Roy West Shopping Center

A part of the SW 1/4 of Section 10, T5N, R2W, SLB&M, U.S.Survey

Roy City, Weber County, Utah

Note:

Commitment for Title Insurance issued by Landmark Title Company Dated May 9, 1997, No. 18148
Schedule B-2 (Exceptions)

11. Subject to Restrictive Covenants for Roy West Center, recorded March 21, 1996 as Entry No. 1394787 in Book 1797 at Page 983 Weber County Recorders Office

Flood Plain Data:

This property lies within Zone 'C' area of minimal Flood Hazard as shown on Firm Map Community Panel No. 49022313 HI-04 dated 24 Oct. 1978 City of Roy, Weber Co., Utah

Scale : 1" = 40'

Note:
All Buildings are single story.

LEGEND

- San. Sewer Manhole
- Fire Hydrant
- Water Valve
- S — Sanitary Sewer Line
- W — Culinary Water Line
- G — Gas Line
- SD — Storm Drain Line
- LD — Land Drain Line
- Utility marker
- Power Pole
- Power Pole w/ Guy
- Fence
- FL — Flowline of Ditch
- Overhead Power, Telephone & Cable TV Line
- CMP — Corrugated Metal Pipe
- CP — Concrete Pipe
- TA — Top of Asphalt
- EO — Edge of Asphalt
- Centerline
- Flowline
- Exist. Asphalt
- Concrete
- Existing Building
- Catch Basin
- Found Nail
- Found Rebar & Cap w/ Fencepost
- WCS — Weber County Surveyor
- R.C.P. — Reinforced Concrete Pipe
- P.V.C. — Polyvinyl Chloride
- HC — Handicap

Wright Family
Land Development

Zoning Note:
Entire Site reviewed as Complex not requiring each Pad Site to meet all Zoning Requirements.
Front Yard Set Back – Twenty (20) feet for all buildings or structures, except walls or fences under three and one-half (3 1/2) feet high.
Side Yards – none, except ten (10) feet adjacent to a residential boundary.
Side Facing Street on lot corner – twenty (20) feet.
Rear Yard – none except ten (10) feet where building rears on a residential zone.
Building Height
minimum – subject to Roy City Fire Safety capabilities.
Maximum – subject to Roy City Fire Safety Capabilities.
Maximum Lot coverage – not over sixty (60%) of lot area by buildings or accessory buildings.

Bruce Crouch
dba
Crouch Family Investments

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Triple Stop
Convenience Store

10' Easement in favor of U.S. West Communications recorded on Sept. 16, 1996 as Entry no. 1429337 in Book 1825 at Page 1857.

George M. Sodeitamp & Della S. Sodeitamp (trustees)

Pony Acre Estates No. 2

Midland Drive

West St.

3500

4800 South Street

Existing Winegars Supermarket
Footprint 37,270 Sq. Ft.

BOYER Retail Shops

Video Express
Beauty Supply Salon
Building 20.0' High ± Vacant no Address
Copy Shop
Floral Shop
3462 West

Encroachment by Winegars Supermarket Building 0.07' West of Property Line

Parcel No. 4

BOYER PAD 'A'
Existing Burger King Restaurant Building 16.0' High ± 3480 West

BOYER PAD 'B'
Vacant Building 20.0' High ± No Address
Pizza
3410 West
3402 West

Point of Beginning Boyer Retail Shops

Point of Beginning Boyer Pad 'A'

Point of Beginning Boyer Pad 'B'

Bruce A. Crouch

Land Kendall Smith

Lavell Subdivision

Total Number of Stripped Parking Stalls = 307 Total
(9 Handicap)

ENCROACHMENT SCHEDULE

1. Winegars Supermarket 0.07' Encroachment East Side of Boyer Retail Shops.

Note:
All Buildings are single story.

Narrative

This Survey was ordered by Camille Jenson of The Clawson Group for the purpose of securing financing.

Weber County Brass Cap Monuments were found at the Southwest Corner of Section 10 and the South Quarter Corner of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. The bearing between these monuments is South 89°45'01" East which is on Weber County State Plane Grid. Corners were found as shown on drawing.

