DRAWING NUMBER 001169
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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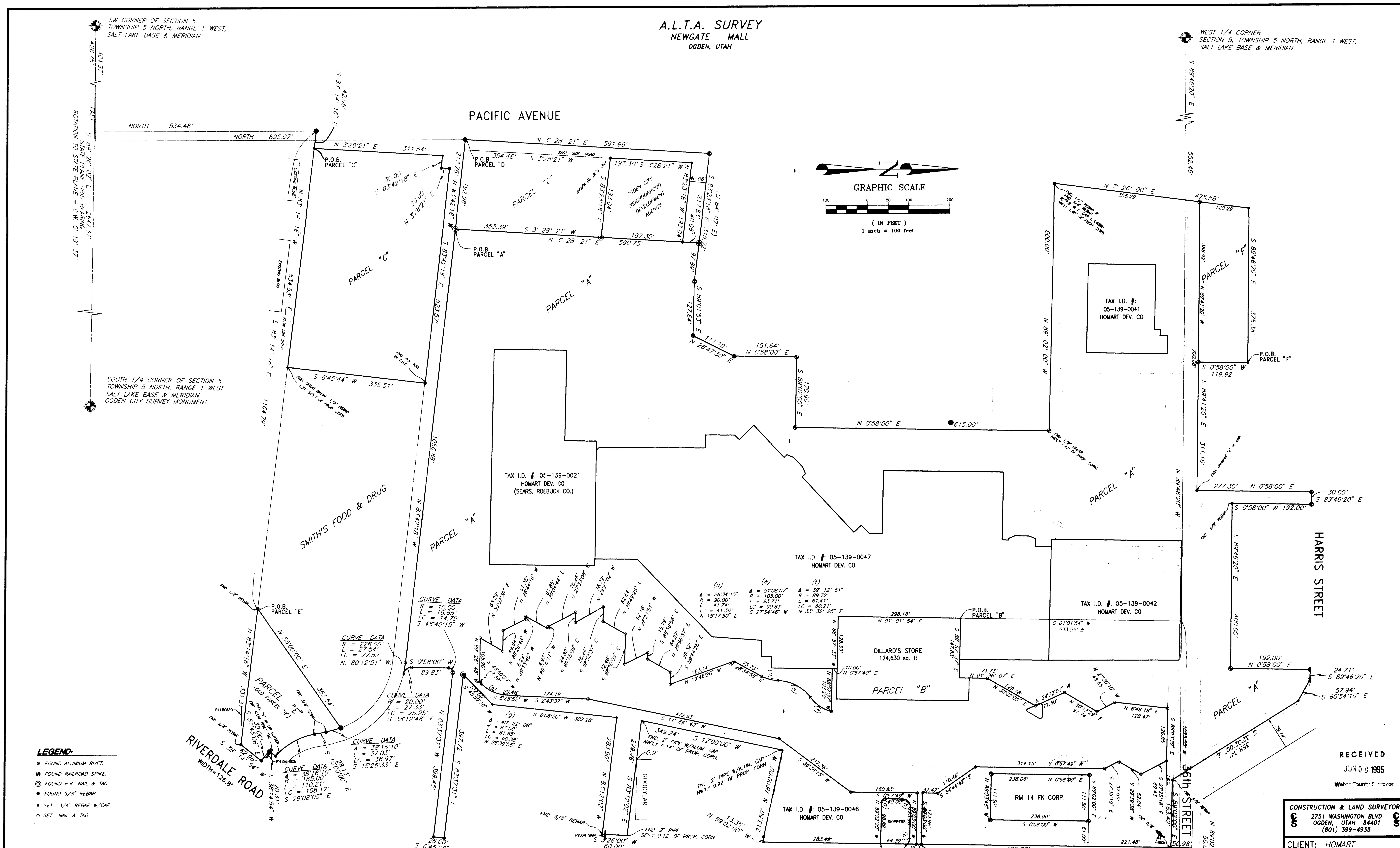
A.L.T.A. SURVEY
NEWGATE MALL
OGDEN, UTAH



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JUN 08 1995
Weber County Surveyor

AMERICAN LAND TITLE ASSOCIATION/ACSM SURVEY	BOUNDARY SURVEY	
CONSTRUCTION & LAND SURVEYORS L.L.C. 2751 WASHINGTON BLVD. SUITE 3 OGDEN, UTAH 84403 OGDEN (801)399-4935 FAX (801)399-4155	DRAWING DATE: 14 APR 95; DRAWN BY: CLS; SCALE: 1"=100'-0"; REVISIONS:	DRAWING No: 1 of 5

CONSTRUCTION & LAND SURVEYORS
2751 WASHINGTON BLVD
OGDEN, UTAH 84401
(801) 399-4935

CLIENT: HOMART DEVELOPMENT CO.

