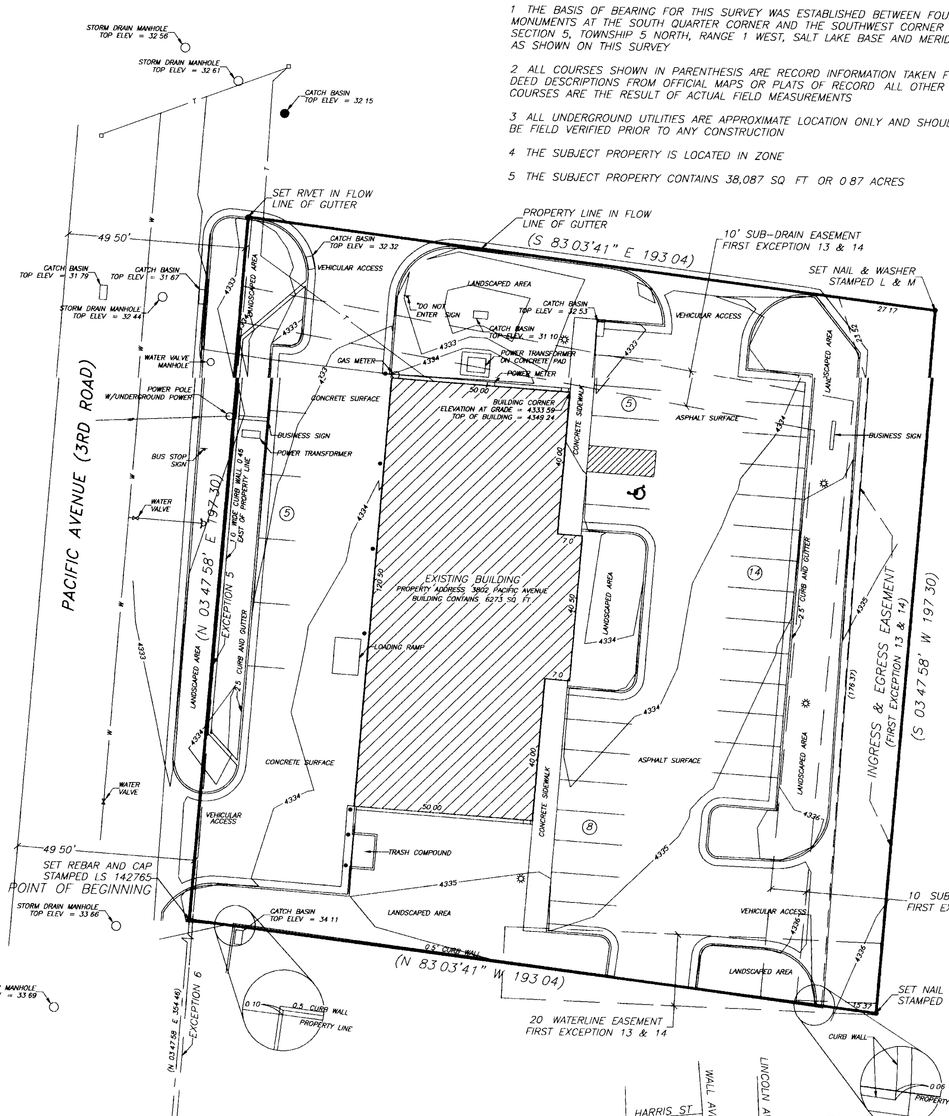
002618



GENERAL NOTES

1 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY

2 ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS FROM OFFICIAL MAPS OR PLATS OF RECORD ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS

