002606

LEGEND

- Manhole
- GM Gas Meter
- FH Fire Hydrant
- WV Water Valve
- T Buried Phone Cable
- S Sanitary Sewer Line
- W Culinary Water Line
- G Gas Line
- SD Storm Drain Line
- Utility marker
- PP Power Pole
- Power Pole w/Guy
- Fence
- Overhead Power, Telephone & Cable TV Line
- CMP Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- ICB Irrigation Control Box
- Bollard
- TB Telephone Box
- EB Electrical Box
- Post
- HB Hose Bib
- ECAB Electrical Cabinet
- PIV Post Indicator Valve
- TA Top of Asphalt
- EO Edge of Asphalt
- SW Top of Walk
- TP Top of Concrete
- Lip Lip of Gutter
- WP Working Point
- FL Flowline
- ℄ Centerline
- TC Top of Curb
- ø Diameter
- Flowline
- 99a00 Spot Elevation
- Contour
- Deciduous Tree
- Asphalt
- Concrete
- Existing Building
- Inlet Box
- Catch Basin
- PM Power Meter

Title Information

This survey was completed using Title Report Commitments No 23608 dated 15 November, 1999 and No 23564 dated 6 December, 1999 from First American Title Insurance Company and issued by Landmark Title Company

The following items from No 23564 Schedule B could not be plotted

#12 a right of way easement of undisclosed size to Mountain States Telephone and Telegraph Company recorded 15 November, 1918 in book N of Liens and Leases at page 211 of official records could not be plotted due to undisclosed alignment

#22 easements of rights of way for water distribution system of the Weber – Box Elder Conservation District and/or the State of Utah Board of Water Resources as disclosed by mesne instruments of record could not be plotted due to undisclosed size and location

The following items from No 23564 Schedule B were plotted

#14 – a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No 641816 in book 1092, page 90 of Official Records

#15 – a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No 641817 in book 1092, page 93 of Official Records

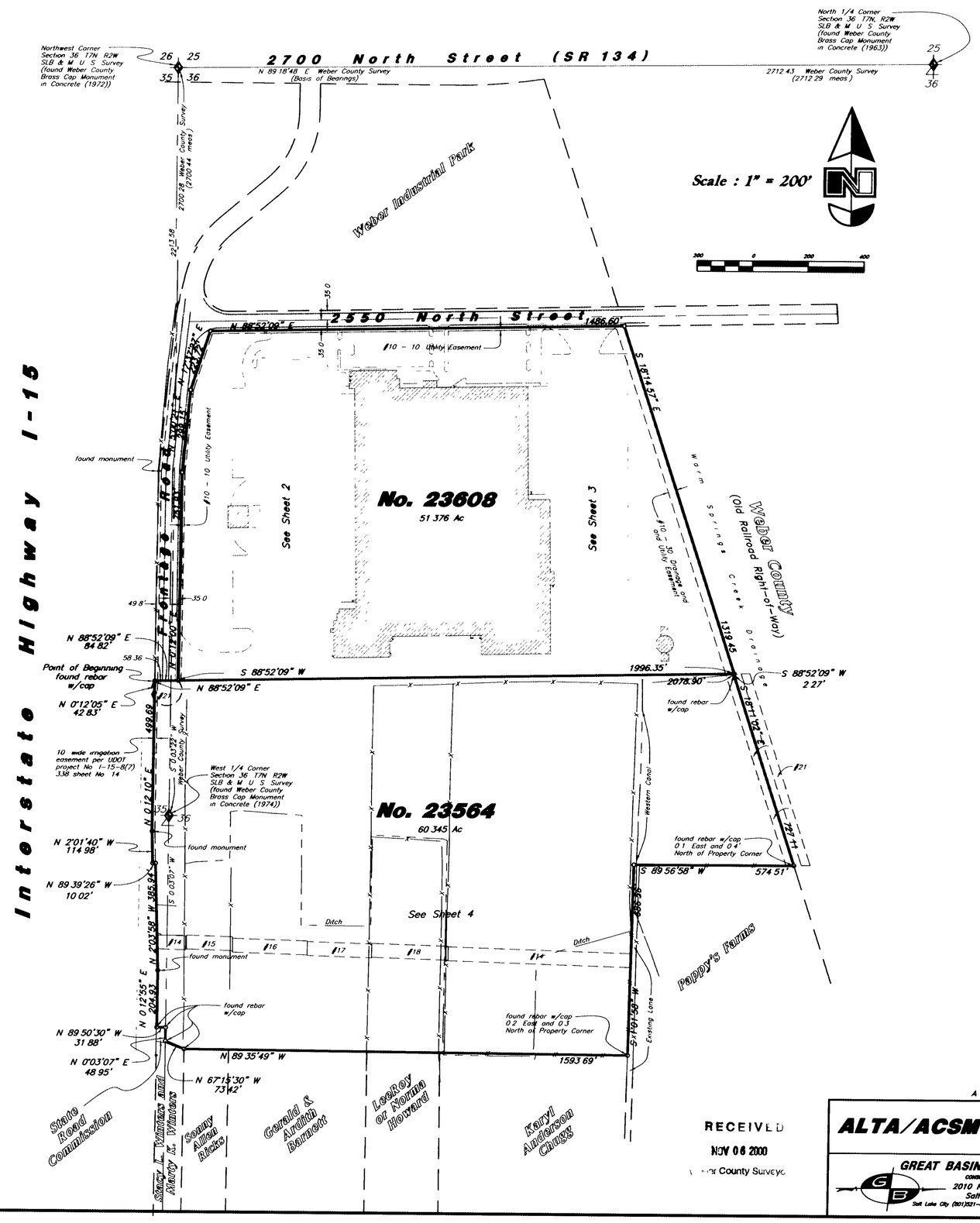
#16 – a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No 641818 in book 1092, page 94 of Official Records

