

000210

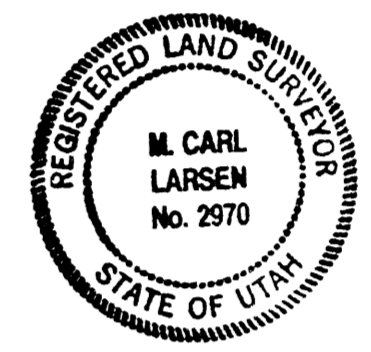
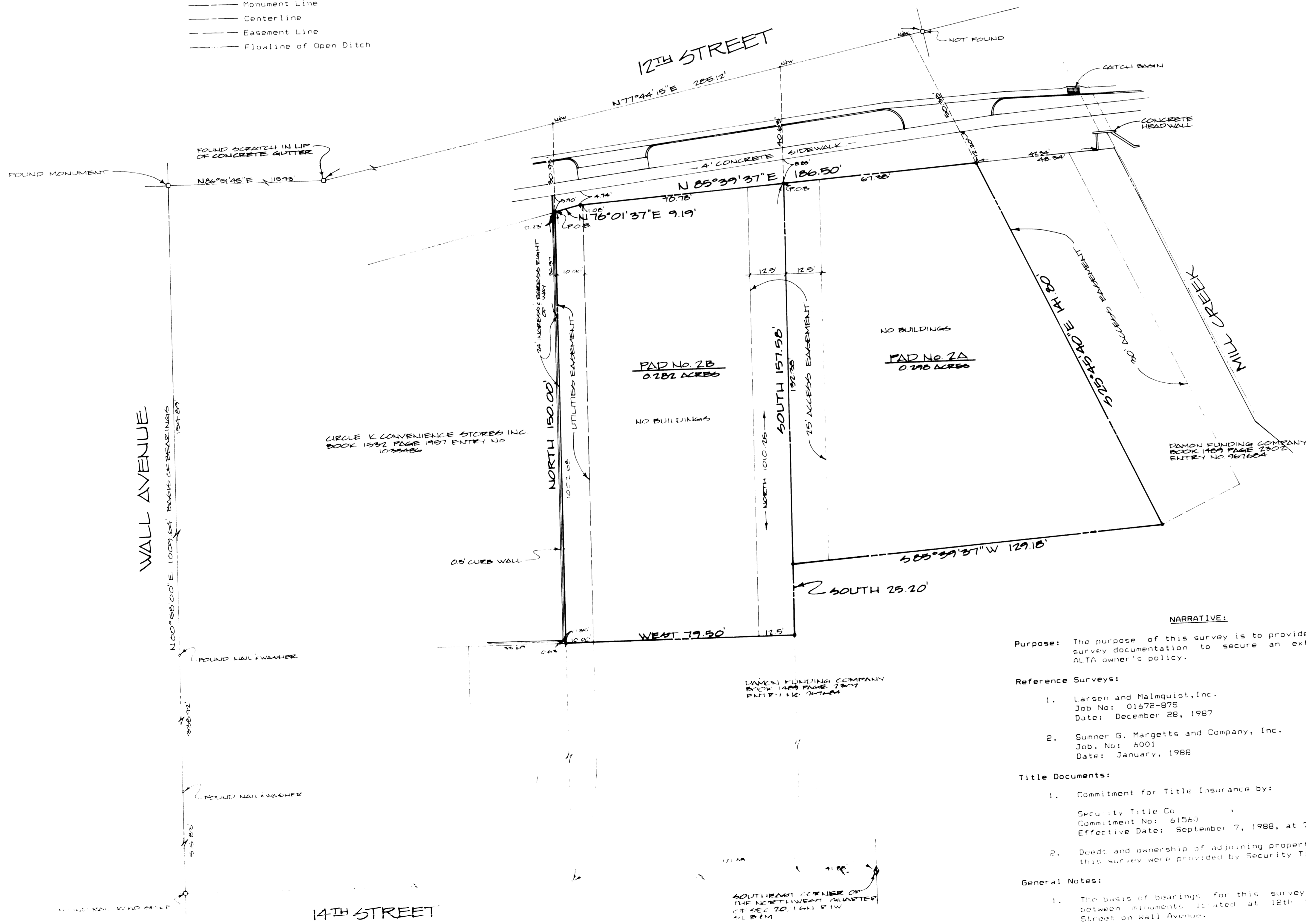
000210

000210

000210

LEGEND

- Section Monument (as noted)
- Street Monument (as noted)
- Property Monument (as noted)
- Set 5/8"x24" Rebar with Yellow Plastic Cap Stamped "Larsen"
- Set Nail and 3/4" Brass Washer Stamped "L AND M"
- Section Line
- Property Line
- Monument Line
- Centerline
- Easement Line
- Flowline of Open Ditch



SURVEYOR'S CERTIFICATE

To Damon Funding Company, J. Russell Wherritt and Security Title Company.