SURVEY LOCATION: NEWGATE MALL OGDEN, UTAH

A.L.T.A./ACSM SURVEY

JOB NO. PS95-10	DRW BY: CLS	CHK BY:
NAME DRAWING	BOUNDARY SURVEY	1/5

001169

DRAWING NUMBER
001170
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
DRAWING NUMBER 001170 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 075AR
DRAWING NUMBER 001170 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 075AR
DRAWING NUMBER 001170 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 075AR

LEGAL DESCRIPTIONS
NEWGATE MALL
OGDEN, UTAH

THE FOLLOWING EASEMENTS ARE AS PROVIDED TO CONSTRUCTION & LAND SURVEYORS BY THE CHICAGO TITLE COMPANY AND REFERENCED HEREON HAVE BEEN PLOTTED IN THEIR APPROXIMATE LOCATIONS, AS SHOWN ON A.L.T.A. SURVEY ON SHEET 2 OF 5.

NO.	(EXCEP. NO.)	EASEMENT TO	FOR	DATE	BOOK/PAGE	
10	(3)	UTAH POWER & LIGHT	POWER LINES	5/24/1913	H - 410	(LEASES)
11	(4)	SOUTH OGDEN CITY	SEWER	6/14/1937	X - 263	(LEASES)
12	(5)	STATE ROAD COMM. OF UT.	SLOPE	10/29/1958	594-112	(RECORDS)
13	(6)	MT FUEL SUPPLY CO.	GAS LINE	6/26/1959	618-258	(RECORDS)
14	--	MT FUEL SUPPLY CO	GAS LINE	9/10/59	623-46	(RECORDS)
15	(7)	MT FUEL SUPPLY CO.	GAS LINE	8/19/1960	655-419	(RECORDS)
17	--	MT FUEL SUPPLY CO.	GAS LINE	10/7/60	659-299	(RECORDS)
18	(8)	CENT. WEBER SEWER	SEWER	10/18/1966	848-46	(RECORDS)
19	--	UTAH POWER & LIGHT	POWER LINES	AS EXISTS ON EAST SIDE OF PACIFIC AVE		
20	--	FIRESTONE	R.O.W.	3/23/71	962-312	(RECORDS)
21	(10)	MT FUEL SUPPLY CO.	GAS LINE	5/31/1973	1025-886	(RECORDS)
22	(11)	MT FUEL SUPPLY CO.	GAS LINE	6/04/1974	1055-486	(RECORDS)
23	--	MT STATES TEL & TEL CO.	TEL. LINE	12/13/77	1214-843	(RECORDS)
24	(12)	MT STATES TEL & TEL CO	TEL & R.O.W.	12/13/77	1214-847	(RECORDS)
25	--	MT STATES TEL & TEL CO.	TEL LINE	12/13/77	1214-853	(RECORDS)
26	(13)	NO DATA PROVIDED	WD/R.O.W.	3/27/1980	1350-438	RECORDS)
27	--	REDMAN VAN & STORAGE	SPUR TRACK	NON-EXCLUSIVE R.O.W.	PREVIOUS SURVEY 1982.	
28	(15)	ALL WHOM ARE REFERRED TO AS OWNERS	RECIP. ESMTS	3/31/1978	1233-546 (1088-395).	(RECORDS)
29	(16)	WEBER CANAL WATER CO.	IRR. PIPE	8/8/1980	1363-70	(RECORDS)
30	(18)	HOMART DEV. & SKAGGS PROP.	RESTRICT. & EASEMENT	1980	1363-131	(RECORDS)
30A	(17)	SKAGGS PROPERTIES INC.	EASEMENTS	8/08/1980	1363-86	(RECORDS)
