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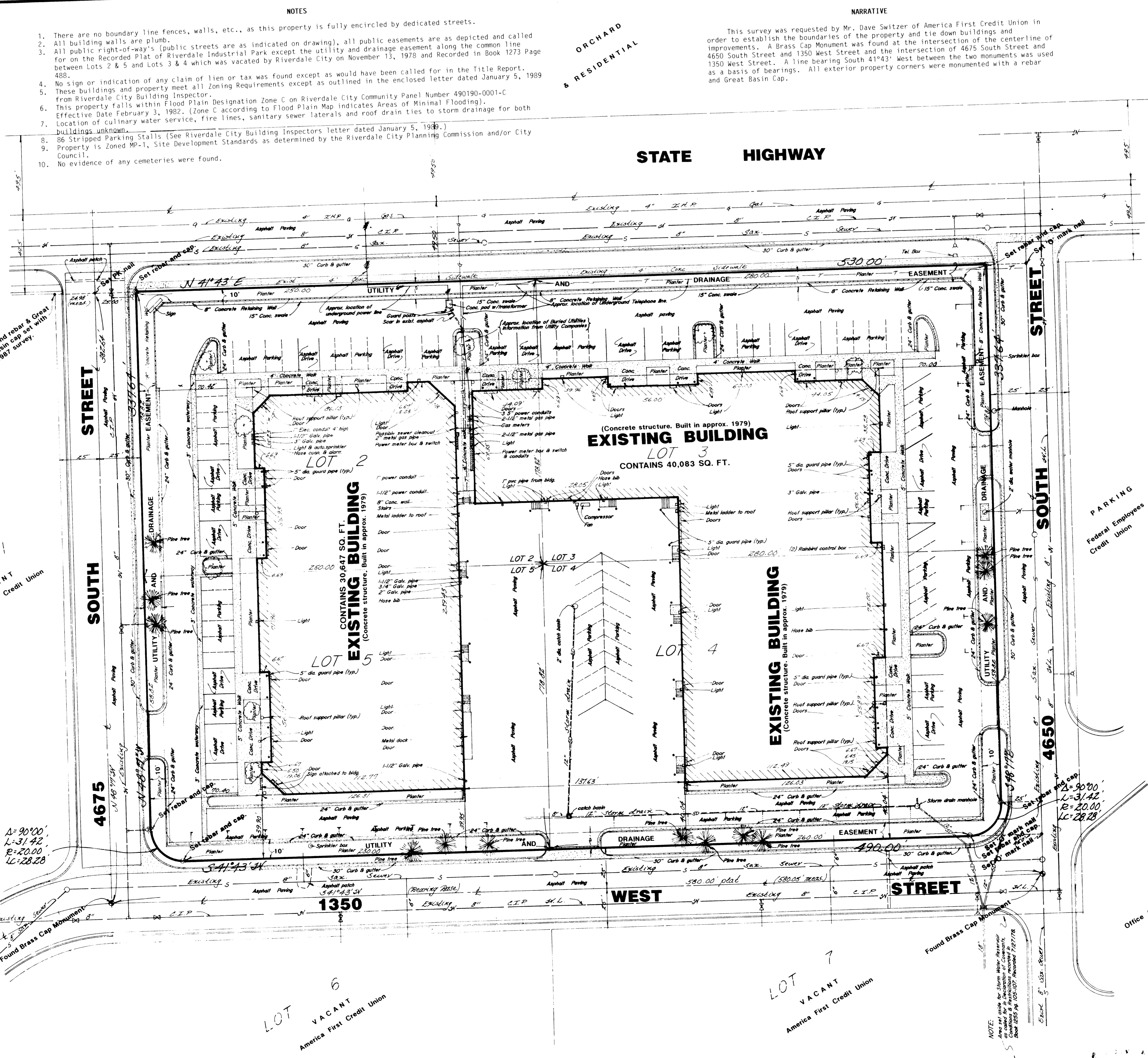
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PLAN, TITLE, CORPORATION, IRVINE, CALIFORNIA  
REGISTERED NUMBER 12345  
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WEEKS ENGINEERING CO. 111841



NOTES

- There are no boundary line fences, walls, etc., as this property is fully encircled by dedicated streets.
- All building walls are plumb.
- All public right-of-way's (public streets are as indicated on drawing), all public easements are as depicted and called for on the Recorded Plat of Riverdale Industrial Park except the utility and drainage easement along the common line between Lots 2 & 5 and Lots 3 & 4 which was vacated by Riverdale City on November 13, 1978 and Recorded in Book 1273 Page 485.
- No sign or indication of any claim of lien or tax was found except as would have been called for in the Title Report.
- These buildings and property meet all Zoning Requirements except as outlined in the enclosed letter dated January 5, 1989 from Riverdale City Building Inspector.
- This property falls within Flood Plain Designation Zone C on Riverdale City Community Panel Number 490190-0001-C Effective Date February 3, 1982. (Zone C according to Flood Plain Map indicates Areas of Minimal Flooding).
- Location of culinary water service, fire lines, sanitary sewer laterals and roof drain ties to storm drainage for both buildings unknown.
- 86 Stripped Parking Stalls (See Riverdale City Building Inspectors letter dated January 5, 1989.)
- Property is Zoned MP-1, Site Development Standards as determined by the Riverdale City Planning Commission and/or City Council.
- No evidence of any cemeteries were found.