Descriptions

BOYER PAD 'A'
A part of the Southwest Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the North right-of-way line of 4800 South Street said point being 65.33 feet South 89°45'01" East along the Section line and 40.00 feet North 0°14'59" East from the Southwest Corner of said Section 10; running thence North 44°31'09" West 14.09 feet to the East right-of-way line of Midland Drive; thence North 0°42'44" East 119.00 feet along said East line of Midland Drive; thence South 89°45'01" East 222.32 feet; thence South 0°14'59" West 129.00 feet to the North right-of-way line of 4800 South Street; thence North 89°45'01" West 213.36 feet along said Street to the point of beginning.
Contains 0.660 Acres

BOYER PAD 'B'
A part of the Southwest Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the North right-of-way line of 4800 South Street said point being 506.69 feet South 89°45'01" East along the Section line and 40.00 feet North 0°14'59" East from the Southwest Corner of said Section 10; running thence North 0°14'59" East 135.00 feet; thence South 89°45'01" East 193.00 feet; thence South 0°14'59" West 135.00 feet to the North right- of-way line of Midland Drive; thence North 89°45'01" West 193.00 feet along said right-of-way line to the point of beginning.
Contains 0.598 Acres

BOYER RETAIL SHOPS
A part of the Southwest Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 150.68 feet South 89°45'01" East along the Section line and 350.01 feet North 0°14'59" East from the Southwest Corner of said Section 10; running thence North 0°14'59" East 57.27 feet; thence North 45°14'59" East 124.51 feet; thence South 44°45'01" East 86.00 feet; thence South 89°45'01" East 24.48 feet; thence South 0°14'59" West 97.50 feet; thence North 89°45'01" West 30.33 feet; thence South 0°14'59" West 68.54 feet; thence North 89°45'01" West 61.46 feet; thence North 44°45'01" West 115.32 feet to the point of beginning.
Contains 0.613 Acres

PARCEL NO. 4
The perpetual, nonexclusive right-of-way and easement for vehicular and pedestrian ingress and egress and vehicular parking, appurtenant to PARCELS 1, 2, and 3, on, over and across the Vehicular and Pedestrian Areas of the "Shopping Center" as set forth and defined in that certain Declaration of Easements, Covenants and Restrictions (Roy West Shopping Center) recorded March 21, 1996 as Entry No. 1394787 in Book 1797 at Page 983 of the Official Records of the Weber County Recorder.

SURVEYOR'S CERTIFICATE
The undersigned hereby CERTIFIES to JOHN ALDEN ASSET MANAGEMENT COMPANY, Landmark Title Company, & Chicago Title Insurance Company as of , 1997, that (a) this survey was made on the ground, (b) in reliance upon the Commitment for Title Insurance No. 18148 dated May 9, 1997, issued by Landmark Title Company covering the premises described herein (the "Commitment") as to matters of record and except a shown hereon, there are no visible or recorded easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, and there are no encroachments on, above or under adjoining property, easements, streets or alleys by any of the buildings, structures or improvements located on the herein described premises, and there are no encroachments on, above, and under said premises by buildings, structures or other improvements situated on adjoining property, and there are no discrepancies, conflicts, shortages in area, or boundary line conflicts, (c) this drawing correctly shows (i) the facts found of the time of the survey, (ii) the location of all buildings, structures and other improvements situated on the above premises, (iii) the courses and measured distances on or effecting the said premises, (iv) the scale, the North direction, point of reference from which the premises are measured, the width of the street or streets on which the said premises abut, the lot and block number shown on any map or plat to which reference is made in the legal description of the premises, together with the recording references for said map or plat, (v) the location and number of parking spaces and the total square foot area of the premises and any easements located on or affecting the premises, (vi) the dimensions of all improvements on said premises at ground surface level and the distance therefrom to the nearest facing exterior property lines of said premises, (o all applicable building set back lines, and to other improvements on said premises and (vii) based upon the Commitment, an accurate reference to the real estate records of Weber County identifying all easements of record crossing or affecting the said premises and (d) this professional service conforms to the current Surveyors Association Standards and Specification including "Minimum Standard Detail Requirements for Land Title Surveys." The undersigned further certifies that (i) the property has access to and from a public roadway and all streets abutting the said premises and all means of ingress and egress for the said premises have been completed, dedicated and accepted for public maintenance by the Utah Department of Transportation and Roy City (ii) the premises are not located within the 100 year flood plain.

Furthermore, the undersigned certifies that this survey was made (i) in accordance with the "Minimum Standard Detail rements for ALTA/ACSM Land Title Surveys" jointly estobilshed and adopted by ALTA and ACSM in 1992; (ii) and includes items 2, 3, 4, 6, 7(a), 7(b)(i), 7(c), 8, 9, 10 , 11 and 17 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Gary L. Newman
Gary L. Newman
Registered Public Surveyor No. 4778
7-1-97

A.L.T.A./A.S.C.M. Survey

Roy West Shopping Center
Approx. 4800 South 3500 West
Roy City, Weber County, Utah
A part of the SW 1/4 of Section 10, T5N, R2W, SLB&M, U.S. Survey

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" = 40'	DATE : 19 Dec, 1996	DRWG. NO.
DRAWN : BM/AH	REVISIONS : 20 Jun, 1997; 26 Jun, 1997; 2 Jul, 1997	1
BYRWALTA		

DRAWING NUMBER 001696
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER (1-27-5.5)