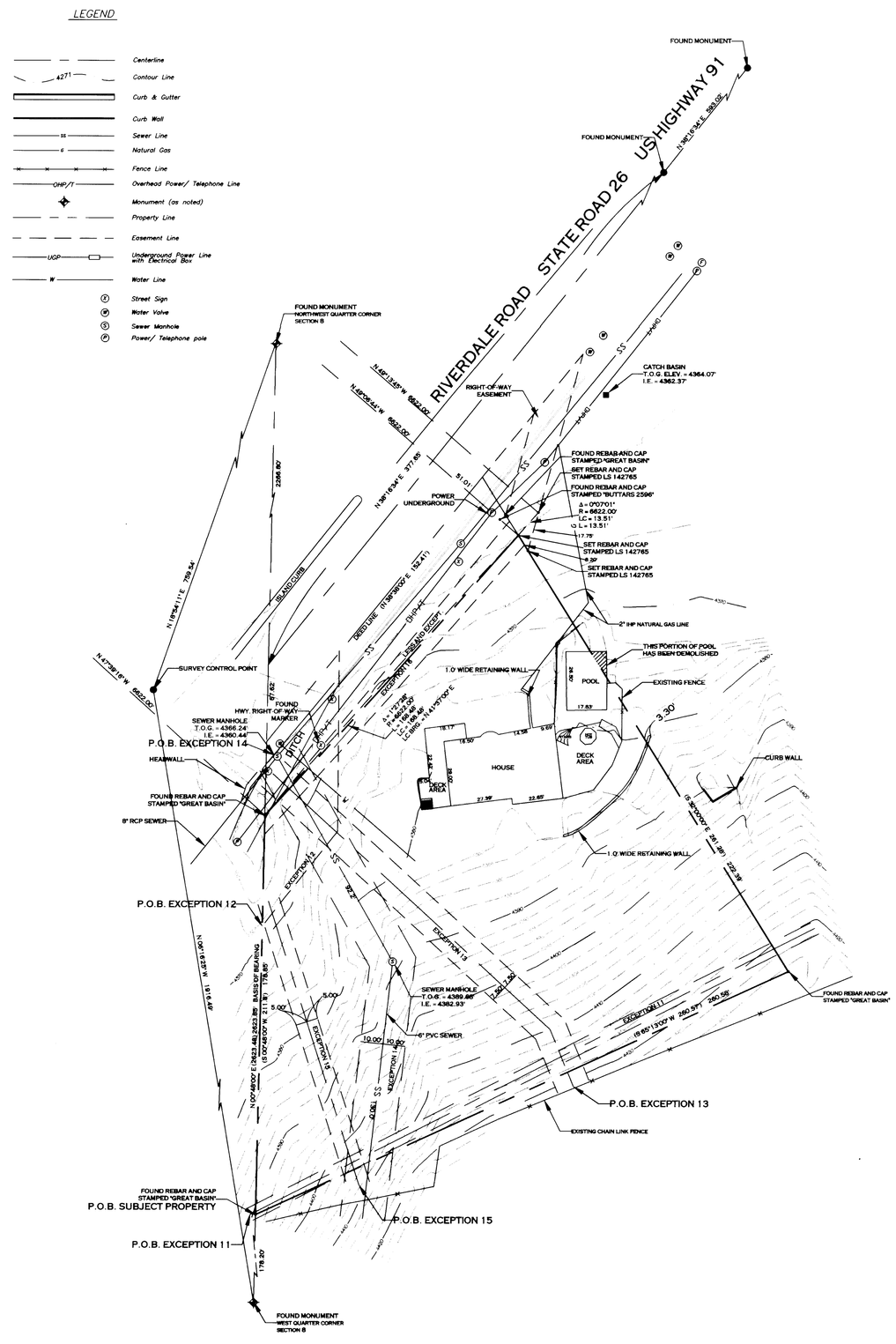
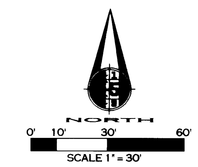
003076

002304 003076

DRAWING NUMBER 002304

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR





SURVEYOR'S CERTIFICATE

I, M. CARL LARSEN, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE No. 142765 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:

PART OF THE NORTH-WEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING NORTH 0° 48' EAST ALONG THE SECTION LINE 178.2 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0° 48' EAST ALONG SAID SECTION LINE 211.8 FEET; THENCE NORTH 38° 38' EAST ALONG THE EAST LINE OF STATE HIGHWAY 152.41 FEET; THENCE SOUTH 32° EAST 261.28 FEET; THENCE SOUTH 65° 13' WEST 260.57 FEET TO THE POINT OF BEGINNING.