3 ALL UNDERGROUND UTILITIES ARE APPROXIMATE LOCATION ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

4 THE SUBJECT PROPERTY IS LOCATED IN ZONE

5 THE SUBJECT PROPERTY CONTAINS 38,087 SQ FT OR 0.87 ACRES

SURVEYOR'S CERTIFICATE

I, M CARL LARSEN, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE No 142765 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY BEGINNING AT A POINT WHICH BEARS SOUTH 89°40'23" EAST (EAST) 426.75 FEET, NORTH 0°19'37" EAST(NORTH) 895.07 FEET TO THE CENTER OF A 3 ROD ROAD (PACIFIC AVENUE), SOUTH 83°22'41" EAST 24.78 FEET AND NORTH 3°47'58" EAST 354.46 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5 (BASIS OF BEARINGS BEING STATE PLANE GRID BEARING OF SOUTH 89°26'02" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION AS MONUMENTED), AND RUNNING THENCE NORTH 3°47'58" EAST (NORTH 3°28'21 " EAST) 197.30 FEET, THENCE SOUTH 83°03'41" EAST (SOUTH 83°23'18" EAST) 193.04 FEET, THENCE SOUTH 3°47'58" WEST (SOUTH 3°28'21 " WEST) 197.30 FEET, THENCE NORTH 83°03'41" WEST 193.04 FEET TO THE POINT OF BEGINNING

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, BEING DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF ABOVE DESCRIBED PROPERTY, RUNNING THENCE SOUTH 3°47'58 WEST 197.30 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY, THENCE NORTH 83°03'41" WEST 15.37 FEET ALONG THE SOUTH LINE OF SAID PROPERTY, THENCE NORTH 3°00'18" EAST 176.37 FEET, THENCE NORTH 19°34'50" WEST 23.52 FEET TO THE NORTH LINE OF SAID PROPERTY, THENCE SOUTH 83°03'41" EAST 27.17 FEET TO THE POINT OF BEGINNING

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON 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 WERE MADE PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY

M CARL LARSEN
LICENSE No 142765

11-13-00
DATE

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNER'S POLICY

TITLE DOCUMENTS

COMMITMENT FOR TITLE INSURANCE PROVIDED BY
THE HOME ABSTRACT & TITLE COMPANY INC
APPLICATION NUMBER 112876 (S-139-103)
EFFECTIVE DATE OCTOBER 19 2000

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS AS THEY APPEAR IN SCHEDULE B – SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT

EXCEPTION 4 THE TERMS AND CONDITIONS OF AN EASEMENT AND RIGHT OF WAY DATED APRIL 28 1913, EXECUTED BY ALMA ALLEN AND MARY A ALLEN, HIS WIFE, GRANTORS, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, GRANTEE, RECORDED MAY 24, 1913, IN BOOK H OF LIENS AND LEASES, PAGE 410, RECORDS OF WEBER COUNTY UTAH, WHICH GRANTS THE RIGHT TO ERECT, OPERATE AND MAINTAIN ELECTRIC POWER TRANSMISSION AND TELEPHONE CIRCUITS AND APPURTENANCES, ATTACHED TO A SINGLE LINE OF POLES OR OTHER SUPPORTS AND NECESSARY FIXTURES OVER SAID PROPERTY

SURVEY FINDINGS SAID VESTING DOCUMENT COULD NOT BE REPRODUCED FOR THE BENEFIT OF THIS SURVEYOR AND MAY BE IN REFERENCE TO THE EXISTING POLES AND TRANSMISSION LINES SHOWN ON THIS SURVEY PLAT

EXCEPTION 5 THE TERMS AND CONDITIONS OF AN EASEMENT DATED AUGUST 28, 1944, EXECUTED BY WILFORD BURCH AND BLANCHE B BURCH, GRANTORS, IN FAVOR OF UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, GRANTEE, RECORDED OCTOBER 4 1944 IN BOOK 199 OF RECORDS PAGE 150, RECORDS OF WEBER COUNTY, UTAH, WHICH GRANTS UNTO GRANTEE A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS OF THE GRANTEE, WITH THE NECESSARY FACILITIES RELATED THERETO

SURVEY FINDINGS SAID EASEMENT IS LOCATED ONE-FOOT EAST OF, AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF PACIFIC AVENUE AND IS OF UNDISCLOSED WIDTH