30C	(17A)	NEWMART	1RST AMEND.	10/07/1981	1391-8	(RECORDS)
30B	(19)	DEAN O. BURCH	SEWER LINE	10/02/1980	1367-1111	(RECORDS)
31	(20)	MT FUEL SUPPLY CO	GAS LINE	11/24/1980	1371-1266	(RECORDS)
32	(21)	RIVERDALE CITY	WATER LINE	3/23/1981	1378-1223	(RECORDS)
33	(22)	UTAH POWER & LIGHT	POWER LINES	5/01/1981	1381-188	(RECORDS)
34	(23)	MT FUEL SUPPLY CO.	GAS LINE	5/01/1981	1381-238	(RECORDS)
35	(24)	MT STATES TEL&TEL CO NOTE: AS SHOWN ON EXHIBIT A.	TEL LINES	5/21/1981	1382-530	(RECORDS)
36	(25)	KEN-SAN PROPERTIES	EASEMENT	6/11/1981	1383-1189	(RECORDS)
37D	(26)	NEWMART	EASEMENT	4/23/1981	1380-1041	(RECORDS)
37E	(26)	NEWMART	ROADWAY ESMT	4/23/1981	1380-1041	(RECORDS)
37F	(26)	J. RON STACEY	BLDG SETBACK & PARKING RESTRICTION LINE		1380-1041	(RECORDS)
37G	--	HOMART DEV. & PHAR-MOR	MEMORADUM OF LEASE/ESM'T PARKING STALLS	4/29/91	1598-1312	(RECORDS)
38	--	ORDINANCE	REDEVELOPMENT	8/26/80	1364-680	(RECORDS)
38A	--	NOTICE OF ADOPTION	REDEVELOPMENT	8/19/85	1473-1261	(RECORDS)
39A	(27)	MT. WEST SAVINGS	WATER LINE	10/07/81	1391-26	(RECORDS)
39B	(27)	MT WEST SAVINGS	SEWER LINE	10/07/1981	1391-26	(RECORDS)
39C	(27)	MT WEST SAVINGS	SEWER LINE	10/07/1981	1391-26	(RECORDS)
39D	(27)	MT WEST SAVINGS	ROADWAY ESMT.	10/07/1981	1391-26	(RECORDS)
41	(28)	UTAH POWER & LIGHT CO.	POWER LINE	1/28/1982	1396-1475	(RECORDS)
42	(40)	FURRS CAFETERIA, K-MART & LYNX PROPERTIES CORP.	EASEMENT & AGREEMENT	N/A/V	1449-1255	(RECORDS)
43	--	HOMART DEV. CO.	SUB DRAIN	10/29/90	1588-2859	(RECORDS)
44	--	HOMART DEV. CO.	R.O.W.	10/29/90	1588-2859	(RECORDS)
45	--	HOMART DEV. CO.	WATER LINE	10/29/90	1588-2859	(RECORDS)
46	--	MT FUEL SUPPLY CO.	R.O.W./ESM'T.	N/A/V	655-421	(RECORDS)
47	--	HERMES & ASSOC.	R.O.W.	N/A/V	1322-091	(RECORDS)
48	(38)	MOORE AND COMPANY	AGREEMENT	DEC. 1982	1415-999	(RECORDS)
49	(39)	SKIPPERS INC.	AGREEMENT/ESM'T.	4/24/84	1447-844	(RECORDS)
50A	--	SEARS	PARKING LESS AREA	6/10/89	1361-151	(RECORDS)
51	--	SEARS	ASSIGNED AREA FOR PARKING	6/10/89	1361-151	(RECORDS)
51A	--	SEARS	PARKING LESS AREA	6/10/89	1361-151	(RECORDS)
52	(13)	CORY PROPERTIES	R.O.W.	1/1/76	1350-438	(RECORDS)
53	--	UTAH POWER & LIGHT	TEL. LINE	8/01/44	199-153	(RECORDS)
