

C:\dwg\45017\45017a.dwg Med Aug 19 08:48:21 1998 plotted from Dave's Computer

**LEGAL DESCRIPTION**

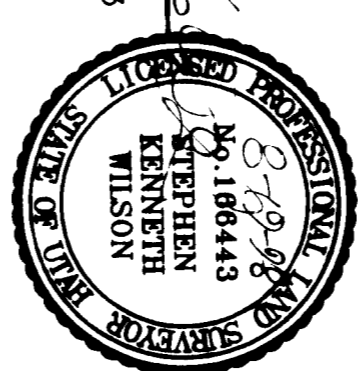
- 1. CHICAGO TITLE INSURANCE COMPANY, SCHEDULE A, ORDER NO. 97018867A, Effective date: JANUARY 23, 1998 at 7:45 a.m.
- 2. The estate or interest in the land described or referred to in the Commitment and covered herein is:
- 3. FEE SIMPLE
- 4. Title is of the effective date vested in: PACIFICARE OF UTAH, INC., 1/4/97, FHP OF UTAH, INC.
- 5. The land referred to in this commitment is in the STATE OF UTAH, County of WEBER, and is described as follows: Beginning at a point which is North 89°41'48" West 1084.15 feet along Salt Lake Base and Meridian; and running thence the Northeast corner of Section 25, thence North 89°41'18" West 565.747 feet to the East right of way line of the 100 foot frontage road along Interstate 15 Highway (said frontage road right of way is 54.00 feet wide, which is 1984) thence continuing along said right of way North 09°13'23" West 344.00 feet; thence South 89°41'48" East 693.953 feet to the point of beginning.
- 6. Project address: 1090 SOUTH 1350 WEST OGDEN, UTAH
- 7. SPECIAL EXCEPTIONS: Sitwell No. 15-066-0096
- 8. Said property is situated within the Weber Basin Water Conservancy District, the Central Weber Sewer Improvement District, the Bond Vista Water Improvement District, the Central Weber Water Conservancy District, the Protection Service Area No. 4, and is subject to any changes and/or assessments of said districts.
- 9. Easement, and the terms and conditions thereof, Grantor FHP OF UTAH, INC. Purpose A, 5.0 foot wide Utility Easement over the Eastern side of the property as described, by Warranty Deed, Recorded NOVEMBER 21, 1998 Entry No. 1083575 Book/599 1591749
- 10. Easement, and the terms and conditions thereof, Grantor FHP OF UTAH, INC. Grantee MOUNTAIN FUEL SUPPLY COMPANY Purpose A right of way easement for transmission and distribution facilities, Recorded OCTOBER 17, 1998 Entry No. 1091612 Book/Page 1569/1725 Area Affected: Beginning at a point which is North 89°41'48" East 565.747 feet, and West 1723.767 feet from the Northeast corner said Section 25, and running thence South 89 deg. 41'48" East 568.804 feet, more or less to Grantor's East Property line

**SURVEYORS CERTIFICATE**

The undersigned hereby certifies to the University of Utah, a body corporate and politic, Jones, Weldon, Halbrook & Associates, P.C., and Chicago Title Insurance Company, that this map or plat and survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for the State of Utah as defined therein, and that the same are true and correct. Furthermore, the undersigned certifies that he/she and the firm have surveyed the property herein described, that this survey was made on the ground, showing all lines and boundaries, and that the true location of existing improvements, and is the true findings of a survey conducted by him or her, or under his or her supervision, and that the location of existing improvements, and that the property shown herein does not lie in the 100-year flood plain shown in zone "C" on the Flood Boundary and Floodway Map of the Community Parcel No. 490189-0001-0007 dated January 19/1985. This survey meets the University of Utah standards.

2-12-98  
Date:

