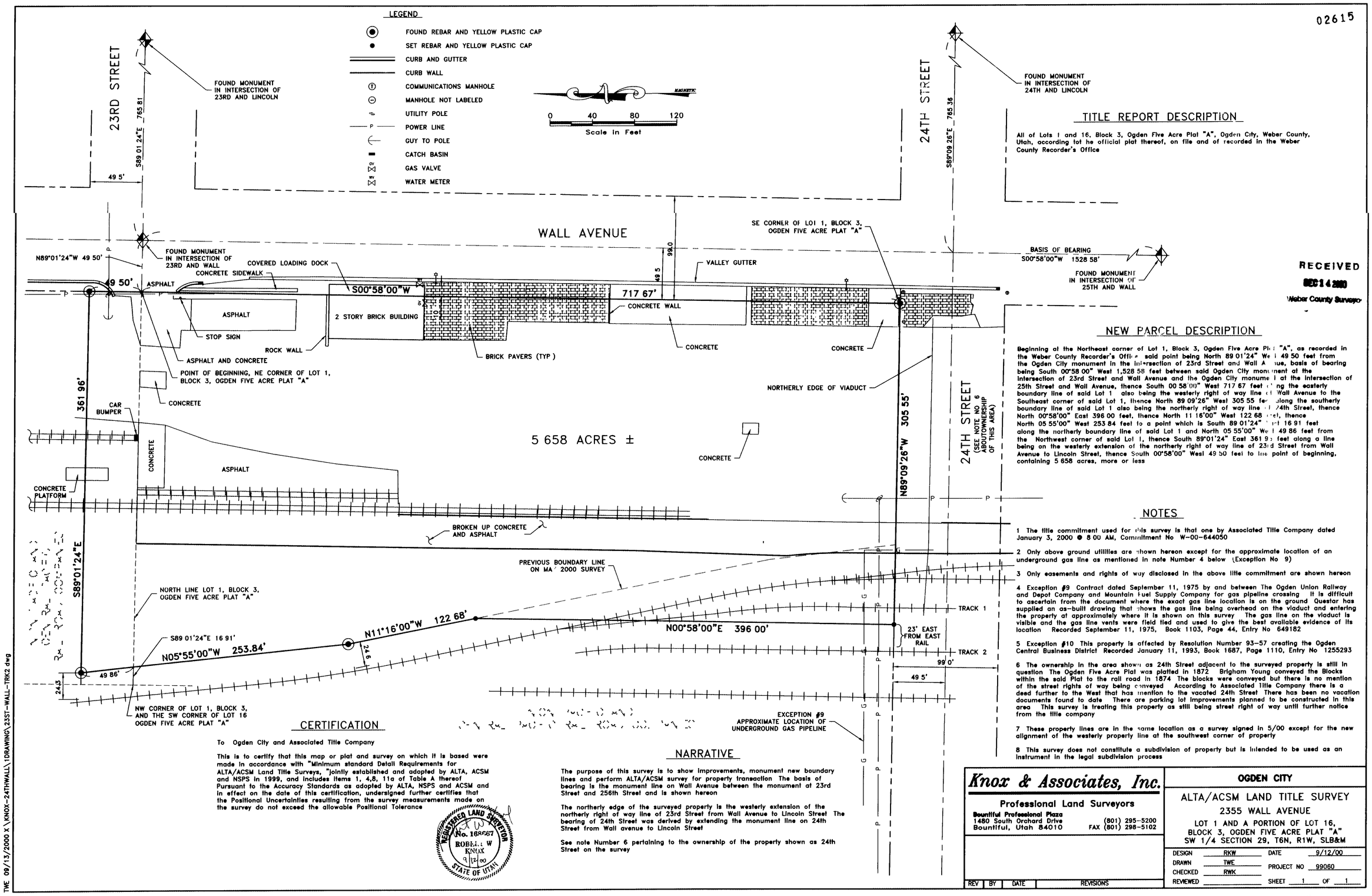
002615

02615



TITLE REPORT DESCRIPTION

All of Lots 1 and 16, Block 3, Ogden Five Acre Plat "A", Ogden City, Weber County, Utah, according tot he official plat thereof, on file and of recorded in the Weber County Recorder's Office

