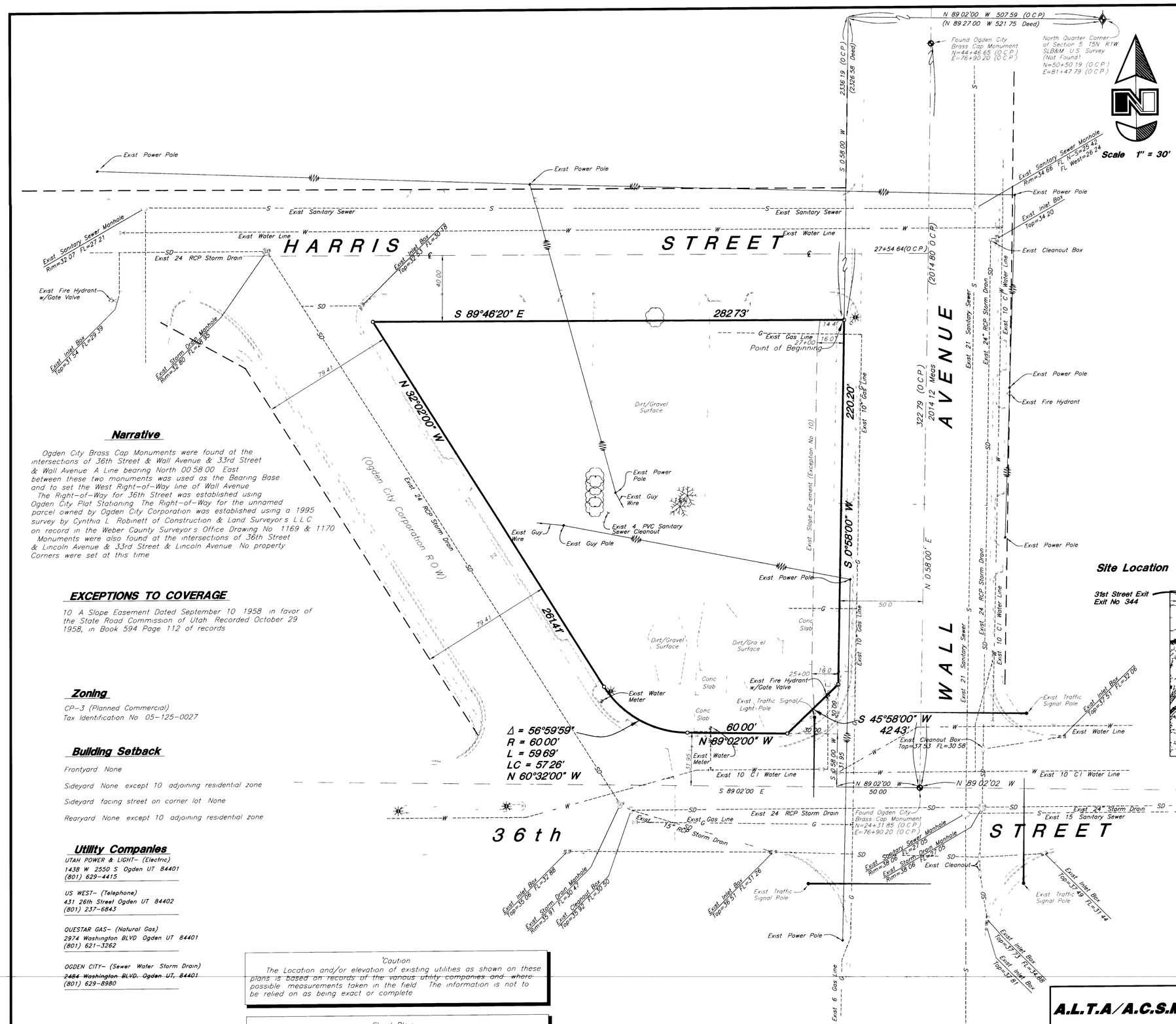


Narrative

Ogden City Brass Cap Monuments were found at the intersections of 36th Street & Wall Avenue & 33rd Street & Wall Avenue A Line bearing North 00 58 00 East between these two monuments was used as the Bearing Base and to set the West Right-of-Way line of Wall Avenue
The Right-of-Way for 36th Street was established using Ogden City Plat Stationing The Right-of-Way for the unnamed parcel owned by Ogden City Corporation was established using a 1995 survey by Cynthia L Robinett of Construction & Land Surveyors L L C on record in the Weber County Surveyors Office Drawing No 1169 & 1170
Monuments were also found at the intersections of 36th Street & Lincoln Avenue & 33rd Street & Lincoln Avenue No property Corners were set at this time

EXCEPTIONS TO COVERAGE

10 A Slope Easement Dated September 10 1958 in favor of the State Road Commission of Utah Recorded October 29 1958, in Book 594 Page 112 of records

Zoning

CP-3 (Planned Commercial)
Tax Identification No 05-125-0027

Building Setback

Frontyard None

Sideyard None except 10 adjoining residential zone

Sideyard facing street on corner lot None

Rearyard None except 10 adjoining residential zone

Utility Companies

UTAH POWER & LIGHT- (Electric)
1438 W 2550 S Ogden UT 84401
(801) 629-4415

US WEST- (Telephone)
431 26th Street Ogden UT 84402
(801) 237-6843

QUESTAR GAS- (Natural Gas)
2974 Washington BLVD Ogden UT 84401
(801) 621-3262

OGDEN CITY- (Sewer Water Storm Drain)
2484 Washington BLVD. Ogden UT, 84401
(801) 629-8980

Caution
The Location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible measurements taken in the field The information is not to be relied on as being exact or complete

Flood Plain
This property falls within flood Zone 'C' designated area of minimal flooding as shown on the Flood Insurance Rate Map for the City of Ogden Weber County Utah
Community Panel No 490189 0005 B dated January 19 1983

SURVEYOR'S CERTIFICATE