STEPHEN K. WILSON  
UTAH PLS # 186443  
KENTH WILSON



**BASIS OF BEARING**

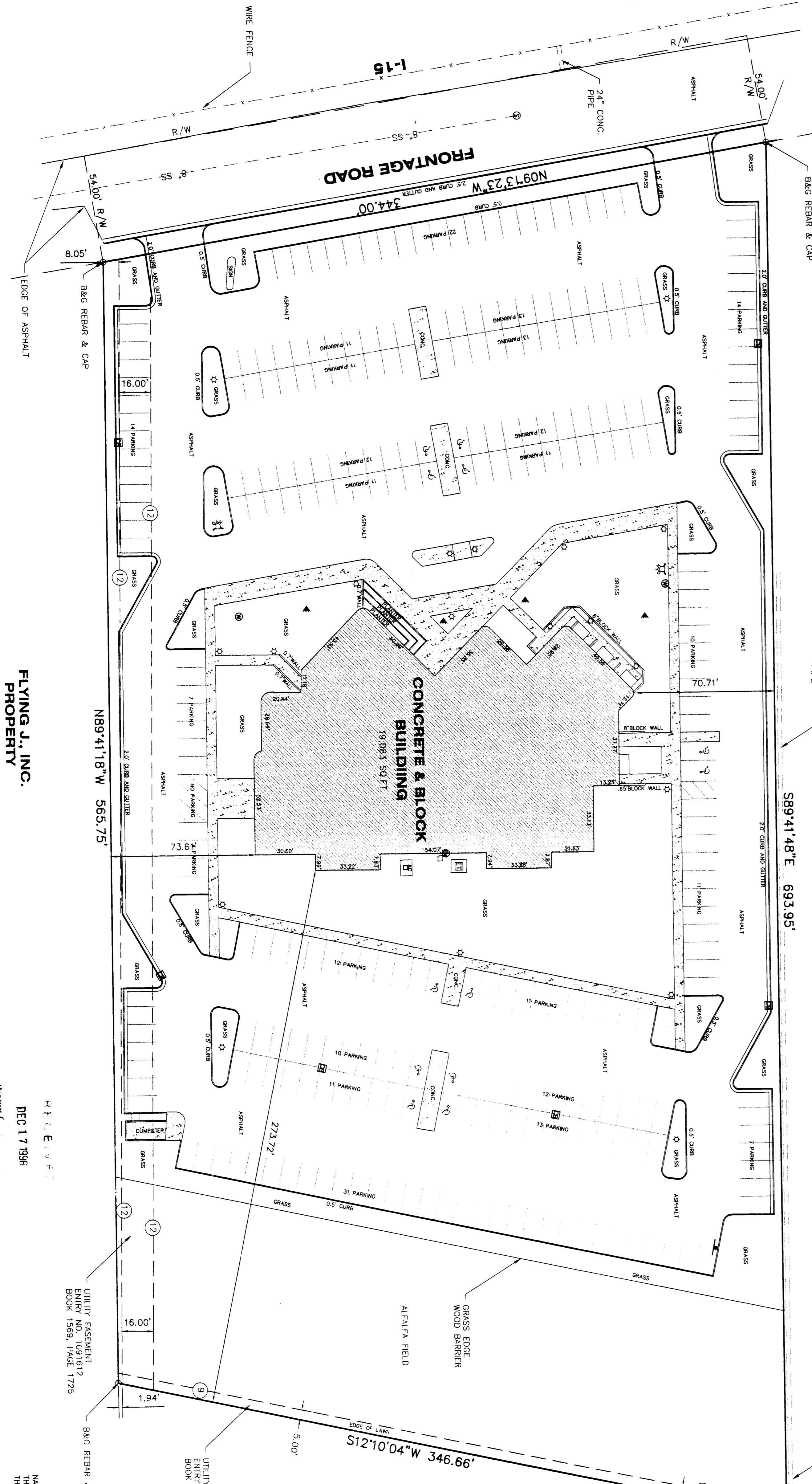
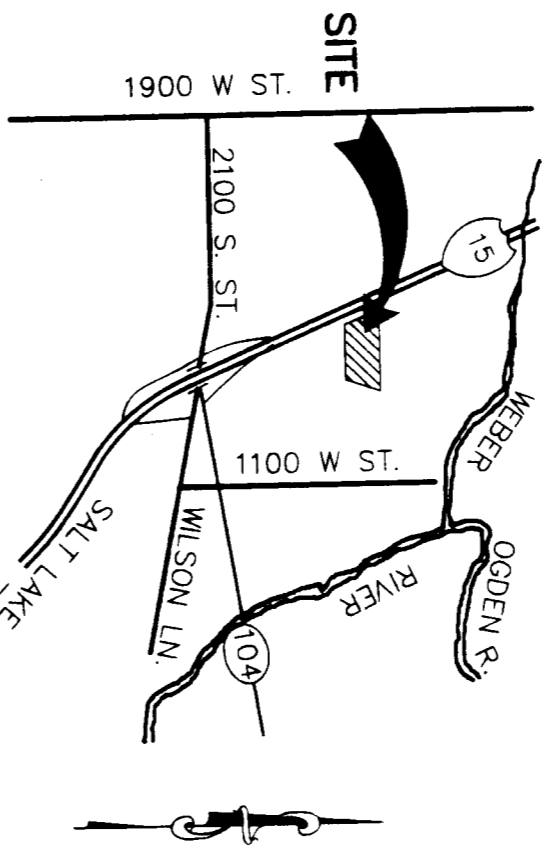
The basis of bearing is the north line of Section 25, T.6N., R.2W., Salt Lake Base & Meridian which bears South 89°41'48" West. S.L.B. & M.

**BASIS OF BEARING**

1094.15' IRON MONUMENT  
N.E. COR. SEC. 25  
T.6N., R.2W., S.L.B. & M.  
589°41'48" W 5312.444' (MEASURED) 5313.75' (RECORDED)  
4228.289' IRON MONUMENT  
N.E. COR. SEC. 25  
T.6N., R.2W., S.L.B. & M.

**VICINITY MAP**

N.T.S.



FLYING J., INC. PROPERTY

FLYING J., INC. PROPERTY

**LEGEND**

- COUNTY MONUMENT
- SECTION CORNER
- LIGHT
- LIGHT POLE
- SANITARY SEWER
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- ELECTRIC METER
- TRANSFORMER
- AC PAD
- BASKETBALL STANDARD
- SANITARY SEWER
- EXISTING CURB & GUTTER
- EXISTING CONCRETE



GRAPHIC SCALE  
(IN FEET)  
1 inch = 30 ft.

NARRATIVE: THE CLIENT NEEDED A SURVEY/CERTIFICATE TO SANITARY SEWER REQUIREMENTS FOR THE TITLE COMPANY. THE BASIS OF BEARING FOR THIS SURVEY WAS THE WEBER COUNTY SURVEY SPHERICAL TANGENT.

DEC 17 1998

FLYING J., INC. PROPERTY

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
555 South 300 East, Salt Lake City, Utah 84111  
(801) 364-1212 Fax (801) 364-1225  
Offices: St. George, Utah - Page, Arizona

**ALTA/ACSM SURVEY-CERTIFICATE**  
PREPARED FOR: UNIVERSITY OF UTAH  
LOCATION: NE 1/4 SEC. 25, T.6N., R.2W., S.L.B. & M.  
1890 SOUTH 1350 WEST, OGDEN, UTAH

Drawn: SKW Date: 08/04/98  
Designer: SKW  
Checked: SKW  
Approved: SKW  
Scale: AS NOTED  
Job No.: 45017

