

**Utility Note**  
The underground utilities shown on this map have been located from above ground surveys and are not shown in plan view. No assurance is made that the shown underground utilities shown comprise all such utilities in the area, either in service or abandoned. The underground utilities shown may not be in the exact position indicated, although they are located as accurately as possible from the information made available to us. Further, the sizes shown for underground pipes are only approximate. Call each appropriate utility entity before digging.

**Utility Entities**

Water, Sewer & St Drain	South Ogden City Public Utilities	801-483-6700
Electric Power	Utah Power	801-629-4303
Natural Gas	Questar Gas	801-324-3884
Telephone	US West Communications	801-395-6703

**Flood Zone Note**  
The subject property lies within an area having a Zone designation C as shown on FEMA Flood Insurance Rate Map with Community Panel Number 4901910001B with an effective date of 03/01/82.

**Zoning and Setbacks**  
The subject property lies within South Ogden City Zone C-2, with setbacks of 10 feet front and 10 feet side on street corner, none on side and rear when adjacent to commercial zone.

**Benchmark**  
The benchmark used for this survey is the City monument at Grant Avenue and Harris Avenue with an elevation of 4359.73.

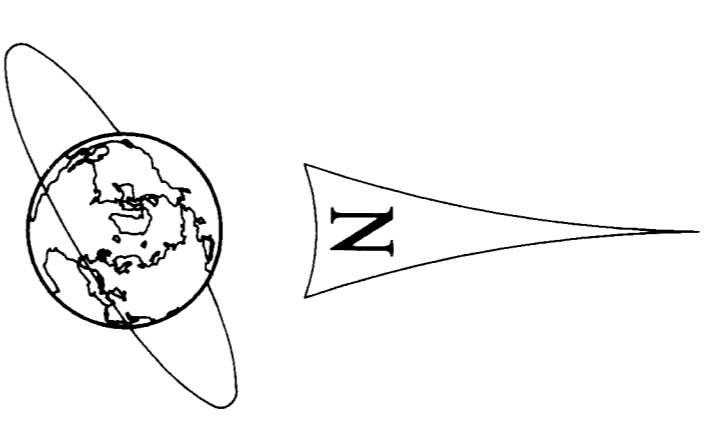
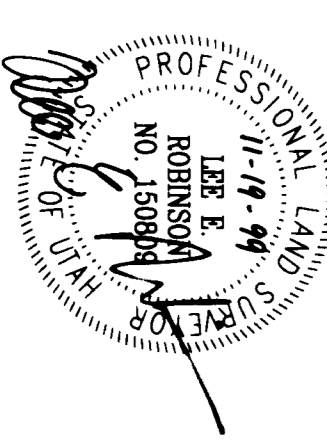
- COMMENTS**
1. This survey is made at the instance of Mountain Grove L.L.C. for their own uses and purposes.
  2. The basis of bearing for this survey is S0°58'00"W along the Washington Blvd. monument line between found monuments at 38° Street and 39° Street.
  3. The recorded plat of Lakeview Addition was used for Lot and Block line dimensions.

**LEGAL DESCRIPTION**  
All of Lots 27 through 30, inclusive, Block 41, Lakeview Addition to Ogden City, according to the official plat thereof.  
Together with the East half of the vacated alley abutting said property on the West.