#17 – a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No 641819 in book 1092, page 95 of Official Records

#18 – a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No 641820 in book 1092, page 96 of Official Records

#21 – a temporary 55 ft radius turn-around as depicted on the record plat of Weber Industrial Park, West Addition – Plat A, recorded in book 34 of plats at page 37 of the Official Records, as amended in book 35 of plats at page 39 of the Official Records

#25 – a 30 ft wide drainage and utility easement recorded 30 September, 1998 as entry No 1577865, in book 1959, at page 2987 of Official Records (mathematical location is East of property – but intent of easement appears to be along Easterly boundary of property)



RECEIVED
NOV 06 2000
Weber County Surveyor

Narrative

This Survey was requested by Mr Steven C Miner prerequisite to Development of this Property

The monument for the Northwest Corner of Section 36 was occupied and the monument for the North 1/4 Corner of Section 36 was sighted and assigned the Weber County Survey bearing of N 89 18'48" E as the Basis of Bearings

We have honored the South parcel as previously surveyed by Weber County in June 1998

A 1993 corrected warranty deed description for the Howard property and a 1969 warranty deed description for the Barnett property, supplied to us by the Title Company as "Adjoiner Deeds" fully overlap into the South property and were assumed to be older 'outdated' descriptions, and as of the date of this survey the newer 'adjoiner' descriptions have not been made available for review

No Property Corners were placed with this Survey

Notes

This Survey was produced under adverse weather conditions Snow, snow banks, and ice covered much of the site A field inspection of the site should be conducted after the snow melt to reveal any undiscovered surface improvements

The location and/or elevation of existing utilities 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

Descriptions

No 23608

All of Lot 2 Weber Industrial Park, West Addition–Plat A as Amended April 1993, a part of the Northwest Quarter of Section 36 and the Northeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, according to the Official Plat thereof

Contains 51 376 acres

No 23564

Part of Lots 10–12, 17–19, and 21, which fall within the Northwest Quarter of the Southwest Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U S Survey, Weber County, Utah, and described as follows

