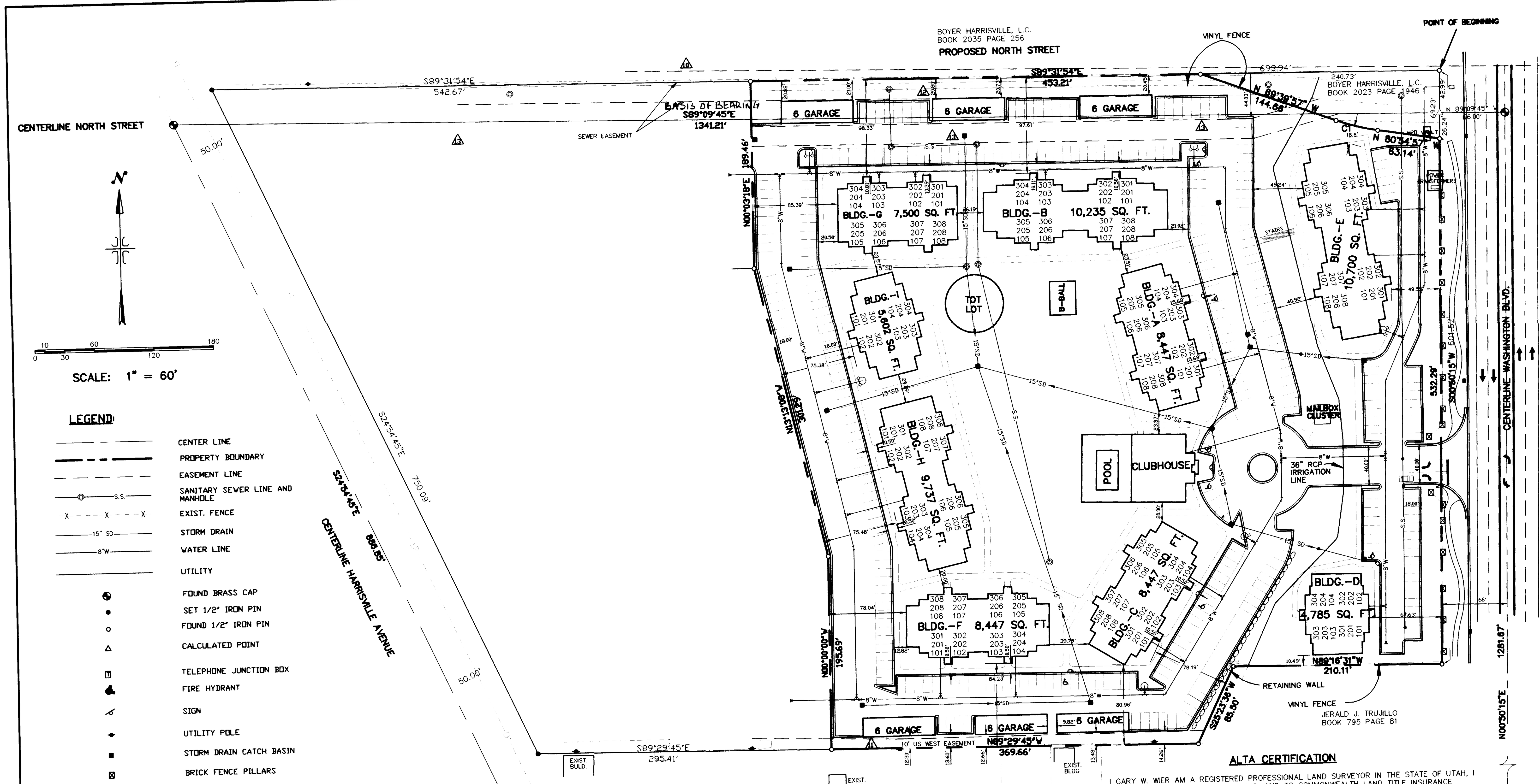

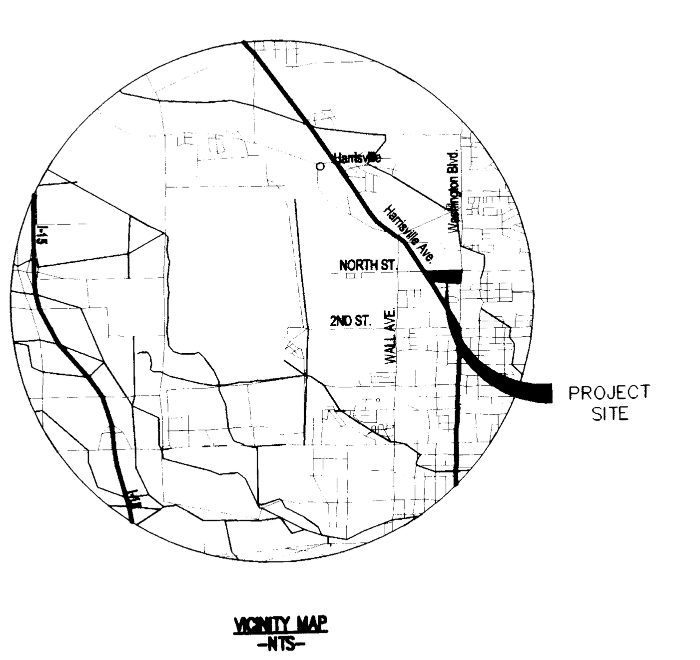

VICINITY MAP
-NTS-

Curve Table					
No.	Radius	Length	Chord Dist.	Chord Bear.	Delta
C1	220.00	43.20'	43.13'	S 75°17'27" E	11°15'03"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON BLVD. AND NORTH STREET, FROM WHICH A BRASS CAP MONUMENT AT THE CENTERLINE OF HARRISVILLE AVE. AND NORTH STREET BEARS N 89°09'45" W, 1,341.21 FEET; THENCE N 89°09'45" W, A DISTANCE OF 66.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF WASHINGTON BLVD; THENCE N 00°50'15" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 42.99 FEET TO THE POINT BEGINNING; THENCE S 00°50'15" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 601.52 FEET TO A FOUND IRON PIN; THENCE N 89°16'31" W A DISTANCE OF 210.11 FEET TO A FOUND IRON PIN ON THE WEST EDGE OF CANAL; THENCE S 25°23'36" W ALONG SAID WEST EDGE OF CANAL, A DISTANCE OF 85.50 FEET TO A FOUND IRON PIN; THENCE N 89°29'45" W, A DISTANCE OF 369.66 FEET; THENCE N 0°00'00" W A DISTANCE OF 195.69 FEET; THENCE N 13°13'08" W A DISTANCE OF 301.29 FEET; THENCE N 0°03'18" E A DISTANCE OF 189.46 FEET; THENCE S 89°31'54" E, A DISTANCE OF 693.94 FEET TO THE POINT OF BEGINNING. CONTAINS 9.78 ACRES OF LAND AND 9.557 ACRES EXCLUDING EXCEPTION

LESS AND EXCEPTING:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT, MARKING THE CENTERLINE INTERSECTION OF WASHINGTON BLVD. AND NORTH STREET, FROM WHICH, A BRASS CAP MONUMENT MARKING THE CENTERLINE INTERSECTION OF HARRISVILLE AVE. AND NORTH STREET, BEARS N 89°09'45" W A DISTANCE OF 1341.21 FEET; THENCE N 89°09'45" W, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY OF WASHINGTON BLVD.; THENCE N 00°50'15" E ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 42.99 FEET TO THE REAL POINT OF BEGINNING;

THENCE S 00°50'15" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 69.23 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PROPOSED NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING 3 COURSES AND DISTANCES, 1) N 80°54'57" W A DISTANCE OF 63.14 FEET TO A POINT OF CURVATURE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.20 FEET, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 11°15'03", SUBTENDED BY A CHORD THAT BEARS N 75°17'27" W A DISTANCE OF 43.13 FEET TO THE CURVE END; 3) THENCE N 69°39'57" W, A DISTANCE OF 144.66 FEET; THENCE S 89°31'54" E, A DISTANCE OF 240.73 FEET TO THE REAL POINT OF BEGINNING. CONTAINS 0.223 ACRES OF LAND.