54	--	RESEARCH INVESTMENT (AS DISCLOSED BY KELLCO ENG. SURVEY 12/17/85	VIEW CORRIDOR RESTRICT. & ESM'T.	12/30/85	1482-1115	(RECORDS)
			POWER LINE	5/1/81	1381-191	(RECORDS)
55	--	UTAH POWER & LIGHT	AGREEMENT	7/10/80	1361-175	(RECORDS)
56	(35a)	F.W. WOOLWORTH CO.	AGREEMENT/ESM'T	8/8/80	1363-86	(RECORDS)
57	(17)	SKAGGS PROPERTIES INC.	POWER LINES	8/25/44	199-150	(RECORDS)
58	--	UTAH POWER & LIGHT	R/W & ESM'T.	9/22/94	1731-2225	(1734-1173)
59	(29A & 29)	MT. FUEL SUPPLY CO.	ESM'T.	9/22/94	1731-2225	(RECORDS)
60	(30)	U.S. WEST COMM.	ESM'T.	9/22/94	1731-2227	(RECORDS)
61	(31)	U.S. WEST COMM.	R/W & ESM'T	9/22/94	1731-2228	(RECORDS)
62	(32)	PACIFICORP	R/W & ESM'T	9/22/94	1731-2229	(RECORDS)
63	(33)	PACIFICORP	R/W & ESM'T	9/22/94	1731-2231	(RECORDS)
64	(34)	PACIFICORP	RELEASE ESM'T.	9/20/94	1734-1175	(RECORDS)
65	(7b)	HOMART DEV. CO.	R/W & ESM'T.	9/14/94	1734-1173	(1731-2225)
66	(29a)	MT. FUEL SUPPLY CO.	LEASE	6/01/60	667-607	(RECORDS)
67	(35)	OGDEN INVESTMENTS & F.W. WOOLWORTH CO.	(SHORT FORM).			
68	(35b)	WILSHIRE-RIDGELEY REALTY & GEORGE W. ELKINS	ASSIGNMENT OF LEASE	2/16/73	1017-66	(RECORDS)
68	(35c)	WILSHIRE-RIDGELEY REALTY & GEORGE W. ELKINS	ASSIGNMENT OF LEASE	2/21/73	1017-68	(RECORDS)
69	(37)	NEWMART ASSOC./ SEARS	LEASE DEV. AGREM'T.	7/10/80	1361-001	(RECORDS)
70	(35d)	NEWMART ASSOC.	ASSIGNMENT & ASSUMPTION OF LEASE	10/4/79	1328- 469	(RECORDS)
71	(36)	NEWMART ASSOCIATES & MERVYN'S.	SHORT FORM LEASE	6/2/80	1359- 646	(RECORDS)
72	(36a)	HOMART DEV. & MERVYN'S	3rd AMENDMENT OF LEASE	4/27/94	1722-2716	(RECORDS)
73	(41)	SMITHS FOOD & DRUG CENTERS.	R/W	7/22/93	1675-1123	(RECORDS)
74	(43)	HOMART DEV. & DILLARD DEPARTMENT STORES.	ESM'T AGREEMENT	11/15/94	1737-2999	(RECORDS)
75	(22a)	dba. UTAH POWER & LIGHT	ESM'T CONTRACT	9/22/94	1731-2233	(RECORDS)
76	(7a)	MT FUEL SUPPLY CO.	QCD/ESM'T	9/22/94	1731-2241	(RECORDS)
77	(31)	U.S. WEST COMM.	RELEASE ESM'T.	9/22/94	1731-2228	(RECORDS)
78	(24a)	U.S. WEST COMM.	RELEASE ESM'T.	9/20/94	1731-2236	(RECORDS)
79		SCALED LOCATION OF EAST EDGE OF WEBER RIVER FLOOD ZONE "B", 500 YEAR FLOOD PLAIN				
80		SCALED LOCATION OF NORTH EDGE OF BURCH CREEK FLOOD ZONE "A", 100 YEAR FLOOD PLAIN				