Beginning at a point which falls South 00°03'22" West 2213 58 feet and South 88°52'09" West 58 36 feet from the Northwest Corner of Section 36, Township 7 North, Range 2 West Salt Lake Base and Meridian said point also being the Southwest Corner of the Weber Industrial Park, West Addition–Plat A Subdivision, as amended (Plat Book 35, Page 39 of Weber County Records), and running thence North 88°52'09"East along the South Line of the said Weber Industrial Park, West Addition–Plat A Subdivision 2078 90 feet, to the previous location of the West Line of the Old Central Pacific Railroad Company right–of–way, thence South 18 11'02" East along said West Line 727 11 feet, to the intersection with the Easterly extension of a fence line representing the North boundary line of that property owned by Pappy's Farms (Weber County Tax I D #19–042–0049), thence South 89°56'58" West along said extension and said North Line of the Pappy's Farms parcel 574 51 feet, thence South 01 01'58" West 686 56 feet along the West Line of a 21 5 foot wide strip originally allocated as a part of Lot 10, thence North 89°35'49" West along an existing fence line representing the North boundary line of the Karyl Anderson Chugg parcel (Weber County Tax I D #19–042–0016), and its extension Westerly 1593 69 feet to a North–South fence, said point also being the Northeast Corner of that property owned by Frontier Homes (Weber County Tax I D #19– 042–0041), thence North 67°15'30" West along the North Line of the said Frontier Homes parcel 73 42 feet, more or less to the Southeast Corner of the Stain parcel (Weber County Tax I D #19–040–0011), thence