B', Ogden City, Weber County, Utah, according to the official plat thereof

Contains 152,194 sq ft

PARCEL 3

All of Lot 34, OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT 'B', and a part of the Northwest 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 line of Commerce Way which is the Southeast corner of Lot 34, OGDEN COMMERCIAL AND INDUSTRIAL PARK SUBDIVISION, PLAT 'B', said point being more particularly described as South 1132.59 feet and West 505.70 feet from the North Quarter corner of said Section 36, and running thence North 55 59'00" West 159.07 feet along the South line of said Lot 34, thence North 89 09'00" West 25.00 feet, thence South 55 59'00" East 179.89 feet to the West line of Commerce Way, thence North 34 01'00" East 13.69 feet along said West line of Commerce Way to the point of beginning

Contains 40,036 sq ft

PARCEL 4

All of Lot 35 and 36, OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT 'B', Ogden City, Weber County Utah, according to the official plat thereof

SUBJECT TO a Right of Way for ingress and egress over the South 40 feet of the North 145 feet of said Lots 35 and 36 of said subdivision

Contains 76,699 sq ft

PARCEL 5

Part of the Northwest Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey Also, a part of the OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT 'B', described as follows Beginning at the Northeast corner of Lot 32 of said Subdivision and running thence South 34 01'00" West 480.0 feet, thence South 55 59'00" East 40.0 feet to the West Right of Way line of the Denver and Rio Grande Western Railroad, thence along said Right of Way line North 34 01'00" East 480.0 feet, thence North 55 59'00" West 40.0 feet to the point of beginning

Contains 19,200 sq ft

Narrative

This Survey was requested by Mrs. Susan Thompson of Dorsey and Whitney for the purpose of establishing boundaries and tying down Improvements on property.

Brass Cap Monument's were found along Commerce Way along with monuments at the Intersection of 1700 & 1760 West and 2650 South Street. Also several of the old boundary corners around the parcels were found as depicted on this drawing. A line bearing N 89 09'00" W between the monument at Intersection of Commerce Way & 2650 South Street and the monuments at 1700 & 1760 West were used as the Basis of Bearings.

The stakeout of the parcels was moved N 34 01'00" W 0.35 ft along the centerline of Commerce Way in order to fit the original stakout of this subdivision.

Property Corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATE

I hereby certify to G.S.C. Foundries, Colorado National Bank, FBS Business Financial Corporation, Old Republic National Title Insurance Company and Home Abstract and Title Company and to their heirs successors and assigns, that I have surveyed, on the ground, the property legally described hereon, that this plat of survey is a true, correct and accurate drawing and representation of said property and the boundaries thereof, that the locations and dimensions of all buildings and parking areas and any other improvements and fences upon said property are correctly and accurately shown, that based upon the Commitment for Title Insurance issued by Home Abstract & Title Company having an effective date of 9-28-94 and bearing file number 103980 (15-135-3) all recorded and visible easements and encroachments are correctly and accurately shown and identified by document number, that all streets, roads, means of public access, utility lines (from each building to their points of connection with the public systems) and rights-of-way which affect, benefit or burden said property are correctly and accurately shown, that all building setback lines which affect said property are correctly and accurately shown, that there are no discrepancies, conflicts, gaps, boundary disputes, shortages in area, encroachments of improvements over boundary lines from or onto said property or upon easements, overlapping of improvements, visible easements, overlapping of easements, roads, alleys, right-of-way or building setback lines which affect said property, except as shown hereon, that there are no fences, lightpoles or other improvements appurtenant to said property which are located within the boundary lines of adjoining properties, except as shown hereon, that the legal description of said property, as set out hereon, is correct, complete and accurate, that any portion of said property which is located in a flood plain or in any other flood hazard or flood danger area, as designated by applicable governmental authorities, is shown and identified as such hereon, and that this plat of survey and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", as jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 and 13 of Table A thereof and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, as defined therein

Dated this 8th day of November 1994

Gary L. Newman

Gary L. Newman
Registration Number 4778
3544 Lincoln Avenue, Suite 11
Ogden, Utah
Phone #(801) 394-4515
Fax #(801)392-7544

LEGEND

San. Sewer Manhole	TA Top of Asphalt
Gas Meter	EA Edge of Asphalt
Fire Hydrant	℄ Centerline
Water Valve	ø Diameter
Buried Telephone Cable	Flowline
Sanitary Sewer Line	Trunk of Tree
Culinary Water Line	Tree Spread
Gas Line	
Storm Drain Line	
Buried Power Line	Asphalt
Drain Line	Concrete
Utility marker	Existing Building
Power Pole	Catch Basin
Power Pole w/Guy	CMP Corrugated Metal Pipe
Fence	CP Concrete Pipe
Flowline of Ditch	
Overhead Power, Telephone & Cable TV Line	