I Mark E Babbitt hereby certify to USREA Inc or its assign and First American Title Company that this plat and the survey on which it is based were made in accordance with the minimum standard detail requirements for land title surveys jointly established and adopted by ALTA and ACSM in 1997 and includes items 2 4 & 5 thereof and pursuant to the accuracy standards (as established and adopted by ALTA and ACSM and in affect on the date of this certification) and there are no encroachments either way across the property lines except as shown on this drawing As of this date

Dated 9 8 99 1999

Mark E Babbitt No 166484

REGISTERED LAND SURVEYOR MARK E. BABBITT No. 166484 STATE OF UTAH

RECORD DESCRIPTION

Part of the Northwest Quarter of Section 5 Township 5 North Range 1 West Salt Lake Base and Meridian U S Survey described as follows
Commencing at a point which is North 89 27 00 West 521 75 feet and South 00 58 West 2326 58 feet from the Northeast corner of said Northwest Quarter of Section 5 thence South 00 58 West 256 feet along the West line of Wall Avenue thence North 89 02 West 90 00 feet thence along a regular curve to the right having a radius of 60 feet for an arc of 59 69 feet(chord bears North 60 32 West 57 26 feet) thence North 32 02 West 250 15 feet thence South 89 46 20 East 282 08 feet to the point of beginning

Excepting the following A parcel of land in fee for the widening of an existing road Ogden City 36th Street known as Project No 3356 being part of an entire tract of property situated in the Southeast Quarter Northwest Quarter of Section 5 Township 5 North Range 1 West Salt Lake Base & Meridian The Boundaries of said Parcel of Land are Described as Follows beginning at the point of intersection of the Westerly line of Wall Avenue and the Northerly line of said 36th Street said point lies 31 93 feet perpendicularly distant Northerly from the centerline of said 36th Street at Engineers Station 76+39 61 and running thence North 00 58 00 East 30 00 feet along said Westerly line of Wall Avenue thence South 45 58 00 West 42 43 feet to a point which is 31 93 feet perpendicularly distant Northerly from the centerline of said 36th Street at Engineers Station 76+09 61 Thence South 89 02 00 East 30 feet 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#1479211 Book 1868 Page 1907)