RECEIVED
DEC 14 2000
Weber County Surveyor

NEW PARCEL DESCRIPTION

Beginning at the Northeast corner of Lot 1, Block 3, Ogden Five Acre Plat "A", as recorded in the Weber County Recorder's Office said point being North 89 01'24" West 49 50 feet from the Ogden City monument in the intersection of 23rd Street and Wall Avenue, basis of bearing being South 00°58 00" West 1,528 58 feet between said Ogden City monument at the intersection of 23rd Street and Wall Avenue and the Ogden City monument at the intersection of 25th Street and Wall Avenue, thence South 00 58'00" West 717 67 feet along the easterly boundary line of said Lot 1 also being the westerly right of way line of Wall Avenue to the Southeast corner of said Lot 1, thence North 89 09'26" West 305 55 feet along the southerly boundary line of said Lot 1 also being the northerly right of way line of 24th Street, thence North 00°58'00" East 396 00 feet, thence North 11 16'00" West 122 68 feet, thence North 05 55'00" West 253 84 feet to a point which is South 89 01'24" East 16 91 feet along the northerly boundary line of said Lot 1 and North 05 55'00" West 49 86 feet from the Northwest corner of said Lot 1, thence South 89°01'24" East 361 96 feet along a line being on the westerly extension of the northerly right of way line of 23rd Street from Wall Avenue to Lincoln Street, thence South 00°58'00" West 49 50 feet to the point of beginning, containing 5 658 acres, more or less

NOTES

1 The title commitment used for this survey is that one by Associated Title Company dated January 3, 2000 @ 8 00 AM, Commitment No W-00-644050

2 Only above ground utilities are shown hereon except for the approximate location of an underground gas line as mentioned in note Number 4 below (Exception No 9)

3 Only easements and rights of way disclosed in the above title commitment are shown hereon

4 Exception #9 Contract dated September 11, 1975 by and between The Ogden Union Railway and Depot Company and Mountain Fuel Supply Company for gas pipeline crossing It is difficult to ascertain from the document where the exact gas line location is on the ground Questar has supplied an as-built drawing that shows the gas line being overhead on the viaduct and entering the property at approximately where it is shown on this survey The gas line on the viaduct is visible and the gas line vents were field tied and used to give the best available evidence of its location Recorded September 11, 1975, Book 1103, Page 44, Entry No 649182

5 Exception #10 This property is affected by Resolution Number 93-57 creating the Ogden Central Business District Recorded January 11, 1993, Book 1687, Page 1110, Entry No 1255293

6 The ownership in the area shown as 24th Street adjacent to the surveyed property is still in question The Ogden Five Acre Plat was platted in 1872 Brigham Young conveyed the Blocks within the said Plat to the rail road in 1874 The blocks were conveyed but there is no mention of the street rights of way being conveyed According to Associated Title Company there is a deed further to the West that has mention to the vacated 24th Street There has been no vacation documents found to date There are parking lot improvements planned to be constructed in this area This survey is treating this property as still being street right of way until further notice from the title company

7 These property lines are in the same location as a survey signed in 5/00 except for the new alignment of the westerly property line at the southwest corner of property

8 This survey does not constitute a subdivision of property but is intended to be used as an instrument in the legal subdivision process

CERTIFICATION

To Ogden City and Associated Title Company

This is to certify that this map or plat and 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 1999, and includes Items 1, 4,8, 11a of Table A thereof Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance

REGISTERED LAND SURVEYOR No. 168667 ROBERT W KNOX 9/12/00 STATE OF UTAH

NARRATIVE

The purpose of this survey is to show improvements, monument new boundary lines and perform ALTA/ACSM survey for property transaction The basis of bearing is the monument line on Wall Avenue between the monument at 23rd Street and 256th Street and is shown hereon

The northerly edge of the surveyed property is the westerly extension of the northerly right of way line of 23rd Street from Wall Avenue to Lincoln Street The bearing of 24th Street was derived by extending the monument line on 24th Street from Wall avenue to Lincoln Street

See note Number 6 pertaining to the ownership of the property shown as 24th Street on the survey

Knox & Associates, Inc.
Professional Land Surveyors
Bountiful Professional Plaza
1480 South Orchard Drive
Bountiful, Utah 84010
(801) 295-5200
FAX (801) 298-5102

REV	BY	DATE	REVISIONS

OGDEN CITY

ALTA/ACSM LAND TITLE SURVEY
2355 WALL AVENUE
LOT 1 AND A PORTION OF LOT 16, BLOCK 3, OGDEN FIVE ACRE PLAT "A"
SW 1/4 SECTION 29, T6N, R1W, SLB&M

DESIGN	RKW	DATE	9/12/00
DRAWN	TWE	PROJECT NO	99060
CHECKED	RWK		
REVIEWED		SHEET	1 OF 1

TWE 09/13/2000 X:\KNOX-24THWALL\1DRAWING\23ST-WALL-TRK2.dwg

002615