DRAWING NUMBER 002148
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 017340

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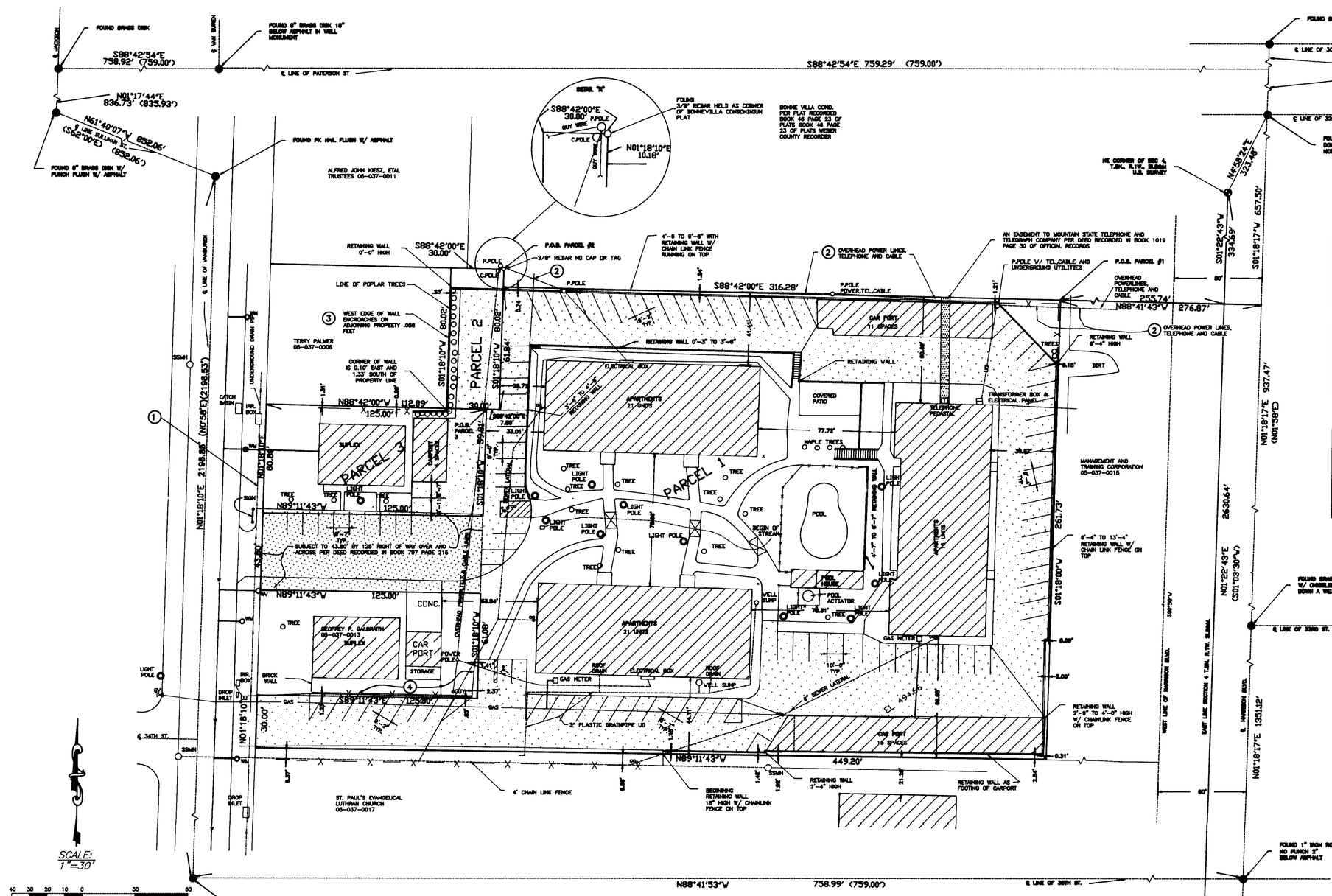


LEGEND

- WV — WATER VALVE
- SSMH — SANITARY SEWER MAN HOLE
- WM — WATER METER
- TREE — TREE (OF VARIOUS TYPE)
- LIGHT POLE — LIGHT POLE
- PIPE CLEAN OUT
- SECTION CORNER MONUMENTS FOUND AS NOTED
- MONUMENTS SET 5/8" REBAR W/ CAP STAMPED "PLS 271154"
- LOT LINES
- FENCE LINE
- CENTER LINE
- LOT BOUNDARY LINE
- ( ) — RECORD BEARING AND DISTANCE AS NOTED
- RETAINING WALL

