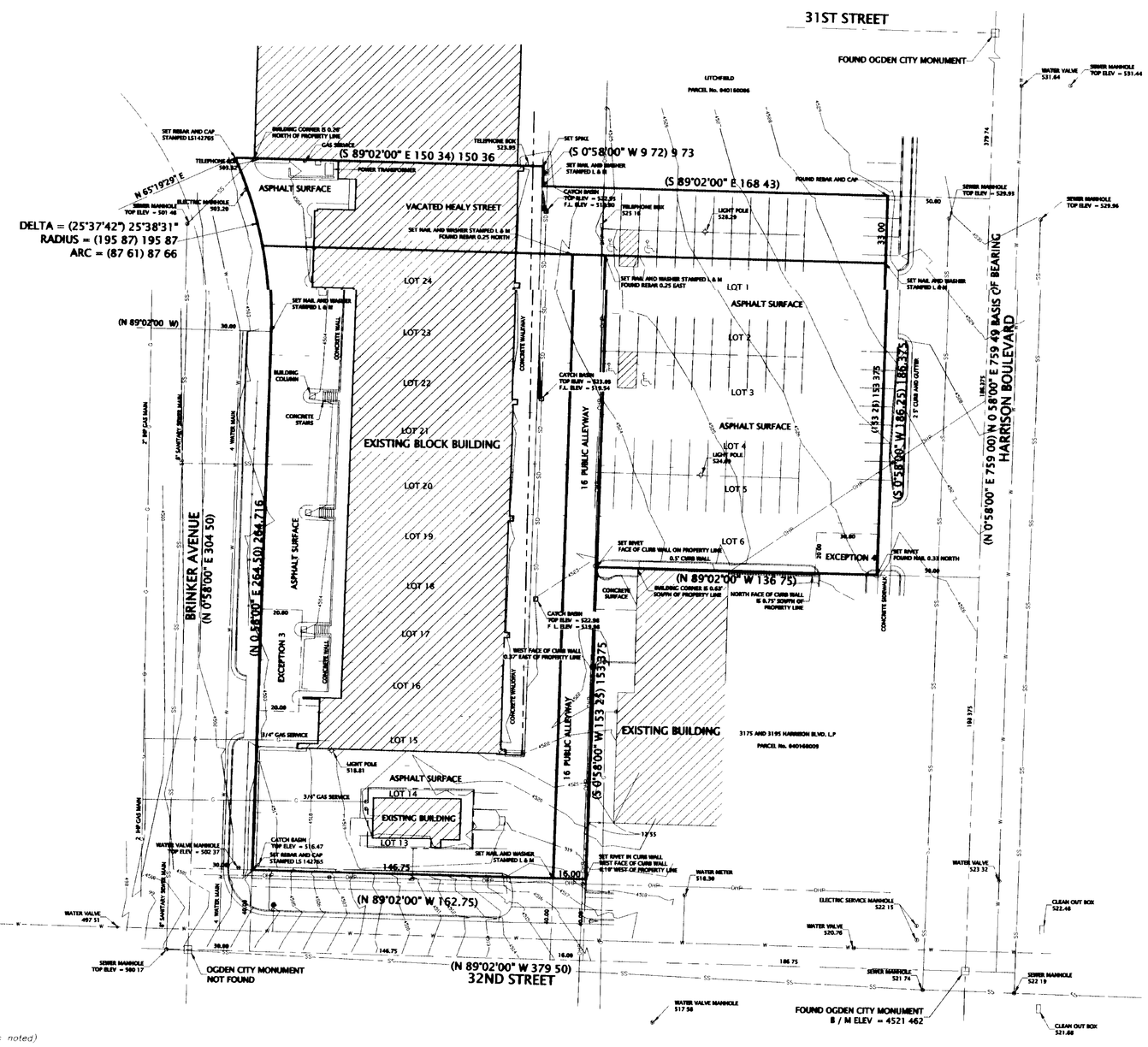
002620



LEGEND

- Centerline
- Property Line
- Fence Line (as noted)
- Gas Line
- Overhead Power
- Storm Drain
- Sanitary Sewer Line
- Water Line
- Street Monument (as noted)
- Monument (as noted)
- Light Pole
- Power Pole
- Fire Hydrant
- Electrical Service
- Water service (as noted)
- Gas Service
- Sewer Manhole