Contains 51 962 sq ft
1 193 acres

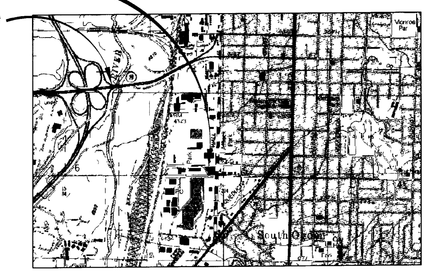
SURVEYED DESCRIPTION

A part of the Northwest Quarter of Section 5 Township 5 North Range 1 West Salt Lake Base and Meridian U S Survey described as follows
Beginning at the Intersection point of the West Right-of-Way line of Wall Avenue and the South Right-of-Way line of Harris Street said point being 507 59 feet North 89 02 00 West & 2336 19 feet South 00 58 00 West from the Northeast Corner of said Northwest Quarter of Section 5 and running thence South 00 58 00 West along said West Right-of-Way line of Wall Avenue 220 20 to a Point which is 30 00 feet North 00 58 00 East from the intersection of the North Right-of-Way line of 36th Street and the West Right-of-Way line of Wall Avenue thence South 45 58 00 West 42 43 feet to the said North Right-of-Way line of 36th Street thence North 89 02 00 West 60 00 feet along said North line to a point of curvature thence along the arc of a 60 00 foot radius curve to the right a distance of 59 69 feet (Long Chord bears North 60 32 00 West 57 26 feet and Central Angle equals 56 59 59) to a point of tangency thence North 32 02 00 West 261 41 feet along the Easterly Right-of-Way line of an unnamed Street (owned by Ogden City Corporation) to the said South Right-of-Way line of Harris Street thence South 89 46 20 East 282 73 feet along said South Right-of-Way line to the point of beginning

Contains 49 865 sq ft
1 145 acres

Site Location

31st Street Exit
Exit No 344



Vicinity Map

Legend

(E A R S m y t 3 9)

Found Rivet	○
Monument	
Section Corner	
Ogden City Survey	O C S
Telephone Manhole	T
San Sewer Manhole	S
Water Manh le	W
Storm Drain Manhole	SD
Electrical Manhole	E
Catch Basins	
Exist Fire Hydrant	
Fire Hydrant	
Exist Water Valve	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SD—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	
Power pole w/guy	
Light Pole	
Fence	x—x—x
Flowline of ditch	
Overhead Power Line	—4/P—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Finish Contour	—90—
Exist Contour	90
Finish Grade	95 33TA
Exist Grade	95 1ZTA
Ridge Line	—R—
Direction of Flow	→
Existing Asphalt	
N w Asphalt	
Heavy Duty Asphalt	
Concrete	
Monitoring Well	

RECEIVED
SEP 27 1999
Weber County Surveyor

Benchmark

Brass cap Monument at the Intersection of 36th Street and Wall Avenue
-Elevation= 4337 70-

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

USREA, INC
36th Street & Wall Avenue
A part of the Northwest 1/4 of Section 5
T5N R1W SLB&M Ogden City Weber County Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah 84401
P O Box 9307 Ogden Utah 84409
Ogden (801)394 4515 Salt Lake City (801)521 0222 Fax (801)392 7544

SCALE	DATE	DRWG NO
1" = 30'	23 Jun, 1999	99N105A
DRAWN CT	REVISIONS 8 Sep 1999- Added Slope Easement	
99N105A		

DRAWING NUMBER 002331 PLAN-HOLD CORPORATION IRVINE CALIFORNIA
DRAWING NUMBER 002331 PLAN-HOLD CORPORATION IRVINE CALIFORNIA
DRAWING NUMBER 002331 PLAN-HOLD CORPORATION IRVINE CAL FORNIA
DRAWING NUMBER 002331 PLAN-HOLD CORPORATION IRVINE CALIFORNIA
~ \A1A\DWGS\99e105a dwg Fri Sep 10 07 38 27 1999 CT