NARRATIVE

This survey was requested by Mr. Dave Switzer of America First Credit Union in order to establish the boundaries of the property and tie down buildings and improvements. A Brass Cap Monument was found at the intersection of the centerline of 4650 South Street and 1350 West Street and the intersection of 4675 South Street and 1350 West Street. A line bearing South 41°43' West between the two monuments was used as a basis of bearings. All exterior property corners were monumented with a rebar and Great Basin Cap.

DRICHARD & RESIDENTIAL

Legend

- Existing Manhole
- Existing Catch Basin
- ▽ Existing Fire Hydrant & Valve
- ⊕ Existing Valve
- Existing Waterline
- Existing Storm Drain
- Existing Sanitary Sewer
- Existing Gas Main
- Existing Curb & Gutter
- Existing Sidewalk
- Existing 8" Conc. Wall
- Existing Asphalt Paving
- Existing Concrete
- Existing power pole
- Existing powerline

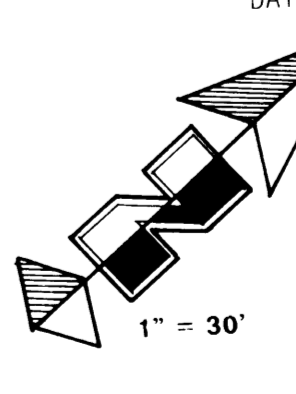
DESCRIPTION

Lots 2, 3, 4, and 5 in Riverdale Industrial Park, Riverdale City, Weber County, Utah according to the official plat thereof.  
Contains 189,375 Square Feet

CERTIFICATE

The undersigned hereby certified to AMERICAN FIRST CREDIT UNION, a Utah Corporation, and ASSOCIATED TITLE COMPANY, a Utah Corporation, and their respective successors and assigns as follows: this survey was prepared by the undersigned, a registered land surveyor of the State of Utah, and was made by in instrument survey upon the ground; this Survey was prepared in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988, meets the accuracy requirements of a Class A Survey, as defined therein, and contains all of the information required thereby, including items 1, 2, 4 and 5 and items 7 through 13, inclusive, of Table 3 thereof; this Survey and all matters shown hereon are correct and complete; there are no encroachments by improvements located on adjoining property onto the surveyed property (the "property") and no encroachments by improvements located on the property onto adjoining property; there are no violations of zoning ordinances or restrictions with respect to the location of the improvements on the property (see letter dated January 5, 1989 from Mr. Randy Daily, Building Inspector); all utilities used in the operation of the property enter the property through adjoining public streets or pursuant to easements over adjoining private land; none of such utilities runs through or under any improvements on the property other than paving or landscaping, except where such utilities run to facilities located within the improvements on the property; the property does not serve any adjoining property for drainage, ingress, egress or any other purpose; the property is contiguous with and has access to and ingress and egress across the State Highway, 4650 South Street, 1350 West Street and 4675 South Street, dedicated public rights-of-way, maintained by RIVERDALE CITY and all of the boundaries of the property abut, and there are no gaps at any point between said boundaries and, the roads (the State Highway, 4650 South Street, 1350 West Street and 4675 South Street) adjacent thereto.

DATED: 3-13-89



*David L. Johnson*  
Registered Professional Surveyor  
No. 12345  
State of Utah

APPROXIMATE ADDRESS:  
4660 SOUTH 1350 WEST RIVERDALE CITY, WEBER COUNTY, UTAH

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

**CERTIFICATE OF SURVEY**  
for  
**AMERICAN FIRST CREDIT UNION**  
Riverdale City, Weber County, Utah  
All of Lots 2-5, Riverdale Industrial Park  
A part of the SE 1/4 of Section 12, T5N, R2W, S1B&M, U.S. Survey

SURVEYOR:  
Great Basin Engineering, Inc.  
P.O. Box 9307  
3544 Lincoln Avenue  
Suite 111  
Ogden, Utah 84409  
(84401)  
Phone: (801) 394-4518

RECEIVED  
MAR 30 1989  
Weber County Surveyor

DATE	SCALE	APPRIAL
3 JANUARY 1989	1" = 30'	CS-88-131

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