ALSO: A RIGHT OF WAY OVER THE EXISTING DRIVEWAY MORE PARTICULARLY AS FOLLOWS: PART OF THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF STATE HIGHWAY 390.00 FEET NORTH 0° 48' ALONG THE EAST LINE OF SAID HIGHWAY 223.41 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE SOUTH 15° WEST 95 FEET; THENCE NORTH 32° WEST 19 FEET; THENCE NORTH 15° EAST 81 FEET; THENCE NORTH 38° 08' EAST 25.5 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE BRIDGE REPLACEMENT OF THE EXISTING HIGHWAY STATE ROUTE 26 KNOWN AS PROJECT No. 0026, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 26 AT A POINT 18.386 M (60.32 FEET) RADIALLY DISTANT SOUTHEASTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 4+033.875, WHICH POINT IS 118.872 M (390 FEET) NORTH 0° 48' EAST ALONG THE WEST LINE OF SAID SECTION 8, FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; AND RUNNING THENCE NORTH 38° 38' EAST 46.495 M (152.41 FEET) ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE TO THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 32° 00' EAST 2.288 M (7.51 FEET) TO A POINT ON CURVE WITH A 2018.386 M RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 45.749 M (150.09 FEET) ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 41° 20' 16" WEST FOR A DISTANCE OF 45.747 M) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. (E#1472562 BOOK 1862 PAGE 2538)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON 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, ACSM, AND NSPS IN 1997, AND WERE MADE PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCROACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES, OF ADJOINING PROPERTIES ENCROACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

LICENSED LAND SURVEYOR M. CARL LARSEN No. 142765 STATE OF UTAH

M. CARL LARSEN
LICENSE No. 142765

4-6-98
DATE

NARRATIVE

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE A STANDARD ALTA OWNERS POLICY.

TITLE DOCUMENTS:

1. COMMITMENT FOR TITLE INSURANCE BY:

LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NUMBER 48668
EFFECTIVE DATE: JANUARY 16, 1998 AT 8:00 A.M.

TITLE POLICY EXCEPTIONS:

THE FOLLOWING IS A LIST OF EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B-2 OF THE ABOVE REFERENCED COMMITMENT.

EXCEPTION 11: A MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT DATED OCTOBER 26, 1917, RECORDED MARCH 14, 1918, IN BOOK "M" PAGE 593.

SURVEY FINDINGS: SAID EASEMENT IS OF UNDISCLOSED WIDTH AND AFFECTS THE SOUTHERLY PORTION OF SUBJECT PROPERTY AS SHOWN ON THIS PLAT.

EXCEPTION 12: A UTAH STATE ROAD COMMISSION EASEMENT DATED FEBRUARY 28, 1944, RECORDED MARCH 15, 1944, IN BOOK 190, PAGE 42 OF RECORDS.
SURVEY FINDINGS: SAID EASEMENT AFFECTS THE NORTHWESTERLY CORNER OF SUBJECT PROPERTY AS SHOWN ON THIS PLAT.

EXCEPTION 13: A RIVERDALE CITY WATER LINE EASEMENT DATED DECEMBER 23, 1953, RECORDED JULY 8, 1954, IN BOOK 449, PAGE 169 OF RECORDS.

SURVEY FINDINGS: SAID EASEMENT RUNS NORTHWEST TO SOUTHEAST THROUGH THE CENTER OF SUBJECT PROPERTY AS SHOWN ON THIS PLAT.

EXCEPTION 14: A SEWER LINE EASEMENT AND RIGHT OF WAY IN FAVOR OF RIVERDALE CITY, A MUNICIPAL CORPORATION AS RECORDED NOVEMBER 19, 1958 IN BOOK 595 OF RECORDS, PAGE 692.

SURVEY FINDINGS: SAID EASEMENT IS 20 FEET WIDE AND RUNS NORTH AND SOUTH THROUGH THE WESTERLY PORTION OF SUBJECT PROPERTY AS SHOWN ON THIS PLAT.

EXCEPTION 15: EASEMENT IN FAVOR OF CITY OF RIVERDALE, A BODY POLITIC OF THE STATE OF UTAH, DATED JANUARY 21, 1993, AS RECORDED APRIL 4, 1994 IN BOOK 1709, PAGE 2751, ENTRY No. 1283707.

SURVEY FINDINGS: A STORM WATER PIPE LINE EASEMENT 10 FEET WIDE RUNNING NORTH AND SOUTH THROUGH THE SOUTHWESTERLY PORTION OF SUBJECT PROPERTY AS SHOWN ON THIS PLAT.

EXCEPTION 16: EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, DATE APRIL 18, 1997, AS RECORDED MAY 20, 1997 IN BOOK 1862 OF RECORDS, PAGE 2540, ENTRY No. 1472563.

SURVEY FINDINGS: A TEMPORARY EASEMENT APPROXIMATELY 7 FEET WIDE RUNNING EAST AND WEST ALONG THE NORTH PROPERTY LINE OF SUBJECT PROPERTY AS SHOWN ON THIS PLAT.

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND MONUMENTS AT THE NORTHWEST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. NORTHEAST CORNER OF POOL EXTENDS BEYOND PROPERTY LINE BY 6.02 FEET.
4. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. BLUE STAKING SHOULD BE CONTACTED PRIOR TO EXCAVATING.

RECEIVED
AUG 11 1999
Weber County Surveyor

DATE : 3 APRIL 1998	SCALE : 1" = 30'	JOB NO. : 03651-98
DESIGNED :	DRAWN : R. SMITH	CHECKED : MCL

REV	DATE	DESCRIPTION

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1574 WEST 1700 SOUTH
SALT LAKE CITY, UTAH 84104
PHONE (801) 972-2634 FAX (801) 972-2698

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A.L.T.A./A.C.S.M. LAND TITLE SURVEY

4304 RIVERDALE ROAD, OGDEN

PREPARED FOR : CONSOLIDATED REALTY
175 EAST 400 SOUTH SUITE 710
SALT LAKE CITY, UTAH 84111
ATTN.: JIM CHILD

SHEET 1 OF 1

LOCATION : NW 1/4 SEC. 8, T 5 N, R 1 W, S.L.B. & M.

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