EXCEPTION 6 THE TERMS AND CONDITIONS OF AN EASEMENT DATED AUGUST 17, 1944, EXECUTED BY JOHN STIMPSON AND ANNIE E STIMPSON, GRANTORS, IN FAVOR OF UTAH POWER & LIGHT COMPANY, A CORPORATION ITS SUCCESSORS AND ASSIGNS, GRANTEE, RECORDED OCTOBER 4, 1944, IN BOOK 199 OF RECORDS, PAGE 152, RECORDS OF WEBER COUNTY UTAH, WHICH GRANTS UNTO GRANTEE A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS OF THE GRANTEE, WITH THE NECESSARY FACILITIES RELATED THERETO

SURVEY FINDINGS SAID EASEMENT IS LOCATED ONE-FOOT EAST OF AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF PACIFIC AVENUE AND IS OF UNDISCLOSED WIDTH

EXCEPTION 8 THE TERMS AND CONDITIONS OF AN AGREEMENT DATED APRIL 9, 1980, BY AND BETWEEN NEWMART ASSOCIATES, A UTAH JOINT TENURE, AND J RON STACEY AND JERI H STACEY, HUSBAND AND WIFE, WHEREIN CERTAIN EASEMENTS AND RIGHTS OF WAY ARE CREATED AND ENTERED INTO, AS RECORDED APRIL 23 1981 AT ENTRY NO 834401, IN BOOK 1380 OF RECORDS, PAGE 1041, RECORDS OF WEBER COUNTY, UTAH AS AMENDED BY AMENDED DECLARATION OF RESTRICTIONS RECORDED IN BOOK 1391 OF RECORDS, PAGE 8, AS AMENDED BY AMENDED COVENANT AND AGREEMENT RECORDED IN BOOK 1415 OF RECORDS PAGE 999, RECORDS OF WEBER COUNTY, UTAH

SURVEY FINDINGS THE ABOVE REFERENCED DOCUMENTS ALLOW FOR "BLANKET" EASEMENTS TO BE CREATED FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAVEL OVER THE PARCELS DESCRIBED THEREIN THE ENTIRE SURVEYED PROPERTY IS LOCATED WITHIN SAID PARCELS AND IS SUBJECT TO SAID EASEMENTS

EXCEPTION 9 THE TERMS AND CONDITION OF A RIGHT OF WAY EASEMENT EXECUTED BY NEWMARK ASSOCIATES, GRANTOR, IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, GRANTEE, DATED SEPTEMBER 18,1980, RECORDED MAY 21 1981 AT ENTRY NO 836274 IN BOOK 1382 OF RECORDS PAGE 530 RECORDS OF WEBER COUNTY, UTAH, WHICH GRANTS UNTO GRANTEE, ITS SUCCESSORS, ASSIGNS ET AL A RIGHT OF WAY EASEMENT AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, FROM TIME TO TIME, AS SAID GRANTEE MAY REQUIRE

SURVEY FINDINGS SAID EASEMENT DOES NOT AFFECT THE SURVEYED PROPERTY

EXCEPTION 10 AGREEMENT OF COVENANTS, CONDITIONS AND ESTABLISHMENT OF RESTRICTIONS AND GRANT OF EASEMENT DATED AUGUST 1 1981 AND RECORDED OCTOBER 7 1981 AS ENTRY NO 845132, IN BOOK 1391 PAGE 26 RECORDS OF WEBER COUNTY, UTAH

SURVEY FINDINGS SAID EASEMENT DOES NOT AFFECT THE SURVEYED PROPERTY

EXCEPTION 11 THE TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT DATED APRIL 11, 1980 BY AND BETWEEN NEWMART ASSOCIATES A UTAH JOINT VENTURE, GRANTOR AND PB TRUST AND KEN-SAN PROPERTIES A PARTNERSHIP RECORDED JUNE 11, 1981 AT ENTRY NO 837707 IN BOOK 1383 OF RECORDS, PAGE 1189, RECORDS OF WEBER COUNTY, UTAH, WHICH PROVIDES FOR CERTAIN EASEMENTS AND PERFORMANCES BY ALL PARTIES OVER SAID PROPERTY AND ADJACENT PROPERTIES

