

DRAWING NUMBER
000144

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER NUMBER 0348

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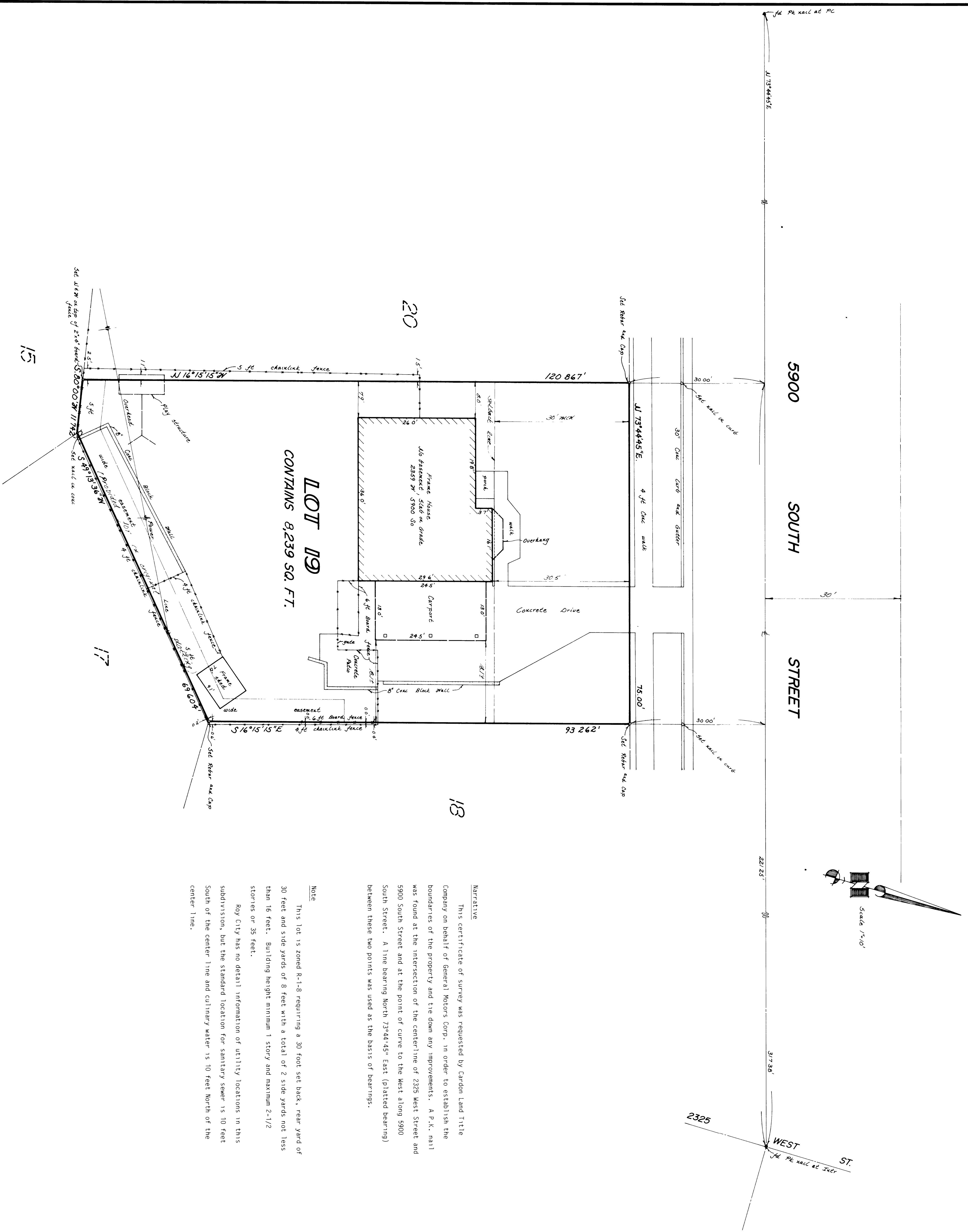
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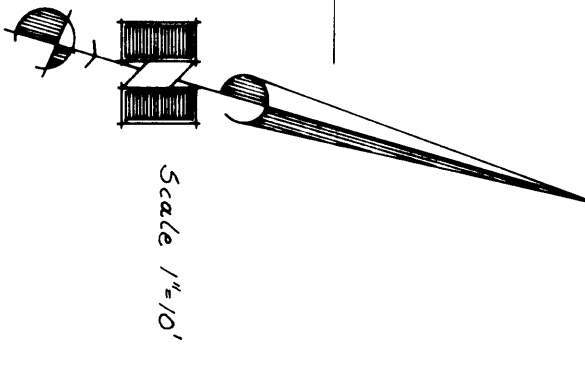
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LOT 19
CONTAINS 8,239 SQ. FT.

5900 SOUTH STREET

WEST ST.



Narrative

This certificate of survey was requested by Cardon Land Title Company on behalf of General Motors Corp. in order to establish the boundaries of the property and tie down any improvements. A B. K. 1911 was found at the intersection of the centerline of 2325 West Street and 5900 South Street and at the point of curve to the West along 5900 South Street. A line bearing North 73°44'45" East (platted bearing) between these two points was used as the basis of bearings.

Note

This lot is zoned R-1-B requiring a 30 foot set back, rear yard of 30 feet and side yards of 8 feet with a total of 2 side yards not less than 16 feet. Building height minimum 1 story and maximum 2-1/2 stories or 35 feet.

Roy City has no detail information of utility locations in this subdivision, but the standard location for sanitary sewer is 10 feet South of the center line and culinary water is 10 feet North of the center line.

Description

All of Lot 19 Municipal Park Subdivision, Roy City, Weber County, Utah according to the official plat thereof.

Contains 8,239 Square Feet

I, Gary L. Neman a professional land surveyor registered in the State of Utah, hereby certify to General Motors Corp. and Cardon Land Title that this survey made under my supervision on correctly shows a fixed and determinable position and location of the land legally described hereon; the relation of the buildings and other structures to the property lines, that there are no encroachments of buildings, structures or improvements located on the property onto adjoining lands, nor encroachments onto the property of buildings, structures, or improvements located on adjoining lands, except as shown, noted and described on this survey; the location and dimensions of all easements, alleys, streets, roads, rights-of-way, building restrictions and setback lines and other matters of record affecting the property according to the legal description in such easements and other matters; that the property has access to dedicated public streets abutting the property as shown on this plat; that, except as shown, no part of the property lies within any existing flood hazard or flood plain area; and that the property contains no striped parking spaces.

Date 7-19-88

Gary L. Neman
Gary L. Neman
Utah License No. 4278

RECEIVED
AUG 11 1988
Weber County Survey

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
ODDEN & SALT LAKE CITY, UTAH

Certificate of Survey

CARDON LAND TITLE

2325 West 5900 South
A portion of the 1/4th 1/4 of Section 23 T4N R23W S18.84N

DATE: 7/19/88
SCALE: 1"=10'

CONSULTING ENGINEERS CO. 11884