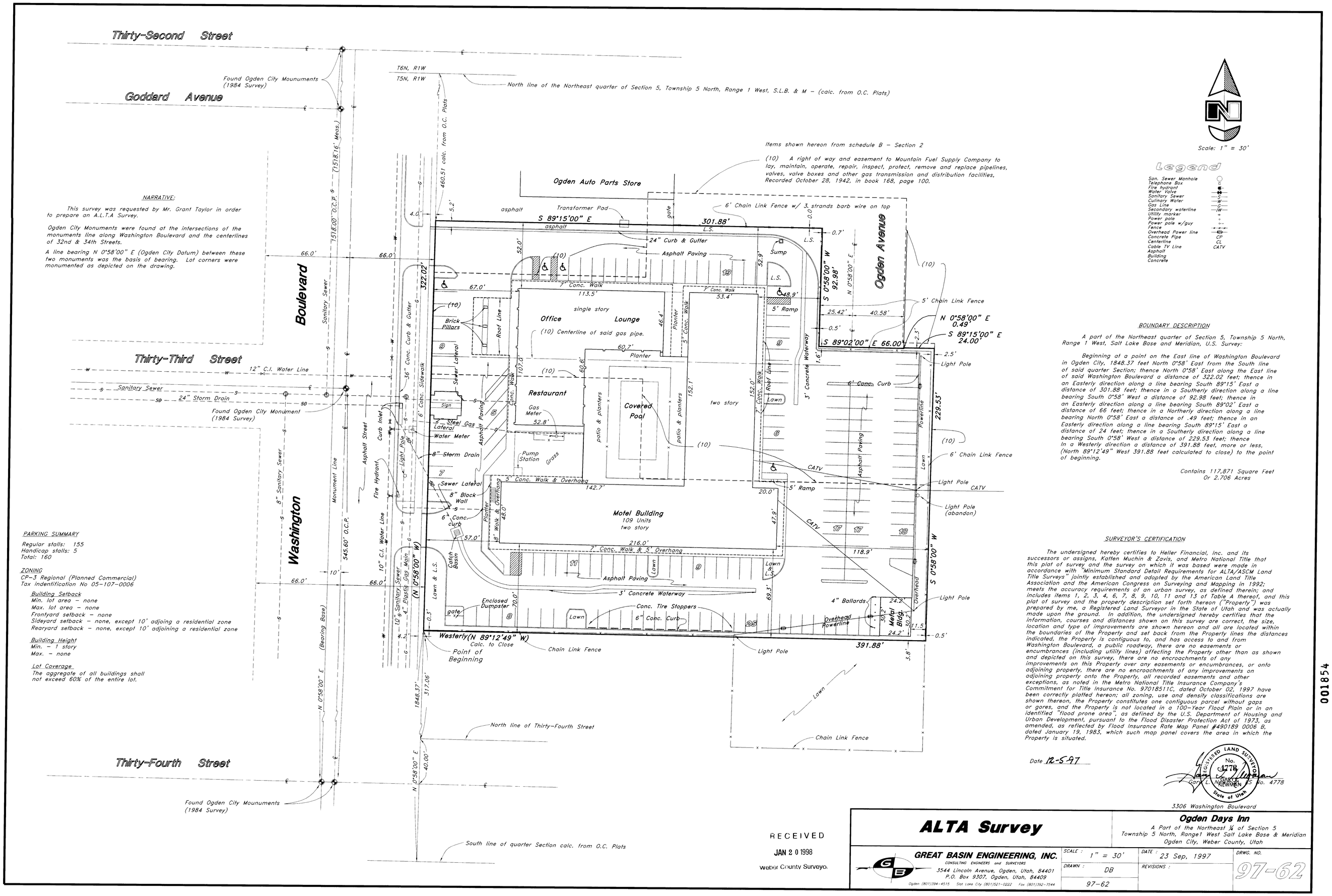
Thirty-Second Street
Goddard Avenue
Found Ogden City Mounuments (1984 Survey)
T6N, R1W
T5N, R1W
North line of the Northeast quarter of Section 5, Township 5 North, Range 1 West, S.L.B. & M – (calc. from O.C. Plats)
Items shown hereon from schedule B – Section 2
(10) A right of way and easement to Mountain Fuel Supply Company to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, Recorded October 28, 1942, in book 168, page 100.
Scale: 1" = 30'
Legend
San. Sewer Manhole
Telephone Box
Fire hydrant
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Secondary waterline
Utility marker
Power pole
Power pole w/guy
Fence
Overhead Power line
Concrete Pipe
Centerline
Cable TV Line
Asphalt
Building
Concrete
NARRATIVE:
This survey was requested by Mr. Grant Taylor in order to prepare an A.L.T.A Survey.