NOTES

UTILITY WARNING

1) 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.

2) THE DESCRIBED LOT FALLS WITHIN COMMUNITY PANEL NO. 490189 0002 OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP IN WEBER COUNTY, UTAH, DATED JAN. 19, 1983. PARCEL IS DESIGNATED AS A ZONE OUTSIDE THE 100 YEAR FLOOD PLAIN, EXCEPT A PORTION ALONG THE EAST BOUNDARY OF THE PROJECT, BEING APPROXIMATELY THE EASTERN 40.00 FEET OF DESCRIBED PROPERTY ; WHICH PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN.

3) THE DESCRIBED LOT IS CURRENTLY ZONED CP2 PLANNED COMMERCIAL.

4) ALL UTILITIES SHOWN ON THIS PLAT THAT SERVICE THE PROPERTY ENTER THE PROPERTY THROUGH A PUBLIC RIGHT-OF-WAY OR EASEMENT.

5) BUILDING SETBACKS AND REGULATIONS PER OGDEN CITY DEVELOPMENT CODE CHAPTER 10 ARE AS FOLLOWS: FRONT YARD 30' FROM PROPERTY LINE, SIDE YARD 10' FEET FROM PROPERTY LINE, MINIMUM DISTANCE BETWEEN BUILDINGS IS 20'.

6) PARKING SPACES:
REGULAR SPACES- 324
HANDICAP SPACES- 8
GARAGE STALLS- 36
UNSTRIPED SPACES- 40-45
TOTAL SPACES- 413
413/192 = 2.15 STALLS PER UNIT
OGDEN CITY CODE SPECIFIED 2.0 STALLS PER DWELLING AT TIME OF PROJECT APPROVAL.

6) THE STREET ADDRESS OF DESCRIBED PROPERTY IS: 381 NORTH WASHINGTON BLVD. OGDEN, UTAH 84404

THE BUILDINGS ALL USE THIS ADDRESS ALONG WITH LETTER AND NUMBER DESIGNATION.