SURVEY FINDINGS THE ABOVE REFERENCED DOCUMENTS ALLOW FOR "BLANKET" EASEMENTS TO BE CREATED FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAVEL OVER THE COMMON AREAS OF THE DESCRIBED PARCELS THE ENTIRE SURVEYED PROPERTY IS LOCATED WITHIN SAID PARCELS AND IS SUBJECT TO SAID EASEMENTS

EXCEPTION 12 THE TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT DATED NOVEMBER 14 1983, BY AND BETWEEN HOMART DEVELOPMENT COMPANY FARR'S CAFETERIAS, INC, K-MART CORPORATION, LYNX PROPERTIES CORPORATION, AND NATIONAL BANK OF DETROIT WHICH PROVIDES FOR CERTAIN EASEMENTS AND PERFORMANCES BY ALL PARTIES OVER SAID PROPERTY AND ADJACENT PROPERTIES, AS RECORDED JULY 8, 1981 AT ENTRY NO 913073, IN BOOK 1449 OF RECORDS, PAGE L255, RECORDS OF WEBER COUNTY, UTAH

SURVEY FINDINGS THE ABOVE REFERENCED DOCUMENTS ALLOW FOR "BLANKET" EASEMENTS TO BE CREATED FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAVEL OVER THE COMMON AREAS OF THE DESCRIBED PARCELS THE ENTIRE SURVEYED PROPERTY IS LOCATED WITHIN SAID PARCELS AND IS SUBJECT TO SAID EASEMENTS

FIRST EXCEPTION 13 THE RESERVATIONS FOR EASEMENTS RESERVED BY GRANTOR, IN THAT CERTAIN WARRANTY DEED DATED OCTOBER 25, 1990, WHEREIN HOMART DEVELOPMENT COMPANY APPEARS AS GRANTOR, AND OGDEN CITY NEIGHBORHOOD DEVELOPMENT AGENCY APPEARS AS GRANTEE, RECORDED OCTOBER 29, 1990, AT ENTRY NO 1122504, IN BOOK 1588 OF RECORDS PAGE 2859, RECORDS OF WEBER COUNTY, UTAH, WHICH RESERVES UNTO SAID GRANTOR THE FOLLOWING EASEMENTS FOR THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS AND ASSIGN

SURVEY FINDINGS THE ABOVE REFERENCED DOCUMENT REFERS TO THE EASEMENTS SHOWN ON THIS SURVEY PLAT AS AND DESCRIBED IN "FIRST EXCEPTION 14" THE TITLE REPORT WAS ERRONEOUSLY NUMBERED

FIRST EXCEPTION 14 EASEMENT ARE RESERVED BY GRANTOR ACROSS OVER AND UPON THE PROPERTY FOR THE BENEFIT OF GRANTOR AND ITS SUCCESSORS AND ASSIGNS

1 A 20 FOOT WIDE WATER LINE EASEMENT FOR THE PURPOSE OF MAINTAINING OF WATER LINE, CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE EAST LINE OF ABOVE DESCRIBED PROPERTY NORTH 3°47'55" EAST 9.52 FEET FROM THE SOUTHEAST COMER OF SAID PROPERTY, AND RUNNING THENCE NORTH 88 15'53 WEST 104.80 FEET TO THE SOUTH LINE OF SAID PROPERTY