Ogden City Monuments were found at the intersections of the monuments line along Washington Boulevard and the centerlines of 32nd & 34th Streets.
A line bearing N 0°58'00" E (Ogden City Datum) between these two monuments was the basis of bearing. Lot corners were monumented as depicted on the drawing.
Ogden Auto Parts Store
Transformer Pad
6' Chain Link Fence w/ 3 strands barb wire on top
S 89°15'00" E
301.88'
24" Curb & Gutter
Asphalt Paving
Sump
Ogden Avenue
Boulevard
Washington
Thirty-Third Street
Thirty-Fourth Street
Office
Lounge
single story
(10) Centerline of said gas pipe.
Restaurant
Covered Pool
two story
Motel Building
109 Units
two story
Found Ogden City Monument (1984 Survey)
Point of Beginning
Westerly(N 89°12'49" W) Calc. to Close
Chain Link Fence
Light Pole
Metal Bldg.
391.88'
North line of Thirty-Fourth Street
South line of quarter Section calc. from O.C. Plats
Found Ogden City Mounuments (1984 Survey)
PARKING SUMMARY
Regular stalls: 155
Handicap stalls: 5
Total: 160
ZONING
CP-3 Regional (Planned Commercial)
Tax indentification No 05-107-0006
Building Setback
Min. lot area – none
Max. lot area – none
Frontyard setback – none
Sideyard setback – none, except 10' adjoing a residential zone
Rearyard setback – none, except 10' adjoining a residential zone
Building Height
Min. – 1 story
Max. – none
Lot Coverage
The aggregate of all buildings shall not exceed 60% of the entire lot.
BOUNDARY DESCRIPTION
A part of the Northeast quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the East line of Washington Boulevard in Ogden City, 1848.37 feet North 0°58' East from the South line of said quarter Section; thence North 0°58' East along the East line of said Washington Boulevard a distance of 322.02 feet; thence in an Easterly direction along a line bearing South 89°15' East a distance of 301.88 feet; thence in a Southerly direction along a line bearing South 0°58' West a distance of 92.98 feet; thence in an Easterly direction along a line bearing South 89°02' East a distance of 66 feet; thence in a Northerly direction along a line bearing North 0°58' East a distance of .49 feet; thence in an Easterly direction along a line bearing South 89°15' East a distance of 24 feet; thence in a Southerly direction along a line bearing South 0°58' West a distance of 229.53 feet; thence in a Westerly direction a distance of 391.88 feet, more or less, (North 89°12'49" West 391.88 feet calculated to close) to the point of beginning.
Contains 117,871 Square Feet
Or 2.706 Acres
SURVEYOR'S CERTIFICATION
The undersigned hereby certifies to Heller Financial, Inc. and its successors or assigns, Katten Muchin & Zavis, and Metro National Title that this plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992; meets the accuracy requirements of an urban survey, as defined therein; and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 and 13 of Table A thereof, and this plat of survey and the property description set forth hereon ("Property") was prepared by me, a Registered Land Surveyor in the State of Utah and was actually made upon the ground. In addition, the undersigned hereby certifies that the information, courses and distances shown on this survey are correct, the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, the Property is contiguous to, and has access to and from Washington Boulevard, a public roadway, there are no easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey, there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, there are no encroachments of any improvements on adjoining property onto the Property, all recorded easements and other exceptions, as noted in the Metro National Title Insurance Company's Commitment for Title Insurance No. 97018511C, dated October 02, 1997 have been correctly platted hereon; all zoning, use and density classifications are shown thereon, the Property constitutes one contiguous parcel without gaps or gores, and the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #490189 0006 B, dated January 19, 1983, which such map panel covers the area in which the Property is situated.
Date 12-5-97
REGISTERED LAND SURVEYOR No. 4778 STATE OF UTAH
Gary L. Newman PLS No. 4778
3306 Washington Boulevard
RECEIVED
JAN 20 1998
Weber County Surveyor
ALTA Survey
Ogden Days Inn
A Part of the Northeast ¼ of Section 5
Township 5 North, Range1 West Salt Lake Base & Meridian
Ogden City, Weber County, Utah
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)521-0222 Fax (801)392-7544
SCALE : 1" = 30'
DATE : 23 Sep, 1997
DRWG. NO. 97-62
DRAWN : DB
REVISIONS :
97-62

001854