North 00°03'07" East along the East Line of the said Stain parcel 48 95 feet, thence North 89 50'30" West along the North Line of the said Stain parcel 31 88 feet to the East right–of–way line of the State Highway known as Interstate 15 ("I–15"), thence running along the said East right–of–way line of I–15 the following six (6) courses North 00°12'55" East 204 93 feet, North 02 03'58" West 385 94 feet, North 89 39'26" West 10 02 feet, North 02°01'40" West 114 98 feet, North 00°12'10" East 499 69 feet and North 00 12'05" East 42 83 feet to the point of beginning

Contains 60 345 acres

Certification

To Associated Food Stores, Inc , First American Title Insurance Company and Landmark Title Company

This is to certify that this map or plat and the survey on 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 includes Items 4, 8, 10, 11, and 13 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey

Date 26 January 2000

REGISTERED LAND SURVEYOR No 362256 BRUCE D. PIMPER STATE OF UTAH

Bruce D Pimper

Bruce D Pimper
Utah RLS No 362256

A Part of the E 1/2 of Section 35 and the W 1/2 of Section 36, T7N, R2W, SLB & M, U S Survey

ALTA/ACSM Land Title Survey	Weber Industrial Park Weber County, Utah 1825 West 2550 South Ogden, Utah		
GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and SURVEYORS 2010 North Redwood Road, P O Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551 WWW Email gbes@greatbasin.com	SCALE 1" = 200'	DATE 25 Jan, 2000	DRWG. NO.
	DRAWN kh	REVISIONS 002606	1
	RITE		of 4 Sheets

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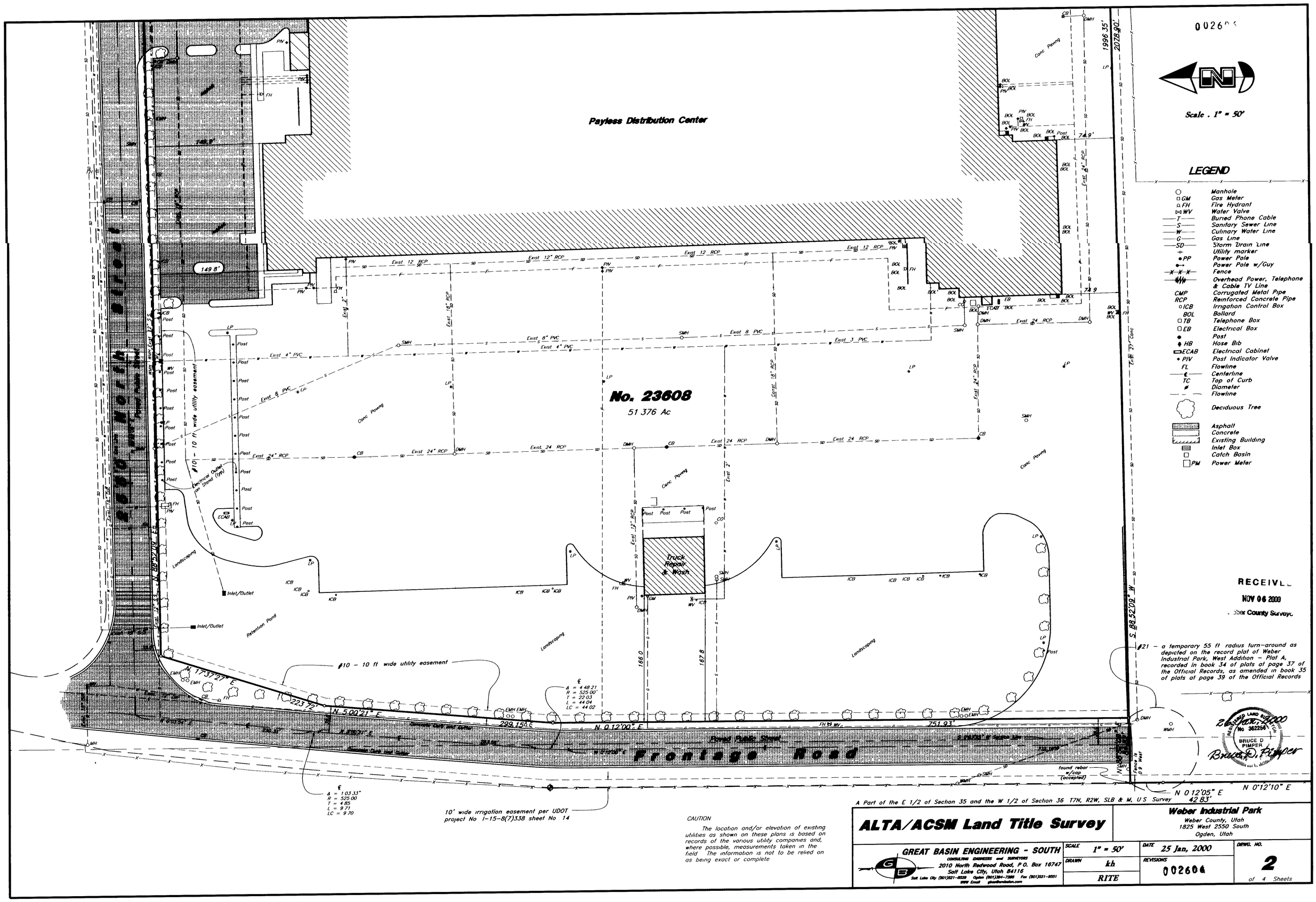