2 A 10 FOOT WIDE SUB-DRAIN EASEMENT FOR THE PURPOSE OF MAINTAINING OF SAID SUB-DRAIN, SAID EASEMENT BEING DESCRIBED AS FOLLOWS BEGINNING ON THE WEST LINE OF ABOVE DESCRIBED AT A POINT SOUTH 3°47'58" WEST 19.38 FEET FROM NORTHWEST CORNER OF SAID PROPERTY, AND RUNNING THENCE SOUTH 80 04'52" EAST 172.44 FEET THENCE SOUTH 4°13'26" WEST 168.33 FEET THENCE SOUTH 88°37'52" EAST 22.56 FEET TO EAST LINE OF SAID PROPERTY THENCE SOUTH 3°47.58" WEST 2.72 FEET TO SOUTHEAST CORNER OF SAID PROPERTY, THENCE NORTH 83°03'41' WEST 32.59 FEET ALONG SOUTH LINE OF SAID PROPERTY THENCE NORTH 4°13'26' EAST 159.35 FEET, THENCE NORTH 80°04'52 WEST 162.32 FEET TO WEST LINE OF SAID PROPERTY, THENCE NORTH 3°47'58" EAST 10.06 FEET TO POINT OF BEGINNING

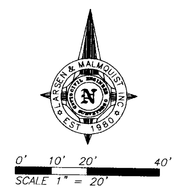
3 AN EASEMENT FOR INGRESS AND EGRESS BEING DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF ABOVE DESCRIBED PROPERTY, AND RUNNING THENCE SOUTH 3°47'58" WEST 197.30 FEET TO SOUTHEAST CORNER OF SAID PROPERTY, THENCE NORTH 83°03'41" WEST 15.27 FEET ALONG SOUTH LINE OF SAID PROPERTY THENCE NORTH 3°00'18" EAST 176.37 FEET, THENCE NORTH 19°34'50" WEST 23.52 FEET TO NORTH LINE OF SAID PROPERTY THENCE SOUTH 83°03'41 EAST 27.17 FEET TO POINT OF BEGINNING

SURVEY FINDINGS THE ABOVE REFERENCED EASEMENTS AFFECT THE SURVEYED PROPERTY AS FOLLOWS

1 THIS EASEMENT AFFECTS THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT AND ALLOW FOR THE INSTALLATION AND REPAIR OF AN EXISTING WATER LINE THERE IS NO VISIBLE EVIDENCE TO SUPPORT THE EXISTENCE OF SAID WATERLINE

2 THIS EASEMENT AFFECTS THE NORTHERLY AND EASTERLY PORTION OF THE SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT AND ALLOWS FOR THE INSTALLATION AND REPAIR OF A SUB-DRAIN THERE IS NO VISIBLE EVIDENCE TO SUPPORT THE EXISTENCE OF SAID SUB-DRAIN

3 THIS EASEMENT AFFECTS THE EAST PORTION OF THE SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT



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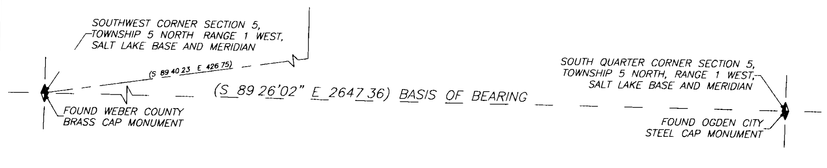
LEGEND

Light Pole	Fire Hydrant
Handicap Parking	Curb Wall
Center Line	Fence Line
Property Line	Gas Line with Valve
Easement Line	Power Line with Pole (Overhead)
Curb & Gutter	Telephone Line with Box

RECEIVED
DEC 18 2000
Weber County Surveyor

VICINITY MAP
RIVERDALE, UT



DATE	2 NOV 2000	SCALE	1" = 20'	JOB NO.	04180-00
DESIGNED		DRAWN	RDS	CHECKED	MCL

REV	DATE	DESCRIPTION

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1574 WEST 1700 SOUTH
SALT LAKE CITY, UTAH 84104
PHONE (801) 972-2634 FAX (801) 972-2698

ALTA / ACSM LAND TITLE SURVEY
3802 PACIFIC AVE, OGDEN, UT

PREPARED FOR: DFCM STATE OF UTAH, 4110 STATE OFFICE BUILDING, SALT LAKE CITY, UT 84114
ATTENTION: DOUG FULLMER
LOCATION: SW 1/4 SECTION 5, T 5 N, R 1 W, S L B & M
SHEET: 1 OF 1

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