I, M. Carl Larsen, Salt Lake City, Utah, do hereby certify that I am a registered Land Surveyor and that I hold license No. 2970 as prescribed by the laws of the State of Utah and that I have made a survey of the following described property:

PAD No. 2A

Part of the North half of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

BEGINNING at a point on the south right-of-way of 12th Street at a point being North 1010.25 feet and West 11.88 feet from the Southeast corner of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian and running thence North 85°39'37" East 87.38 feet along said south right-of-way; thence South 25°45'40" East 141.80 feet; thence South 85°39'37" West 129.18 feet; thence North 132.38 feet to the POINT OF BEGINNING.

RESERVING THEREFROM AND TOGETHER WITH an easement 25 feet in width for the purpose of ingress and egress to and from those adjoining parcels, the centerline of said easement coinciding with the west line of the above described parcel.

ALSO TOGETHER WITH an access easement 30 feet in width for the purpose of ingress and egress, the west line of said easement adjoining the east boundary of the above described parcel.

PAD No. 2B (Revised) (Not Included in Title Commitment)

BEGINNING at a point on the South right-of-way line of 12th Street at the Northeast corner of the Circle K property, said point being North 1002.68 feet and West 121.38 feet from the Southeast corner of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 85°39'37" East 9.19 feet along said South right-of-way; thence North 76°01'37" East 79.78 feet along said South right-of-way; thence South 157.58 feet; thence West 79.50 feet to the East boundary of the said Circle K property; thence North 150.00 feet along the East boundary of said Circle K property to the POINT OF BEGINNING. Contains 0.2819 acres.

Subject to a utilities easement over the west side of the property.

ALSO RESERVING THEREFROM AND TOGETHER WITH an easement 25 feet in width for the purpose of ingress and egress to and from those adjoining parcels, the centerline of said easement coinciding with the east line of the above described parcel.

TOGETHER WITH AND SUBJECT TO an easement for ingress and egress described as follows:

BEGINNING at a point South 36.57 feet from the Northeast corner of Circle K Convenience Stores, Inc. property on the property line common to said Circle K Convenience Stores, Inc. and Pizza Bakery, Ogden, Utah, said point also being North 966.11 feet and West 121.38 feet from the Southwest Corner of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and running thence South along said property line 24.00 feet.

I further certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1986; and meets the accuracy requirements of a Class "A" Survey as defined therein.

M. Carl Larsen  
M. Carl Larsen, LS  
License No. 2970  
Date: 1-10-89

RECEIVED  
JUN 22 1989  
Wasatch County Surveyor

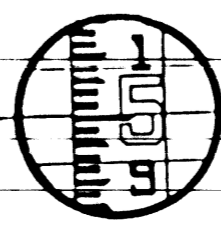
**PURPOSE:** The purpose of this survey is to provide the necessary survey documentation to secure an extended coverage ALTA owner's policy.

- Reference Surveys:**
- Larsen and Malmquist, Inc.  
Job No. 01672-875  
Date: December 28, 1987
  - Sumner G. Margetts and Company, Inc.  
Job No. A001  
Date: January, 1988

- Title Documents:**
- Commitment for Title Insurance by:  
Security Title Co.  
Commitment No: 61560  
Effective Date: September 7, 1988, at 7:55 AM
  - Deeds and ownership of adjoining properties as shown on this survey were provided by Security Title Company.

- General Notes:**
- The basis of bearings for this survey was established between monuments situated at 12th Street and 14th Street on Wall Avenue.
  - All courses shown in parenthesis are record information taken from deed descriptions or official maps or records. All other courses are the result of actual field measurements.

DESIGNED	DATE
DRAWN: PK.	JAN 12, 1989
CHECKED: MCL	JAN 12, 1989
NO. DATE	JAN 12, 1989
BY: MCL	JAN 12, 1989



**LARSEN & MALMQUIST, INC.**  
2736 SOUTH 2700 WEST  
WEST VALLEY CITY, UTAH 84119  
PHONE: (801) 972-2634

ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR: NICHOLS REALTY  
ATTN: DELL & NICHOLS  
2444 SOUTH PROGRESS DR  
WEST VALLEY CITY, UTAH 84119  
LOCATION: NW 1/4 SEC 20, T.6N., R.1W., S.10E. 10  
SHEET 1 of 1

000210