



THIRTY FIFTH STREET

WASHINGTON BLVD.
(DEDICATED PUBLIC STREET)

RIVERDALE ROAD

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN MONUMENTS LOCATED AT THE INTERSECTIONS OF RIVERDALE ROAD AND WASHINGTON BLVD. AND 37th STREET AND 38th STREET. THE BEARING IS 5° 00' 50.00" W PER THE INFORMATION FROM THE WEBER COUNTY SURVEYORS OFFICE.
2. ALL CORNERS SHOWN ARE RECORDED INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OF RECORD. THE MONUMENTS IN 36th STREET AT RIVERDALE ROAD AND WASHINGTON BLVD. ARE OLD, WITHOUT THESE MONUMENTS I DO NOT ATTEMPT TO REPRODUCE THIS SURVEY.
3. SUBJECT PROPERTY CONTAINS 28,443 SQUARE FEET OR 0.65 ACRES.
4. SUBJECT PROPERTY IS WITHIN ZONE "C" OF THE ZONING REGULATIONS AND HAS PROGRAM FLOOD HAZARDS (NO. 40187) OVER B. ZONE "C" IS REFERENCED TO BE IN AREA OF MINIMAL FLOOD HAZARDS.
5. SUBJECT PROPERTY CONTAINS: 40 REGULAR PARKING SPACES, 2 HANDICAP SPACES.
6. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY.
7. THE ZONING IS BUSINESS (B-3) PER THE OGDEN CITY ZONING ORDINANCE. NO SETBACK REQUIREMENT FROM THE STREET AND NO SIDEWALK STRIPBACK IS REQUIRED ON THIS SITE.

TITLE POLICY EXCEPTIONS:

FOLLOWING IS A LIST OF EXCEPTIONS PERTAINING TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B 2 OF THE ABOVE REFERENCED TITLE POLICY.

NONE OF THE LISTED EXCEPTIONS EFFECT THIS SURVEY.

TITLE DOCUMENTS:

1. COMMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ESCROW NO. 0803-486669, DATE OF POLICY APRIL 9, 1987 AT 5:00 PM.
2. DEEDS AND OWNERSHIP OF ADJOINING PROPERTIES AS SHOWN ON THIS SURVEY WERE PROVIDED BY THE WEBER COUNTY RECORDERS OFFICE.

SUBJECT DESCRIPTION:

ALL OF LOTS 40, 41, 42, 43, 44, 45, 46, AND 47 BLOCK 10 LANE VILLAGE APARTMENT OF OGDEN CITY LOCATED IN AND ON THE OFFICIAL RECORD AT THE WEBER COUNTY RECORDERS OFFICE.

SURVEYOR'S CERTIFICATE:

I, EVAN L. WOOD, SALT LAKE CITY UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 183395 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE HIGHEST STANDARD OF CARE AND THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 183395 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY.

DATE: July 11, 1977

DIAMOND
SURVEYING & MAPPING, INC.
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