**SURVEYOR'S CERTIFICATE**  
To: Mountain Grove, L.L.C.  
First American Title Company

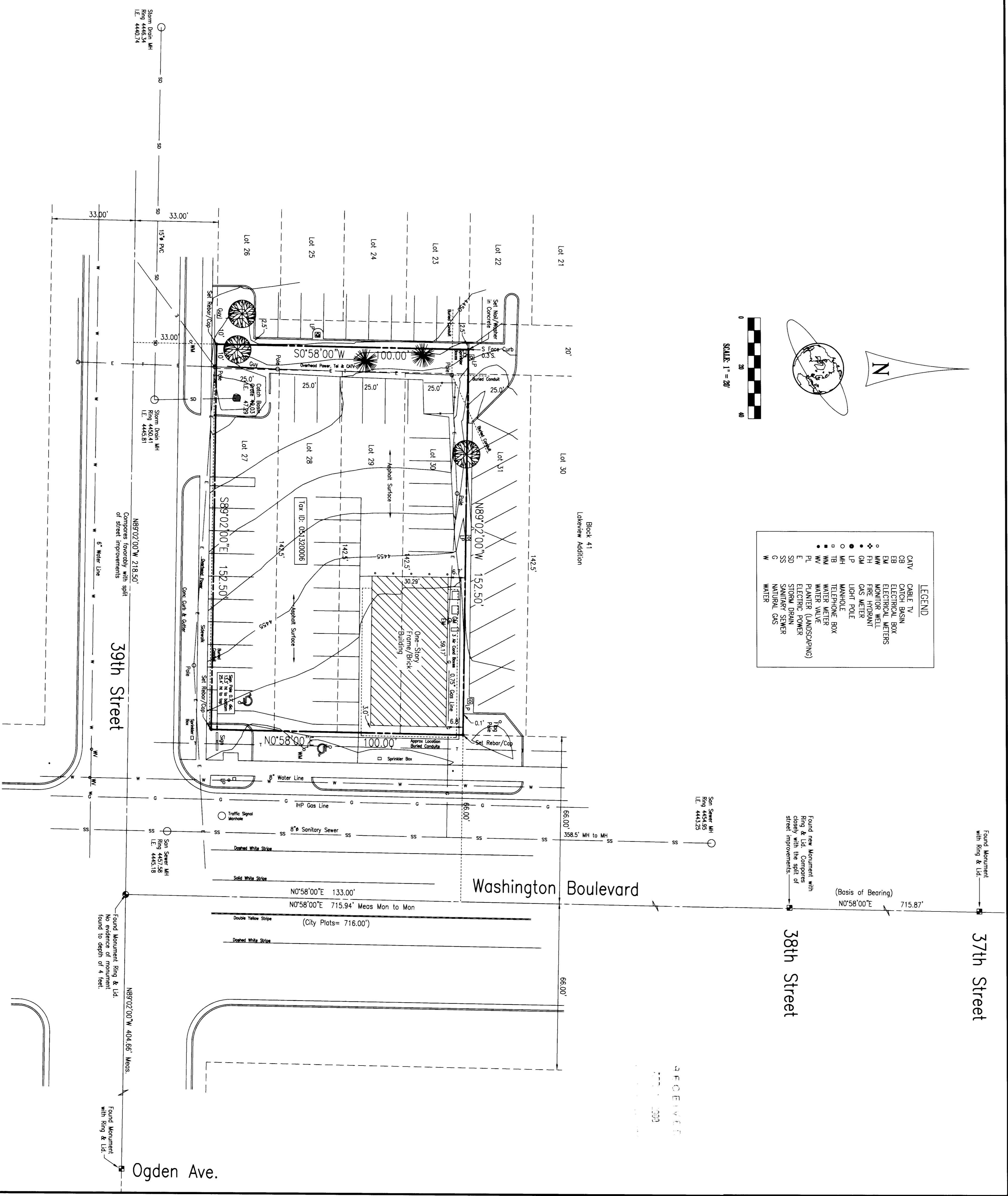
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with - Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, - jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 1, 3, 4, 5, 6, 7(a), 8, 9, 10, 11 (surface evidence only) and 13 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.  
November 15, 1999

Lee E. Robinson, PLS  
Utah Registration No. 150809



**LEGEND**

- CAN - CANTONMENT
- CB - CATCH BASIN
- EB - ELECTRICAL BOX
- EM - ELECTRICAL METERS
- FM - FIRE METER
- FH - FIRE HYDRANT
- GW - GAS METER
- GP - GAS PIPING
- LP - LIGHT POLE
- TB - TELEPHONE BOX
- MW - WATER METER
- WV - WATER VALVE
- W - WATER MAIN
- E - ELECTRIC POWER
- SD - STORM DRAIN
- S - SANITARY SEWER
- W - WATER MAIN



**RBB**  
Robinson, Blehm & Blehm, Inc.  
Professional Land Surveyors  
539 South West 500 East, Suite 120  
Salt Lake City, Utah 84117-7261  
(801) 363-1118 (801) 363-5844 Fax

3995 S. Washington Blvd.  
South Ogden, Utah