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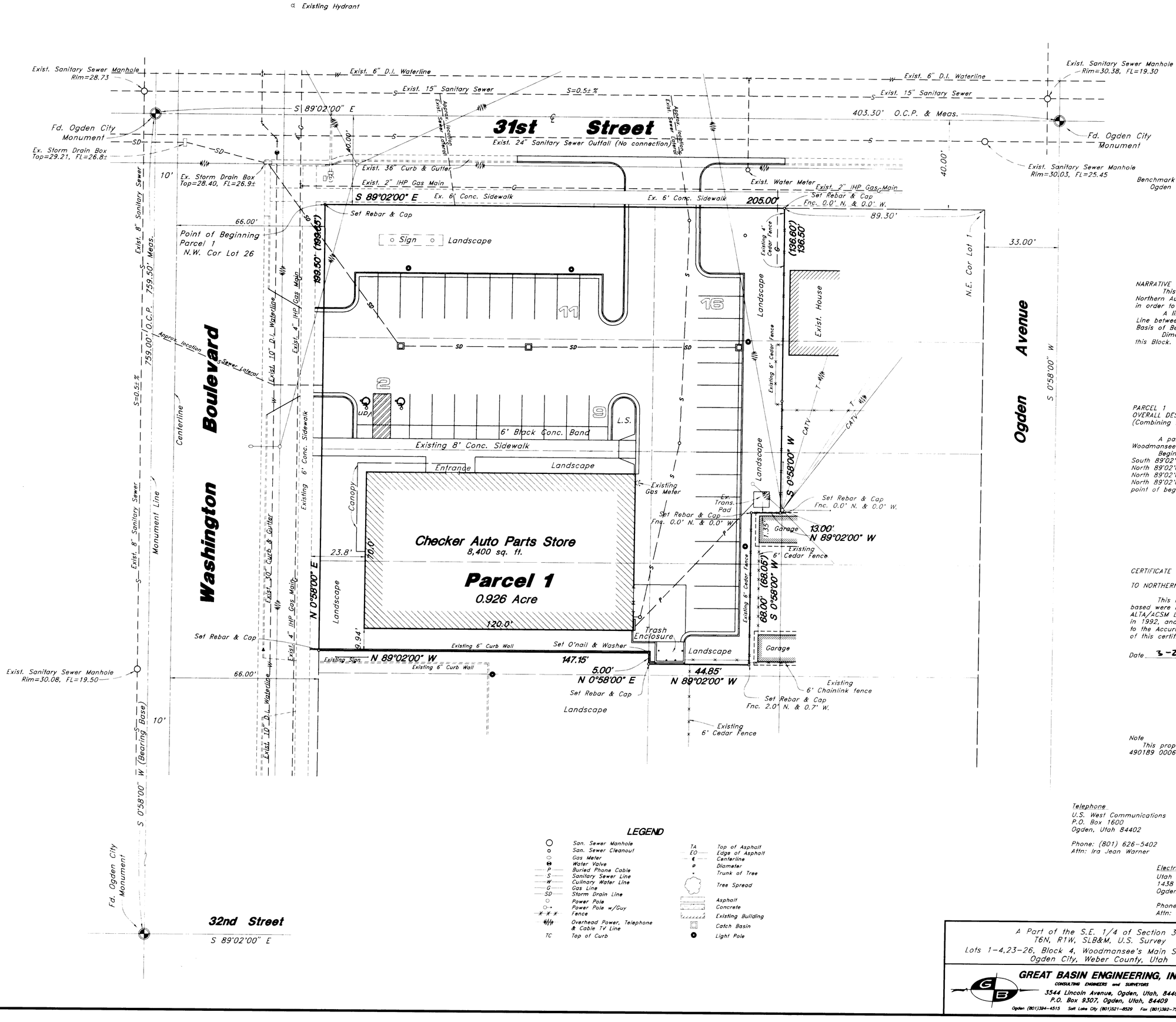

NARRATIVE

This Topographical survey was ordered by Lynn Morgan (Arch), for Northern Automotive, and was surveyed for Petersen Investment II in Oct. 1992 in order to establish property lines.

A line bearing North 0°58'00" East along the Washington Boulevard Monument Line between the Ogden City Monuments at 31st and 32nd Street was used as the Basis of Bearing.

Dimensions in parenthesis reflect proration of a North-South Overage in this Block. The corners set in 1992 were found as noted on the Drawing.

PARCEL 1
OVERALL DESCRIPTION:
(Combining Parcels 04-023-0061, 0060, 0059, 0058, 0033, 0034 and 0035)

A part of Lots 1, 2, 3, 4 and 23, and all of Lots 24, 25 and 26, Block 4, Woodmansee's Main Street Addition, Ogden City, Weber County, Utah:

Beginning at the Northwest Corner of said Lot 26 and running thence South 89°02'00" East 205.00 feet; thence South 0°58'00" West 136.50 feet; thence North 89°02'00" West 13.00 feet; thence South 0°58'00" West 68.00 feet; thence North 89°02'00" West 44.85 feet; thence North 0°58'00" East 5.00 feet; thence North 89°02'00" West 147.15 feet; thence North 0°58'00" East 199.50 feet; to the point of beginning.

(As Staked) Contains 40,333 Square Feet or 0.926 Acre
(Deed) Contains 40,303 Square Feet or 0.925 Acre

CERTIFICATE

TO NORTHERN AUTOMOTIVE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1,3,4,7a,8,9,10 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ASCM and in effect on the date of this certification) of a Urban Survey.

Date 3-20-96

REGISTERED LAND SURVEYOR No. 171798 Gary L. Petersen Licensed State of Utah

Note
This property lies within Zone C of the Flood Insurance Rate Map panel number 490189 0006B dated 19 January, 1983. Zone C is areas of minimal flooding (No shading).

Utility Company Information

Telephone	Water, Sanitary Sewer & Storm Drain	Cable TV
U.S. West Communications P.O. Box 1600 Ogden, Utah 84402 Phone: (801) 626-5402 Attn: Ira Jean Warner	Ogden City Engineering 2484 Washington Blvd. 2nd Floor Ogden, Utah 84401 Phone: (801) 629-8901 Attn: Wayne, Building Inspection	TCI Cablevision of Utah, Inc. 3585 Harrison Blvd. Suite 100 Ogden, Utah 84401 Phone: (801) 394-7891 Attn: Cory Mauchley

Electrical	Gas
Utah Power & Light 1438 West 2550 South Ogden, Utah 84401 Phone: (801) 629-4415 Attn: Larry Coles	Mountain Fuel Supply 2940 Washington Blvd. Ogden, Utah 84401 Phone: (801) 621-3262 Attn: Dick Thomas

RECEIVED
MAY 14 1996
Weber County Surveyor

A Part of the S.E. 1/4 of Section 32, T6N, R1W, SLB&M, U.S. Survey
Lots 1-4,23-26, Block 4, Woodmansee's Main Street Addition
Ogden City, Weber County, Utah

As Built A.L.T.A. Survey
Northern Automotive
3116 Washington Boulevard
Ordered by: Lynn Morgan AIA

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

DATE : 27 Dec, 1995
DRAWN : bjb/DGA
SCALE : 1" = 20'
REVISIONS : 95-138
DRWG. NO. TS-95-13

Weber County Surveyor

001335