BOUNDARY DESCRIPTION

ALL THAT PORTION OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LOCATED IN THE CITY OF OGDEN, WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1 COMMENCING AT THE CENTER LINE INTERSECTION OF 32ND STREET AND HARRISON BOULEVARD; SAID POINT BEING MARKED BY AN 8 INCH BRASS DISK WITH A PUNCH MARK IN THE MIDDLE; SAID BRASS DISK BEING FOUND 8 INCHES BELOW THE ROAD SURFACE IN A WELL MONUMENT; THENCE S01°18'17"W 657.50 FEET ALONG THE CENTER LINE OF HARRISON BOULEVARD; THENCE N88°41'43"W 276.87 FEET TO A POINT ON THE SOUTH LINE OF THE BONNIE VILLA CONDOMINIUM PLAT AS RECORDED IN BOOK 46 PAGE 33 OF PLATS, WEBER COUNTY RECORDERS OFFICE; SAID POINT BEING THE POINT OF BEGINNING WHICH ALSO IS S01°22'43"W 334.59 FEET, AND N88°41'43"W 250.74 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S01°18'00"W 261.73 FEET TO AN OLD FENCE LINE; THENCE N88°11'43"W 449.20 FEET ALONG SAID FENCE LINE TO THE EAST LINE OF VAN BUREN AVENUE; THENCE N01°18'10"E 30.00 FEET ALONG SAID EAST LINE; THENCE S88°11'43"E 125.00 FEET; THENCE N01°18'10"E 61.08 FEET; THENCE N88°11'43"W 125.00 FEET TO THE EAST LINE OF SAID VAN BUREN AVENUE; THENCE N01°18'10"E 43.80 FEET ALONG SAID LINE; THENCE S88°11'43"E 125.00 FEET; THENCE N01°18'10"E 58.81 FEET; THENCE S88°42'00"E 7.89 FEET; THENCE N01°18'10"E 89.84 FEET TO A POINT ON THE SOUTH LINE OF SAID CONDOMINIUM PROPERTY; WHICH IS ALSO S01°18'10"W 10.18 FEET FROM A FOUND 3/8 INCH REBAR WHICH WAS ACCEPTED AS ONE OF THE SOUTHWEST CORNERS OF SAID BONNIE VILLA CONDOMINIUM PLAT; THENCE S88°42'00"E 316.28 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 2.16 ACRES, MORE OR LESS.

PARCEL #2 BEGINNING AT THE FOUND 3/8 INCH REBAR AS REFERENCED IN THE ABOVE DESCRIBED PARCEL #1, WHICH IS N01°18'10"E 10.18 FEET FROM THE MOST NORTHERLY, NORTHWEST CORNER OF SAID PARCEL #1; THENCE N88°42'00"W 30.00 FEET; THENCE S01°18'10"W 80.02 FEET; THENCE S88°42'00"E 30.00 FEET TO THE WEST LINE OF SAID PARCEL #1; THENCE N01°18'10"E ALONG SAID WEST LINE AND THE PROLONGATION OF SAID WEST LINE 80.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,400.46 SQUARE FEET, MORE OR LESS.

PARCEL #3 BEGINNING AT AN ANGLE POINT ON THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL #1; SAID POINT BEING S01°18'10"W 80.02 FEET, AND N88°42'00"W 7.89 FEET FROM SAID FOUND 3/8 INCH REBAR; THENCE N88°42'00"W 125.00 FEET TO THE EAST LINE OF VAN BUREN AVENUE; THENCE S01°18'10"W 60.86 FEET ALONG SAID LINE, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL #1; THENCE S88°11'43"E 125.00 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF PARCEL #1; THENCE N01°18'10"E 59.81 FEET TO THE POINT OF BEGINNING

CONTAINS 7,543.85 SQUARE FEET, MORE OR LESS.