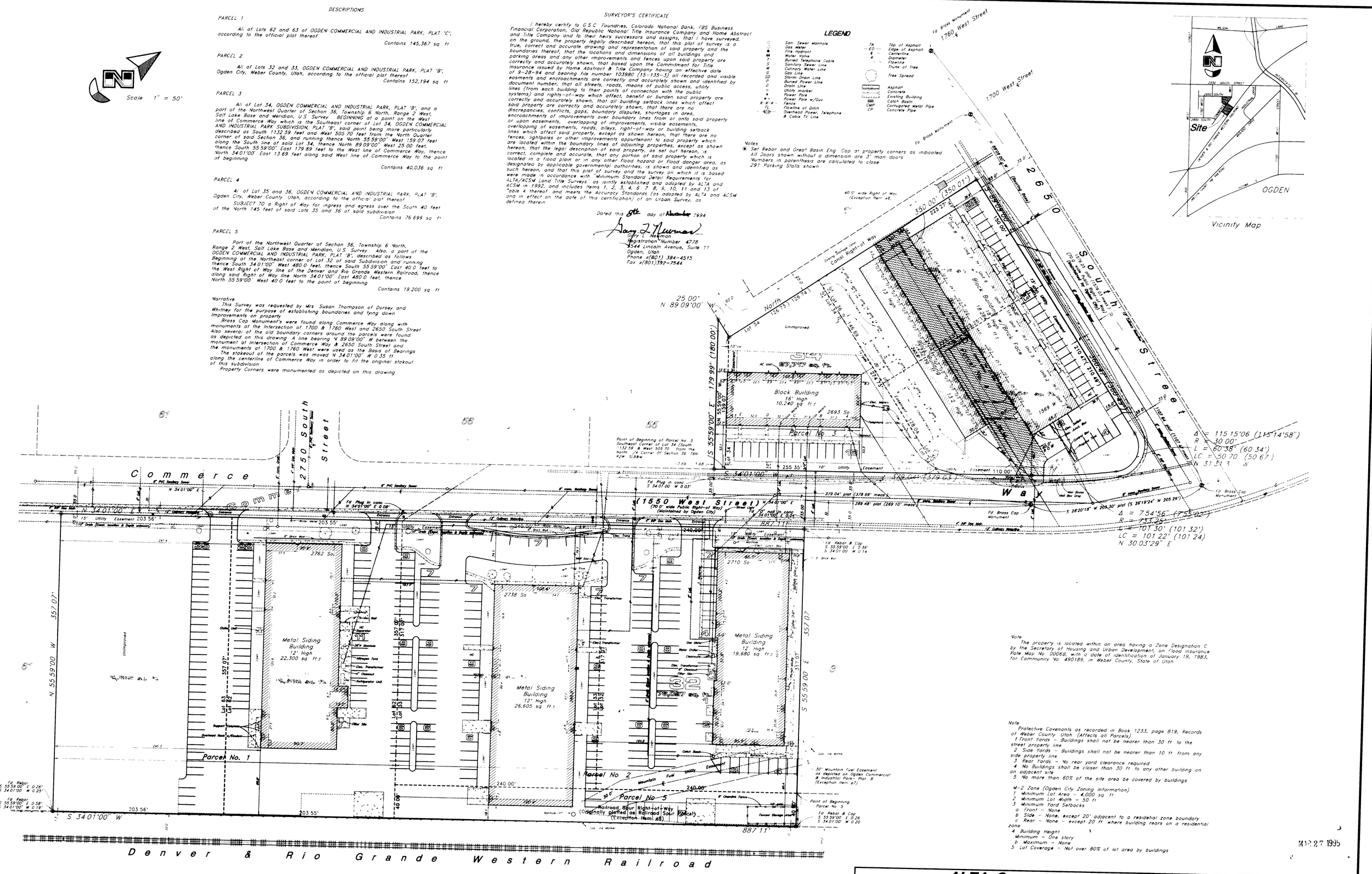
Notes

Set Rebar and Great Basin Eng. Cap at property corners as indicated

All Doors shown without a dimension are 3' man doors

Numbers in parenthesis are calculated to close

291 Parking Stalls shown



Note

The property is located within an area having a Zone Designation C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 00068, with a date of identification of January 19, 1983, for Community No. 490189, in Weber County, State of Utah

Note

Protective Covenants as recorded in Book 1233, page 819, Records of Weber County Utah (Affects all Parcels)

1. Front Yards – Buildings shall not be nearer than 30 ft to the street property line
2. Side Yards – Buildings shall not be nearer than 10 ft from any side property line
3. Rear Yards – No rear yard clearance required
4. No Buildings shall be closer than 30 ft to any other building on an adjacent site
5. No more than 60% of the site area be covered by buildings

M-2 Zone (Ogden City Zoning Information)

1. Minimum Lot Area – 4,000 sq ft
2. Minimum Lot Width – 50 ft
3. Minimum Yard Setbacks
   a. Front – None
   b. Side – None, except 20' adjacent to a residential zone boundary
   c. Rear – None – except 20 ft where building rears on a residential zone
4. Building Height
   a. Minimum – One story
   b. Maximum – None
5. Lot Coverage – Not over 80% of lot area by buildings

NOV 27 1995

ALTA Survey for Dorsey and Whitney

G.S.C. Foundries

A part of the Northwest 1/4 of Section 36, T6N, R2W, SLB & M
Also Lots 32 thru 36, Ogden Commercial & Industrial Park – Plat "B"
and Lots 62 & 63 Ogden Commercial & Industrial Park – Plat "C"

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544

SCALE	1" = 50'	DATE	24 Oct. 1994	DRWG NO
DRAWN	bjb	REVISIONS	28 Oct. 1994 3 Nov. 1994	CS-94-71
	94-71			

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