CAUTION

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ALTA/ACSM Land Title Survey

Weber Industrial Park
Weber County, Utah
1825 West 2550 South
Ogden, Utah

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551
WWW Email gbse@inebsion.com

SCALE	DATE	DRWG. NO.
1" = 50'	25 Jan, 2000	2
DRAWN kh	REVISIONS 002606	of 4 Sheets
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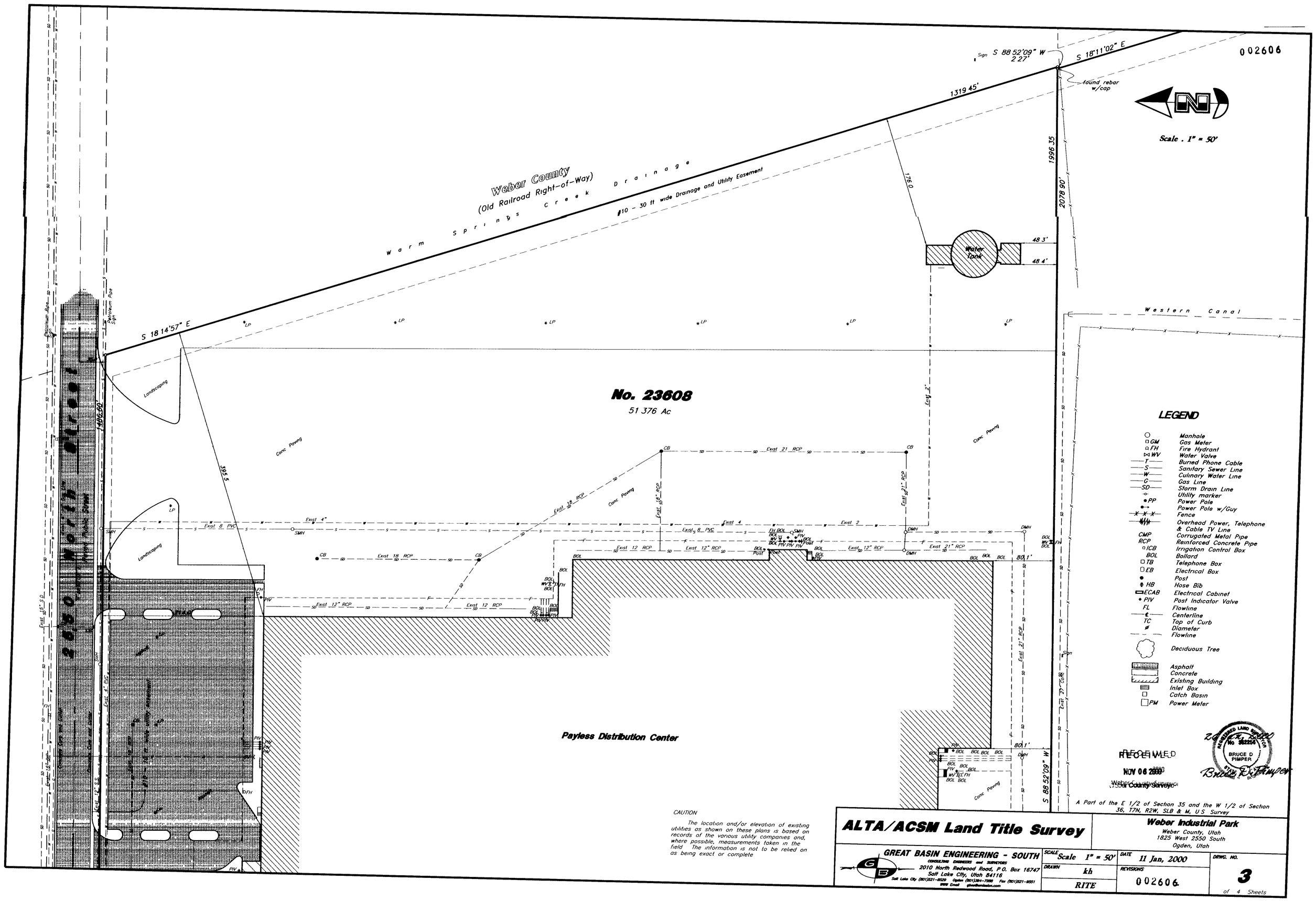