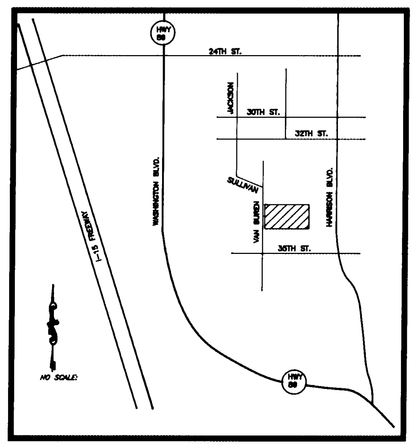
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE CENTER LINE OF HARRISON BLVD. BETWEEN 30TH STREET AND 36TH STREET; SHOWN HERE ON AS N01°18'17"E.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

VACINITY MAP



SURVEYORS CERTIFICATE

I BRAD T. MORTENSEN, THE UNDERSIGNED, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF UTAH DO HEREBY CERTIFY TO (I) DIAMA REAL ESTATE FINANCE CORP., AND ITS SUCCESSORS AND ASSIGNS (II) AND TO MERIDIAN LAND TITLE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE AS FOLLOWS:

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1997, AND MEETS THE REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED IN THE CURRENT ACCURACY STANDARDS JOINTLY ADOPTED BY ALTA, AND ACSM AND INCLUDES ITEMS 2,3,4,8,8,9,10,11 AND 13 OF TABLE A THEREOF.

THE SURVEY WAS MADE ON THE GROUND BETWEEN AUG. 1ST, 1998 AND AUG. 13, 1998 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

[EXCEPT AS SHOWN ON THE SURVEY AND AS NOTED BELOW,] THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY.

(1) POSSIBLE EASEMENT FOR IRRIGATION PIPE LINE PURPOSES ALONG WESTERLY EDGE OF PROPERTY ADJOINING VAN BUREN AVENUE WHERE EVIDENCE OF AN EXISTING IRRIGATION PIPE LINE WAS FOUND

(2) POSSIBLE EASEMENT ALONG THE NORTH LINE OF THE PROPERTY WHERE EVIDENCE OF OVERHEAD POWER LINES, TELEPHONE LINES, AND CABLE LINES WAS FOUND.

[EXCEPT AS SHOWN ON THE SURVEY, AND AS NOTED BELOW] THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREET OR ALLEYS UPON THE SUBJECT PROPERTY.

(3) WEST EDGE OF RETAINING WALL ENCROACHES UPON ADJOINING PROPERTY TAX ID # 05-037-008 BY 0.58 FEET AT ANGLE POINT IN WEST WALL

(4) ASPHALT PAVEMENT AND RETAINING WALL ENCROACH UPON ADJOINING PROPERTY TAX ID # 05-037-0013 BY 1.33 FEET TO 0.83 FEET ON THE SOUTH LINE AND BY 1.41 FEET TO 2.37 FEET ON THE EAST LINE.

THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED MAY 29, 1998, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TILE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF THE 1967 R-3 AND R-4 ZONING RECORDS, REFERENCED IN A LETTER FROM THE OGDEN CITY PLANNING TO THE ITLA ENSIGN FINANCIAL, DATED AUG. 12, 1998

THAT THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY, KNOWN AS VAN BUREN AVENUE.

THE RECORD DESCRIPTION IN THE TITLE REPORT OF THE SUBJECT PROPERTY DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE THREE PARCELS ARE DESCRIBED HEREON USING THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS THE BASIS OF BEARINGS.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION C BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO 490189.0008B, WITH A DATE OF IDENTIFICATION OF JAN 1983, FOR COMMUNITY NO. CITY OF OLDEN, IN WEBER COUNTY, STATE OF UTAH, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #PLS-271154
DATE: 8-24-98

STATE OF UTAH — BRAD T. MORTENSEN — 271154 — REGISTERED — PROFESSIONAL LAND SURVEYOR — Expires 4-30-00

RECEIVED
FEB 05 1999
Weber County Surveyor

NO.	DATE	BY	REVISION

BMI ASSOCIATES SURVEYING
34 EAST 200 NORTH
KAYSVILLE UT, 84037
(801) 546-7462
FAX (801) 546-1216

DRAWN BY: JS DATE:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
SCALE:
DRAWING FILE:
JOB NUMBER:

ALTA/ ACSM LAND TITLE SURVEY

URBAN CLASS FOR
WAYNE AND DIANE WAMPLER
PROPERTY ADDRESS: 3290 VAN BUREN,
OGDEN , UTAH 84403

SHEET 1 OF 1 SHEETS

002148