ALTA CERTIFICATION

I GARY W. WIER AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, I HEREBY CERTIFY TO PINEBROOK, L.L.C. AND TO COMMONWEALTH LAND TITLE INSURANCE COMPANY AND TO JACKSON NATIONAL LIFE INSURANCE COMPANY AND TO ANY OF THEIR AFFILIATES, SUCCESSORS AND ASSIGNS, THAT I UNDERSTAND THAT THE AFOREMENTIONED TITLE INSURER WILL RELY ON THE ACCURACY AND COMPLETENESS OF THE SURVEY PLAT AND THE TRUTH OF MY CERTIFICATIONS IN ISSUING A POLICY OF TITLE INSURANCE ASSURING THE VALIDITY AND PRIORITY OF THE LIEN OF A MORTGAGE OR DEED OF TRUST ON THE PREMISES AND LENDER WILL SO RELY IN DETERMINING WHETHER TO FUND THE RELATED LOAN. I FURTHER CERTIFY I HAVE SURVEYED, ON THE GROUND, THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THIS PLAT OF SURVEY IS A TRUE, CORRECT AND ACCURATE DRAWING AND REPRESENTATION OF SAID PROPERTY AND OF THE SIZE, LOCATION, EXTERIOR DIMENSIONS AND BOUNDARIES THEREOF; THAT THE STREET ADDRESS, LOCATIONS AND DIMENSIONS OF ALL BUILDINGS, AND THE LOCATIONS OF ALL PARKING AREAS, OR ANY OTHER IMPROVEMENTS UPON SAID PROPERTY, OF ALL FENCES THEREON, OF ALL RECORDED AND/OR VISIBLE EASEMENTS, OF ALL STREETS, ROADS, UTILITY LINES (TO THERE POINTS OF CONNECTION WITH THE PUBLIC SYSTEMS) AND THE RIGHTS-OF-WAY WHICH AFFECT, BENEFIT OR BURDEN SAID PROPERTY ARE CORRECTLY AND CURRENTLY SHOWN HEREON; THAT THERE ARE NOT DISCREPANCIES, CONFLICTS, GAPS, BOUNDARY DISPUTES, SHORTAGES IN AREAS, ENCROACHMENT OF IMPROVEMENTS OVER BOUNDARY LINES FROM OR ONTO SAID PROPERTY UPON EASEMENTS, OVERLAPPING OF IMPROVEMENTS VISIBLE EASEMENTS, OVERLAPPING OF EASEMENTS, ROADS, ALLEYS, RIGHTS-OF-WAY OR BUILDING SETBACK LINES WHICH AFFECT SAID PROPERTY, EXCEPT AS SHOWN HEREON; THAT THERE ARE NOT FENCES, LIGHT POSTS OR OTHER IMPROVEMENTS APPURTENANT TO SAID PROPERTY WHICH ARE LOCATED WITHIN THE BOUNDARY LINES OF ADJOINING PROPERTIES, EXCEPT AS SHOWN HEREON; THAT THE LEGAL DESCRIPTION OF SAID PROPERTY, AS SET OUT HEREON, IS CORRECT, COMPLETE AND ACCURATE; AND THAT ANY PORTION OF SAID PROPERTY WHICH IS LOCATED IN A FLOOD PLAIN OR IN ANY OTHER FLOOD HAZARD OR FLOOD DANGER AREA, AS DESIGNATED BY APPLICABLE GOVERNMENTAL AUTHORITIES IS SHOWN AND IDENTIFIED AS SUCH HEREON. THIS SURVEY IS MADE (i)IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997; AND INCLUDES ITEMS 1,2,3,4,6,7(B)(1),8,9,10,11,13,14,15, AND 16 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

RECEIVED
JAN 2000

GARY W. WIER [signature] 10-29-99   LICENSE NO. 333098

EASEMENT/AGREEMENT DESCRIPTIONS:

TITLE INFORMATION PROVIDED BY THE COMMITMENT FOR TITLE INSURANCE ISSUED BY MERIDIAN TITLE COMPANY, AND UNDERWRITTEN BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 68818, WITH AN EFFECTIVE DATE OF OCTOBER 6, 1999, SHOWING THE FOLLOWING EXCEPTIONS:

1 - 8 NON-PLOTTABLE ITEMS

9 THIS IS THE APPROXIMATE CITY LIMITS LOCATION. DESCRIBED PROPERTY LIES IN OGDEN CITY

10 DURING THE COURSE OF THE SURVEY, A LONG TIME RESIDENT OF 'CROPSEY'S 2ND ADDITION' INFORMED US THAT SHE HAD SIGNED AN AGREEMENT FOR A TEN FOOT EASEMENT, CENTERED ON THE POLE LINE, NORTH OF HER PROPERTY. THE DESIGN OF THIS SITE, ALLOWS FOR THE POSSIBLE EXISTENCE OF THIS EASEMENT.

12 THIS IS A 16 FOOT WIDE PERPETUAL EASEMENT, RELATING TO THE CONSTRUCTION AND MAINTENECE OF A SANITARY SEWER LINE, RECORDED IN BOOK 911 AT PAGE 282 OF THE OFFICIAL WEBER COUNTY RECORDS.

13 THIS IS A 20.00' WIDE PERPETUAL AND PERMANENT UTILITY EASEMENT, RECORDED IN BOOK 1916 AT PAGE 672 OF THE OFFICIAL WEBER COUNTY RECORDS.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH HUBBLE ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:
I:\GARY\BACHALTA-2.DWG 10-22-99 10:16:00 am EST	

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

BACH DEVELOPMENT
PINEBROOK APARTMENT SITE

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

A PORTION OF THE SE 1/4 OF SECTION 8, T.6N., R.1W., SLB&M, WEBER COUNTY, UTAH

JOB NO. 3-99-161

SHEET NO. 1 OF 1