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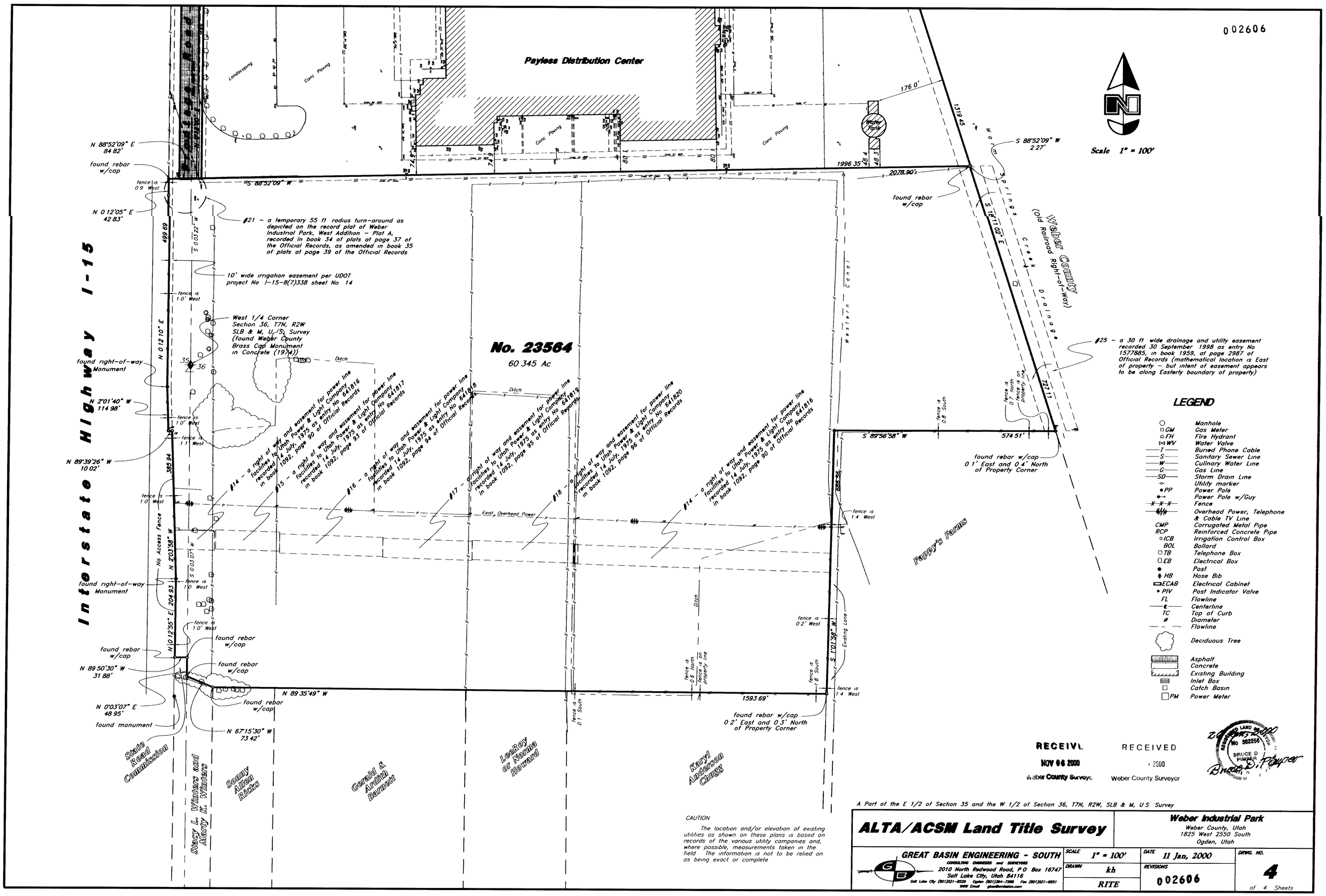
Payless Distribution Center
Landscaping
Conc Paving
Water Tank
Scale 1" = 100'
Interstate Highway I-15
N 88°52'09" E 84.82'
found rebar w/cap
fence is 0.9 West
N 0°12'05" E 42.83'
S 88°52'09" W
1996.35'
2078.90'
176.0'
1319.45'
S 88°52'09" W 2.27'
found rebar w/cap
S 16°11'02" E
Weber County (old Railroad Right-of-Way)
Springs Creek Drainage
Western Canal
#21 – a temporary 55 ft radius turn-around as depicted on the record plat of Weber Industrial Park, West Addition – Plat A, recorded in book 34 of plats at page 37 of the Official Records, as amended in book 35 of plats at page 39 of the Official Records
10' wide irrigation easement per UDOT project No I-15-8(7)338 sheet No 14
fence is 1.0' West
West 1/4 Corner Section 36, T7N, R2W SLB & M, U.S. Survey (found Weber County Brass Cap Monument in Concrete (1974))
N 0°12'10" E
499.69'
S 0°03'22" W
found right-of-way Monument
N 2°01'40" W 114.98'
fence is 1.1' West
N 89°39'26" W 10.02'
385.94'
No Access Fence
N 2°01'58" W
S 0°03'07" W
204.93'
N 10°12'55" E
found rebar w/cap
N 89°50'30" W 31.88'
N 0°03'07" E 48.95'
found monument
N 67°15'30" W 73.42'
N 89°35'49" W
1593.69'
S 1°01'58" W
Existing Lane
S 89°56'58" W
574.51'
found rebar w/cap 0.1' East and 0.4' North of Property Corner
found rebar w/cap 0.2' East and 0.3' North of Property Corner
fence is 1.4' West
fence is 0.2' West
fence is 0.8' South
fence is 0.7' North fence is on property line
fence is 0.1' South
fence is 0.5' North fence is on property line
Ditch
No. 23564
60.345 Ac
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#15 – a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No 641817 in book 1092, page 93 of Official Records
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#14 – a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No 641816 in book 1092, page 90 of Official Records
Exist. Overhead Power
#25 – a 30 ft wide drainage and utility easement recorded 30 September 1998 as entry No 1577885, in book 1959, at page 2987 of Official Records (mathematical location is East of property – but intent of easement appears to be along Easterly boundary of property)
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G Gas Line
SD Storm Drain Line
Utility marker
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Power Pole w/Guy
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PIV Post Indicator Valve
FL Flowline
℄ Centerline
TC Top of Curb
ø Diameter
Flowline
Deciduous Tree
Asphalt
Concrete
Existing Building
Inlet Box
Catch Basin
PM Power Meter
Poppy's Farms
State Road Commission
Stacy L. Winters and Nancy K. Winters
Sonny Allen Ricks
Gerald & Ardith Bennett
LeeRoy or Norma Howard
Karyl Anderson Clegg
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