DRAWING NUMBER 001435

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THE UNDERSIGNED HEREBY CERTIFIES TO BANNERS SECURITY LIFE INSURANCE COMPANY, THE BOYER COMPANY, AND THE TITLE COMPANY THAT THIS SURVEY CORRECTLY SHOWS THE PREMISES DESCRIBED HEREIN; THE LOCATION OF ALL BUILDINGS STRUCTURES AND OTHER IMPROVEMENTS LOCATED THEREON; ALL APPLICABLE SETBACK LINES, RESTRICTIONS AND ENCUMBRANCES ON OR FROM THE PREMISES OR THAT ARE KNOWN TO THE UNDERSIGNED; THAT ALL VISIBLE ON THE PREMISES OR THAT ARE OF RECORD IS SHOWN; THAT THE PREMISES CONTAINS 1.400 ACRES AND IS NOT LOCATED WITHIN A FLOOD HAZARD AREA; THAT THE SURVEY DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER APPLICABLE COUNTY AND CITY ORDINANCES.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY VON R. HILL AND WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY AND ADOPTED BY ALTA AND ACSM IN 1992, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

SIGNED: _____

DATE: 30 MARCH 1996

REGISTERED LAND SURVEYOR VON R. HILL STATE OF UTAH

DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET WHICH POINT IS SOUTH 89°09'45" EAST 287.00 FEET ALONG SAID RIGHT-OF-WAY LINE OF ORCHARD AVENUE AND NORTH 25.00 FEET FROM THE ORIGINAL EAST RIGHT-OF-WAY LINE OF ORCHARD AVENUE SAID POINT IS GIVEN AS 1607 FEET EAST AND 1501 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST AND RUNNING THENCE NORTH 0°50'15" EAST 56.00 FEET FROM THE MONUMENT MARKING THE INTERSECTION OF 12TH STREET AND LIBERTY AVENUE; THENCE SOUTH AND RUNNING THENCE NORTH 0°50'15" EAST 44.00 FEET; THENCE NORTH 89°09'45" WEST 34.50 FEET; THENCE NORTH 0°50'15" EAST 35.47 FEET; THENCE NORTH 89°09'45" WEST 9.50 FEET; THENCE NORTH 0°50'15" EAST 6.53 FEET; THENCE NORTH 89°09'45" WEST 20.63 FEET TO AN EXISTING FENCE; THENCE NORTH 01°12'36" EAST 145.00 FEET ALONG SAID FENCE; THENCE SOUTH 89°09'45" EAST 7.69 FEET; THENCE NORTH 0°50'15" EAST 52.00 FEET; THENCE SOUTH 89°09'45" EAST 214.50 FEET; THENCE SOUTH 0°50'15" WEST 208.00 FEET; THENCE SOUTH 89°09'45" EAST 37.00 FEET; THENCE SOUTH 0°50'15" WEST 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°09'45" WEST 195.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE PROPERTY ALSO KNOWN BY THE STREET ADDRESS OF: 690 12TH STREET, OGDEN, UTAH 84404 ACCORING TO THE TITLE REPORT. THE ADDRESS ON THE BULDING SHOWS 698 SOUTH 12TH STREET.

NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO PREPARE AN ALTA SURVEY TO SATISFY THE REQUIREMENTS OF THE TITLE COMPANY. SHOWN ARE THE MONUMENTS ACCEPTED AS USING THE NORTHWEST CORNER OF SECTION 21 IS NOT IN PLACE.

THIS SURVEY WAS BASED ON FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 03W 755683 DATED 7 FEBRUARY 1996.

ITEM 11 STATES THAT THERE IS A RESTRICTION RECORDED 12 NOVEMBER 1991 IN BOOK 1611, PAGE 2226 OF OFFICIAL RECORDS THAT A JUNKYARD AS DEFINED IN 23 USC, SECTION 135 SHALL NOT BE ESTABLISHED OR MAINTAINED ON SUBJECT PROPERTY.

THE NORTH FENCE LINE APPEARS TO HAVE BEEN IN PLACE FOR A LONG PERIOD OF TIME.