NOTES ON EASEMENTS:
N/D/P - NO DATA PROVIDED.
N/A/V - NOT ABLE TO VERIFY.
ESM'T.- EASEMENT.
SOME LOCATIONS WERE TAKEN FROM A PREVIOUS SURVEY OF 1982 BY KELLCO ENGINEERS.

PARCEL "A"
A PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, AND A PART OF LOTS 2 AND 3 OF BURCH ADDITION TO SOUTH OGDEN CITY, WEBER COUNTY, UTAH:
BEGINNING AT A POINT WHICH BEARS EAST 426.75 FEET, NORTH 895.07 FEET TO THE CENTER OF A 3 ROD ROAD (PACIFIC AVENUE) AND S. 83° 42' 18" E. 217.76 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5, AND RUNNING THENCE N. 03° 38' 21" E. 590.75 FEET TO A FENCE, THENCE ALONG SAID FENCE S. 83° 23' 18" E. 97.89 FEET (S. 84° 07' E. DEED), THENCE S. 89° 01' 53" E. 127.64 FEET, THENCE N. 26° 47' 30" E. 111.10 FEET, THENCE N. 0° 58' E. 151.64 FEET, THENCE S. 89° 02' E. 170.90 FEET, THENCE N. 0° 58' E. 615.00 FEET, THENCE N. 89° 02' W. 600.00 FEET TO THE EAST LINE OF PACIFIC AVE. THENCE ALONG SAID EAST LINE N. 07° 26' E. 475.58 FEET, THENCE S. 89° 46' 20" E. 375.38 FEET, THENCE S. 0° 58' 00 W. 119.92 FEET, THENCE S. 89° 41' 20" E. 311.16 FEET, THENCE N. 0° 58' 00" E. 277.30 FEET TO THE SOUTH LINE HARRIS STREET, THENCE ALONG SAID SOUTH LINE S. 89° 46' 20" E. 30.00 FEET, THENCE S. 0° 58' W. 192.00 FEET, THENCE S. 89° 46' 20" E. 400.00 FEET, THENCE N. 0° 58' E. 192.00 FEET TO THE SOUTH LINE OF HARRIS STREET, THENCE ALONG SAID SOUTH LINE S. 89° 46' 20" E. 24.71 FEET, THENCE S. 60° 54' 10" E. 57.94 FEET, THENCE S. 32° 02' E. 358.34 FEET, THENCE S. 89° 02' E. 163.42 FEET TO A POINT ON THE WEST LINE OF WALL AVENUE SAID POINT BEARS N. 89° 46' 20" W. 524.92 FEET AND S.0° 58' W. 21.13 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE S. 0° 58' W. 985.84+- FEET ALONG WEST LINE OF WALL AVENUE, THENCE N. 89° 02' W. 13.35 FEET, THENCE N. 78° W. 213.50 FEET, THENCE S. 12° W. 349.24 FEET (TO A FENCE DEED), THENCE (ALONG SAID FENCE DEED) S. 83° 12' 02" E. 279.76 FEET TO THE WEST LINE OF WALL AVENUE AS WIDENED IN 1959 BY ORDER RECORDED IN BOOK 621 PAGE 183 OF THE WEBER COUNTY RECORDS, THENCE S. 3° 26' W. 60.00 FEET ALONG SAID WEST LINE, THENCE N. 83° 12' 02" W. 283.90 FEET TO A POINT WHICH BEARS N. 6° 08' 20" E. FROM THE NORTHEAST CORNER OF PROPERTY CONVEYED TO HERMES ASSOCIATES BY WARRANTY DEED RECORDED IN BOOK 1234 PAGE 331 OF THE WEBER COUNTY RECORDS, THENCE S. 6° 08' 20" W. 302.28 FEET, THENCE N. 83° 37' 31" W. 102.09 FEET (TO A FENCE DEED), THENCE (ALONG SAID FENCE DEED) S. 83° 37' 31" E. 397.72 FEET, THENCE S. 6° 45' W. 26.0 FEET, THENCE N. 83° 37' 31" W. 399.45 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 10 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 16.65 FEET (L.C.BEARS S. 48° 40' 15" W. 14.79 FEET), THENCE S. 0° 58' W. 89.83 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.33 FEET (L.C.BEARS S.38° 12' 48" E. 25.25 FEET), THENCE NORTHWESTERLY ALONG THE ARC OF A 226 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.33 FEET (L.C.BEARS N. 80° 12' 51" W. 27.54 FEET), THENCE N. 83° 42' 18" W. 1056.88 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE RM 14 FK CORP. PARCEL AS FOLLOWS:
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH:
BEGINNING AT A POINT WHICH BEARS N. 89° 46' 20" W. 524.92 FEET ALONG THE QUARTER SECTION LINE, S. 0° 58' W. 221.48 FEET ALONG THE WEST LINE OF WALL AVENUE AND N. 89° 02' W. 61.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5, ALSO BEING A POINT N. 89° 27' W. 521.75 FEET, S. 0° 58' W. 2866.93 FEET ALONG THE WEST LINE OF WALL AVENUE AND N. 89° 02' W. 61.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, AND RUNNING THENCE S. 0° 58' W. 238.00 FEET, THENCE N. 89° 02' W. 111.50 FEET, THENCE N. 0° 58' E. 238.00 FEET, THENCE S. 89° 02' E. 111.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 26,537 SQUARE FEET, OR 0.609 ACRES.
ALSO EXCEPTING THEREFROM THE SKIPPERS PARCEL AS FOLLOWS:
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, UTAH:
BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE WHICH BEARS N. 89° 46' 20" W. 524.92 FEET TO THE WEST LINE OF WALL AVENUE AND S. 0° 58' W. 723.63 FEET ALONG THE WEST LINE OF WALL AVENUE FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 5 AND RUNNING THENCE N. 89° 02' W. 98.88 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF A 10 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 15.71 FEET (L.C.BEARS N. 44° 02' W. 14.14 FEET), THENCE N. 0° 58' E. 40.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.41 FEET (L.C.BEARS N. 45° 58' E. 28.28 FEET), THENCE S. 89° 02' E. 75.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 15.34 FEET (L.C.BEARS S. 67° 03' 35" E. 14.97 FEET) TO THE WEST LINE OF WALL AVENUE, THENCE ALONG SAID WEST LINE S. 0° 58' W. 64.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,489 SQUARE FEET OR 0.172 ACRES.
ALSO EXCEPTING THE FOLLOWING LEGAL DESCRIPTION OF THE DILLARDS