002620

0' 10' 20' 30' 45' 60'
SCALE 1 = 30'

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

ALL OF LOTS 1 THROUGH 6 AND 13 THROUGH 24 INCLUSIVE, BLOCK 13, RIFF COLLEGE HILL ADDITION TO OGDEN CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER, WEBER COUNTY, STATE OF UTAH TOGETHER WITH 1/2 OF THE VACATED STREET ABUTTING SAID LOTS ON THE NORTH

ALSO A PART OF THE VACATED HEALY STREET LOCATED BETWEEN BRINKER AVENUE AND HARRISON BOULEVARD BEGINNING AT A POINT WHICH IS NORTH 89°02'00" WEST 168.43 FEET FROM THE INTERSECTION OF THE CENTERLINE OF HEALY STREET AND THE WEST LINE OF HARRISON BOULEVARD AND RUNNING THENCE NORTH 0°58'00" EAST 9 72 FEET, MORE OR LESS TO THE EXISTING BUILDING THENCE NORTH 89°02'00" WEST ALONG SAID EXISTING BUILDING 150 34 FEET TO THE EAST LINE OF BRINKER AVENUE, THENCE SOUTHERLY ALONG SAID EAST LINE ALONG THE ARC OF A REGULAR CURVE TO THE RIGHT 10 65 FEET (R 195 87 FEET), THENCE SOUTH 89°02'00" EAST 146 00 FEET ALONG THE CENTERLINE OF VACATED HEALY STREET 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 142765
LICENSE No 142765

1-24-00
DATE

NARRATIVE

PURPOSE

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

COMMITMENT FOR TITLE INSURANCE PROVIDED BY

FOUNDERS TITLE COMPANY
ORDER No. F-D20417
EFFECTIVE DATE. NOVEMBER 3, 1999 AT 7 30 AM

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 3 SUBJECT TO AN EASEMENT DATED MARCH 20, 1962 GRANTED BY THE AMERICAN OIL COMPANY TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DISCLOSED BY WARRANTY DEED RECORDED APRIL 4, 1967 IN BOOK 858, AT PAGE 176 OF OFFICIAL RECORDS

SURVEY FINDINGS. SAID EASEMENT IS FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND TELEGRAPH TRANSMISSION LINES AND AFFECTS THE WESTERLY 20 FEET OF LOTS 17 AND 18 AS SHOWN ON THIS SURVEY PLAT

EXCEPTION 4 AGREEMENT BETWEEN UTAH GREAT WESTERN ASSOCIATES AND 3175 AND 3195 HARRISON BOULEVARD LIMITED PARTNERSHIP DATED JULY 1, 1986 AND RECORDED JULY 9, 1986 AS ENTRY No 974828 IN BOOK 1494 AT PAGE 468 OF OFFICIAL RECORDS

SURVEY FINDINGS SAID AGREEMENT ESTABLISHES AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF THE EAST 30 FEET OF LOT 6 AND AN EASEMENT OVER THE SOUTH 4 FEET OF THE WEST 110 FEET OF LOT 6 FOR PLANTING AND MAINTENANCE

EXCEPTION 5 SUBJECT TO THAT PORTION LYING WITHIN THE BOUNDS OF HARRISON BOULEVARD ON THE EAST AND SUBJECT TO ANY EASEMENTS WHICH MAY LIE WITHIN THOSE PORTIONS DESCRIBED AS VACATED STREETS AND ALLEYS

GENERAL NOTES

1 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND OGDEN CITY MONUMENTS AT THE INTERSECTIONS OF 32ND STREET AND 31ST STREET AND HARRISON BOULEVARD AS SHOWN ON THIS SURVEY PLAT

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

3 THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION

RECEIVED
DEC 1 8 2000
Weber County Surveyor
002620

DATE	24 JAN 2000	SCALE	1 = 30'	JOB NO.	04021-00
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 LAND TITLE SURVEY

3100 SOUTH HARRISON BLVD

PREPARED FOR: ANA DEVELOPMENT
175 EAST 400 SOUTH SUITE 1000
SALT LAKE CITY, UT 84111
ATTENTION: JASON NICHOLS

SHEET 1 OF 1

LOCATION SE 1/4 SECTION 33, T 6 N, R 1 W, S L B & M

C:\SDSK\PROJ\04021-00\04021-00.dwg Mon Jan 24 09 24 58 2000 RDS

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