THE EAST LINE OF THE BUILDING IS 18.8' FROM THE PROPERTY LINE. THE SIDE YARD REQUIREMENT IS 20'

FENCES ON THE EAST PROPERTY LINE WERE BUILT IN CONNECTION WITH THIS PROJECT.

THE 2 DRIVE APPROACHES SHOWN PROVIDE ACCESS TO THE CANNOLE PROPERTY AND THIS PROPERTY.

PARKING STALL SUMMARY

PARKING STALLS	79
DISABLED STALLS	4
TOTAL STALLS	83

NOTES:

1. 4" HP GAS MAIN IS 1' NORTH OF SIDEWALK ALONG THE SOUTH SIDE OF 12TH STREET.
2. OVERHEAD POWERLINES ARE ALONG SOUTH SIDE OF 12TH STREET.
3. 10" SANITARY AND STORM SEWERLINES ARE ALONG SOUTH SIDE OF 12TH STREET.
4. 12" WATERLINE IS ALONG SOUTH SIDE OF 12TH STREET

RECEIVED
JUL 19 1996
Weber County Surveyor

ORCHARD AVENUE

RECORD LOCATION MONUMENT AT CENTERLINE INTERSECTION OF 12TH STREET AND ORCHARD AVENUE (NOT IN PLACE)

ACTUAL MONUMENT LOCATION

9.89'

25.00

13.5

ORIGINAL R/W LINE

PRESENT R/W LINE

287.00 N89°09'45"W

12" PIPE

POWER POLE

4" SLEEVE

N0°50'15"E 6.53

N89°09'45"W 20.63

N89°09'45"W 9.50

N0°50'15"E 35.47

N89°09'45"W 34.50

N0°50'15"E 44.00

N0°50'15"E 56.00

8" STORM DRAIN

SDMH

SET BACK LINE

4' SIDEWALK

UNDERGROUND POWER

SHARED PARKING STALLS

DRAINAGE FROM THE CANNOLE PROPERTY CROSSES THE PROPERTY

5' SIDEWALK

POINT OF BEGINNING

TELEPHONE

CONDUIT FOR SIGN

SIGN

SHARED DETENTION POND AREA

7 STALLS

13 STALLS

36" PIPE

LIGHTPOST

POWER

4" SLEEVE

4" SEWER

2" WATER

6" WATER

FIRE HYDRANT

6' SIDEWALK

LIGHTPOST

4" SEWER

WATER VALVE

C.O.

G

GAS LINE

4" SLEEVE

10.2'

SET BACK LINE

4 STALLS

POWER POLE

ANCHOR

OVERHEAD POWER

75.00 S0°50'15"W

1.4'

37.00

S89°09'45"E

6.9'

TRASH RACK

CONCRETE LINED OPEN CANAL

531.08

228.97 SANITARY SEWER N89°09'45"W

BASIS OF BEARING

12TH STREET

MONUMENT AT CENTERLINE INTERSECTION OF 12TH STREET AND LIBERTY AVENUE

LIBERTY AVENUE

N1°12'36"E 145.00

FENCE LINE IS THE PROPERTY LINE

1.0'

C.O.

36" PIPE

S89°09'45"E 7.69

N0°50'15"E 52.00

0.5'

3.8'

INLET

SET BACK LINE

14 STALLS

TRASH

LOADING ZONE

PORCH WITH STAIRS

4" SLEEVE

6' SIDEWALK

SINGLE STORY BUILDING 12231 SQ FT 698 SOUTH

18 STALLS

20 STALLS

SET BACK LINE

S89°09'45"E 214.50

FENCE ENCROACHMENT

5' SIDEWALK

GAS METER

18.8'

2.8'

3' DITCH

208.00 S0°50'15"W

3.3'

SCALE 1" = 20'

20 10 0 20 40

NORTH

DRAWN SHM	DATE 2/27/96	ALTA/ACSM SURVEY PREPARED FOR
APPROVED VRH	DATE 2/27/96	THE BOYER COMPANY
REVISED	DATE	LOCATED IN THE NW QUARTER OF SECTION 21, T6N, R1W, SLB&M WEBER COUNTY, UTAH

FILE NO. 96-122

SHEET OF

Hill, Jamison and Associates, Inc.
Engineering and Surveying
146 West 300 South, Bountiful, Utah 84010 (801)298-2236

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