(PARCEL "B") DILLARD'S PARCEL
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH BEARS N. 89° 46' 20" W. 1073.55 FEET ALONG SECTION LINE AND S. 01° 01' 54" W. 533.55 FEET MORE OR LESS TO THE NORTHWEST FOUNDATION CORNER OF THE DILLARDS BUILDING FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE S. 88° 57' 37" E. 147.83 FEET ALONG SAID FOUNDATION TO AN ANGLE POINT, THENCE N. 01° 36' 07" E. 71.73 FEET ALONG AND BEYOND SAID BUILDING, THENCE N. 30° 02' 00" E. 129.18 FEET, THENCE N. 24° 32' 01" W. 77.30 FEET, THENCE N. 30° 17' 29" E. 91.74 FEET, THENCE N. 27° 30' 10" W. 48.55 FEET, THENCE N. 06° 48' 16" E. 128.47 FEET TO THE TOP BACK OF CURB, THENCE S. 89° 03' 39" E. 126.85 FEET ALONG SAID CURB, THENCE S. 27° 25' 18" E. 69.43 FEET, THENCE S. 29° 39' 38" W. 62.04 FEET, THENCE S. 27° 35' 19" E. 37.05 FEET, THENCE S. 0° 57' 49" W. 314.15 FEET, THENCE S. 34° 44' 42" E. 110.46 FEET, THENCE S. 0° 57' 49" W. 37.47 FEET, THENCE S. 89° 03' 00" E. 123.96 FEET TO THE WEST LINE OF WALL AVENUE, THENCE S. 0° 58' 00" W. 12.00 FEET ALONG SAID STREET, THENCE N. 89° 03' 00" W. 123.96 FEET, THENCE S. 0° 57' 49" W. 160.83 FEET, THENCE S. 36° 36' 15" W. 217.36 FEET, THENCE S. 11° 56' 40" W. 472.63 FEET, THENCE S. 02° 43' 37" W. 174.19 FEET, THENCE S.05° 28' 52" W. 29.46 FEET, THENCE ALONG THE ARC OF A 87.50 FOOT RADIUS CURVE TO THE RIGHT 61.65 FEET (L.C. BEARS S. 25° 39' 55' W. 60.38 FEET), THENCE S. 45° 50' 59" W. 7.39 FEET, THENCE N. 30° 07' 39" E. 63.29 FEET, N. 89° 26' 48" W. 105.90 FEET, THENCE N. 89° 26' 48" W. 49.84 FEET, THENCE N. 26° 44' 16" W. 61.38 FEET, THENCE N. 89° 13' 45" W. 6.29 FEET, THENCE N. 29° 04' 44" E. 61.85 FEET, THENCE N.89° 15' 11" W. 4.95 FEET, THENCE N. 27° 33' 08" W. 75.26 FEET, THENCE S. 89° 15' 08" E. 24.80 FEET, THENCE N. 29° 21' 02' W. 76.79 FEET, THENCE S. 88° 53' 37" E. 35.24 FEET, THENCE N. 29° 49' 25" E. 62.64 FEET, THENCE S. 88° 50' 08" E. 72.48 FEET, THENCE N. 26° 21' 51" W. 62.16 FEET, THENCE S. 88° 56' 56" E. 15.79 FEET, THENCE N. 29° 56' 37" E. 64.07 FEET, THENCE S. 89° 44' 25" E. 29.32 FEET, THENCE N. 19° 46'26" W. 163.14 FEET TO THE CENTERLINE OF A ROADWAY, THENCE FOUR COURSES ALONG SAID ROADWAY AS FOLLOWS: N. 28° 34' 58" E. 75.73 FEET, THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT 41.74 FEET (L.C. BEARS N. 15° 17' 50" E. 41.36 FEET), THENCE ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE RIGHT 93.71 FEET (L.C. BEARS N. 27° 34' 46" E. 90.63 FEET), THENCE ALONG THE ARC OF A 89.72 FOOT RADIUS CURVE TO THE LEFT 61.41 FEET (L.C. BEARS N. 33° 32' 25" E. 60.21 FEET) TO A POINT WHICH IS PARALLEL AND SOUTH 10.00 FEET FROM THE SOUTH LINE OF THE FOUNDATION OF THE DILLARDS BUILDING, THENCE N. 88° 57' 37" W. 103.20 FEET TO THE EAST BUILDING LINE OF NEWGATE MALL, THENCE N. 0° 57' 40" E. 10.00 FEET MORE OR LESS TO THE SOUTH SIDE OF THE BUILDING FOUNDATION OF DILLARDS, THENCE N. 88° 57' 37" W. 128.33 FEET MORE OR LESS ALONG SAID FOUNDATION TO THE SOUTHWEST CORNER OF SAID BUILDING FOUNDATION, THENCE N. 01° 01' 54" E. 298.18 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 7.9 ACRES, MORE OR LESS

ADDITIONAL PARCELS AS FOLLOWS:

PARCEL "C" (OLD PARCEL "C").
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERDALE CITY, WEBER COUNTY, UTAH.
BEGINNING AT A POINT WHICH BEARS EAST 404.87 FEET, NORTH 534.48 FEET TO THE CENTER LINE OF PACIFIC AVENUE AND S. 83° 14' 16" E. 42.06 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5, AND RUNNING THENCE N. 03° 28' 21" E. 311.54 FEET ALONG THE EAST LINE OF PACIFIC AVENUE, THENCE S. 83° 42' 18" E 30.00 FEET, THENCE N. 03° 28' 21" E. 20.00 FEET, THENCE S. 83° 42' 18" E. 523.57 FEET TO THE WEST LINE OF (SKAGGS PROPERTIES) SMITH FOOD AND DRUG PROPERTY, THENCE ALONG SAID WEST LINE S. 06° 45' 44" W. 335.51 FEET, THENCE N. 83° 14' 16" W. 534.53 FEET TO THE POINT OF BEGINNING.
CONTAINING 180,724 SQUARE FEET OR 4.15 ACRES.

PARCEL "D" (PART OF OLD PARCEL "D").
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH.
BEGINNING AT A POINT WHICH BEARS EAST 426.75 FEET AND NORTH 895.07 FEET TO THE CENTER OF A 3 ROD ROAD (PACIFIC AVENUE) FROM THE SOUTHWEST CORNER OF SAID SECTION 5 AND RUNNING THENCE N. 03° 28' 21" E. 591.96 FEET ALONG THE CENTERLINE OF PACIFIC AVENUE TO A POINT ON A PROJECTION OF A FENCE TO THE EAST, THENCE S. 83° 23' 18" E. 217.83 FEET (S. 83° 03'41" E. STATE PLANE GRID BEARING) ALONG SAID FENCE, THENCE S. 03° 28' 21" W. (S. 03° 47' 58" W. S.P.G.B.) 40.06 FEET, THENCE N.83° 23' 18" W.(N. 83° 03' 41" W. S.P.G.B.) 193.04 FEET TO THE EAST LINE OF PACIFIC AVENUE, THENCE S. 03° 28' 21" W. (S. 03° 47' 58" W. S.P.G.B.) 197.30 FEET ALONG SAID EAST LINE, THENCE S. 83° 23' 18" E. (S. 83° 03' 41" E. S.P.G.B.) 193.04 FEET, THENCE S. 03° 28' 21" W. (S. 03° 47' 58" W. S.P.G.B.) 353.39 FEET TO A POINT WHICH BEARS S. 83° 42' 18" E. OF THE POINT OF BEGINNING, THENCE N. 83° 42' 18" W. (N. 83° 22' 41" W. S.P.G.B.) 217.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 90,590 SQUARE FEET OR 2.07 ACRES.

PARCEL "E" (OLD PARCEL "B")
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERDALE CITY, WEBER COUNTY, UTAH.
BEGINNING AT A POINT WHICH BEARS EAST 404.57 FEET, NORTH 534.48 FEET AND S. 83° 14' 16" E. 1164.79 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5 AND RUNNING THENCE N. 55° E. 353.54 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 195 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 37.03 FEET (L.C.BEARS S. 15° 26' 33" E. 36.97 FEET), THENCE S. 10° E. 28.13 FEET, THENCE SOUTHEASTERLY ALONG THE ARC A 165 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 110.21 FEET (L.C.BEARS S. 29° 08' 05" E. 108.17 FEET), THENCE S. 38° 14' 54" W. 20.31 FEET, THENCE S. 51° 45' 06" E. 30.00 FEET TO THE WEST LINE OF RIVERDALE ROAD, THENCE ALONG SAID WEST LINE S. 38° 14' 54" W. 62.98 FEET, THENCE N. 83° 14' 16" W. 331.31 FEET TO THE POINT OF BEGINNING.
CONTAINING 43,124 SQUARE FEET OR 0.99 ACRES.

PARCEL "F"
A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH.
BEGINNING AT A POINT WHICH BEARS N.89°46'20"W. 524.9 FEET ALONG THE QUARTER SECTION LINE, N.0°58'E. 318.87 FEET (319.33 FEET MEASURED), AND S. 0°58'W. N.89°46'20"W. 1174.10 FEET (1176.38 FEET MEASURED), AND S. 0°58'W. 165.74 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 5, ALSO BEING A POINT N.89°27'W. 521.75 FEET, S.00°58'W 2326.58 FEET, N.89°46'20"W 1174.10 FEET AND S.00°58'W. 165.74 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST CORNER OF SAID SECTION 5, AND RUNNING THENCE S.0°58'W. 119.92 FEET, THENCE N.89°41'20"W. 388.92 FEET TO THE EAST LINE OF PACIFIC AVENUE, THENCE ALONG SAID EAST LINE N.7°26'E. 120.29 FEET, THENCE S.89°46'20"E. 375.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 45,717 SQ. FT.

SURVEY CERTIFICATION

The undersigned hereby certifies to Homart Development Co., a Delaware corporation, and Chicago Title Insurance Company and Founders Title, that (a) this survey was made in accordance with the Minimum Standard Detail Requirements for A.L.T.A./ASCM Land Title Surveys as adopted by American Land Title Association and American Congress on Surveying & Mapping 1992 (Urban Class); (b) this survey is true and correct, was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines, dimensions, and area of the land indicated hereon and each individual parcel thereof indicated hereon; (c) all monuments shown hereon actually exist except where otherwise noted and the location of such monuments are correctly shown; (d) this survey correctly shows the location and dimensions of all buildings, structures, other improvements, and visible items on the subject property; (e) this survey correctly shows the location and dimensions of all alleys, streets, roads, right-of-ways, easements, building setback lines, and other matters of record, of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (f) except as shown, there are no (1) improvements, visible easements, right-of-ways, party walls, drainage ditches, streams, visible uses, visible discrepancies, or conflicts, (2) visible encroachments onto adjoining premises, streets or alleys by any of said buildings, structures, or other improvements, (3) visible encroachments onto the subject property by buildings, structures, or other improvements situated on adjoining premises, or (4) encroachments on any easement, building setback line, or other restricted area by any buildings, structures, or other improvements on the subject property; (g) the distance from the nearest intersecting street or road is as shown hereon; (h) the subject property has direct and free access to a dedicated public street or road as shown hereon; and (i) no part of the subject property lies in a Special Flood Hazard Area or other flood hazard, or flood plain area however designated except where otherwise noted on sheet 4/4, as determined in accordance with criteria established by the Federal Insurance Administration, or as determined in accordance with criteria established by any city or other governmental authority having jurisdiction.

4/14/95
DATED

R.L.S. #7511 CYNTHIA L. ROBINETT

REGISTERED LAND SURVEYOR
NO. 7511
CYNTHIA L. ROBINETT
STATE OF UTAH

BUILDING ZONE – CP-3
SEE ACCOMPANYING 8 1/2x11 SHEETS SHOWING ZONING MAP AND USE REGULATIONS.

NFIP FLOOD ZONE – FLOOD ZONE "C"
EXCEPTIONS 1. WEST EDGE OF PROPERTY IS FLOOD ZONE "B" WITHIN THE 500 YEAR FLOOD PLAIN OF THE WEBER RIVER.
2. SOUTH EDGE OF PROPERTY ALONG PARCELS C AND E IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD PLAIN OF BURCH CREEK.
SEE ACCOMPANYING 8 1/2x11 SHEETS SHOWING THE FLOOD ZONES IN OGDEN AND RIVERDALE CITY.

RECEIVED
JUN 0 8 1995
Weber County [illegible]

CONSTRUCTION & LAND SURVEYORS
2751 WASHINGTON BLVD
OGDEN, UTAH 84401
(801) 399-4935

CLIENT: HOMART DEVELOPMENT CO.

SURVEY LOCATION:
NEWGATE MALL
OGDEN, UTAH

A.L.T.A./ACSM SURVEY

JOB NO. PS95-10	DRW BY: CLS	
	CHK BY:	
NAME DRAWING: EASEMENTS, DESCRIP. AND CERTIFICATION		3/5

001170

AMERICAN LAND TITLE ASSOCIATION/ACSM SURVEY

EASEMENTS, DESCRIPTION AND CERTIFICATION

CONSTRUCTION & LAND SURVEYORS L.L.C.
2751 WASHINGTON BLVD. SUITE 3
OGDEN, UTAH 84403
OGDEN (801)399-4935 FAX (801)399-4155

DRAWING DATE: 14 APR 95	REVISIONS:	DRAWING No:
DRAWN BY: CLS		3 of 5
SCALE:		