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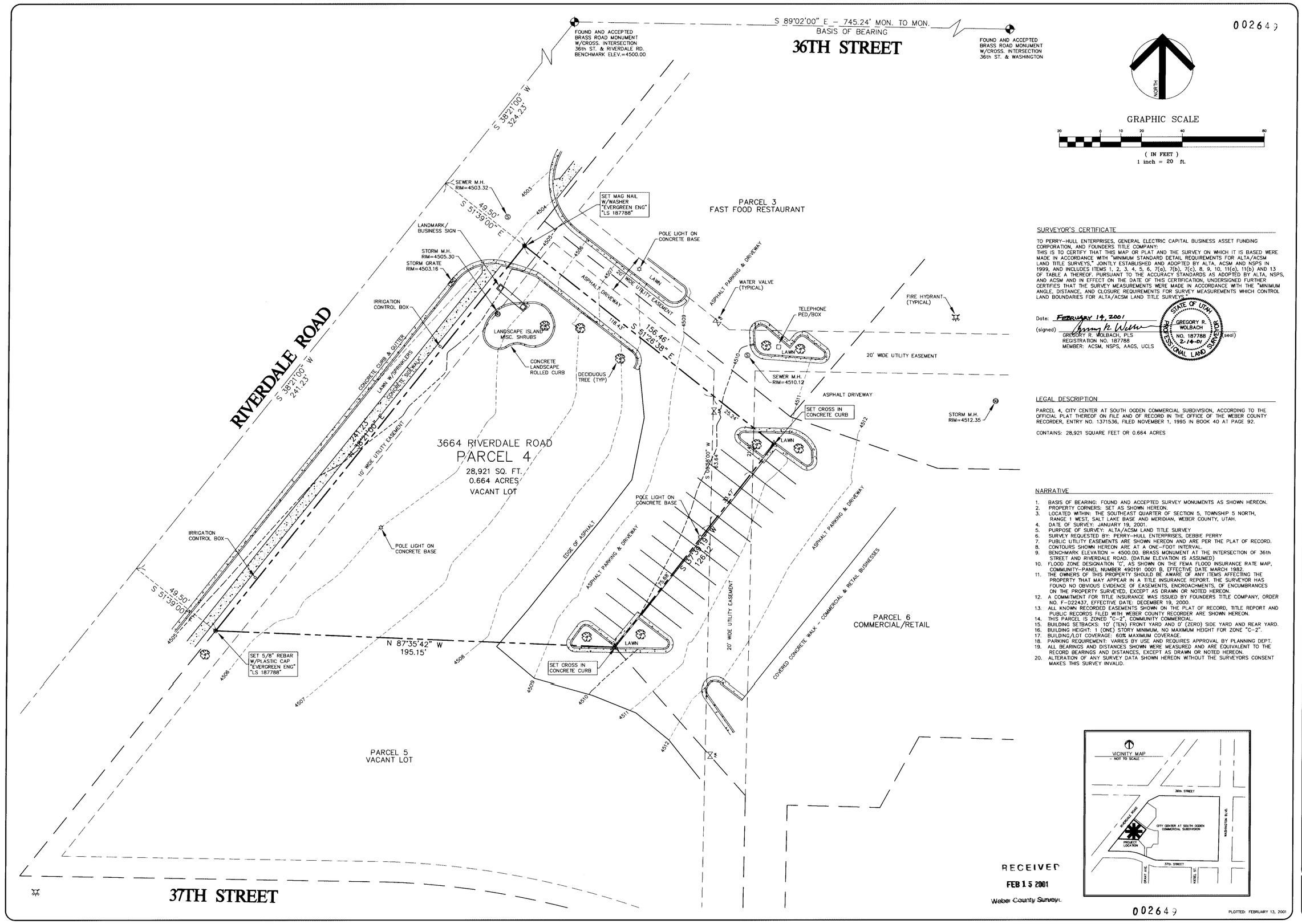

SURVEYOR'S CERTIFICATE

TO PERRY-HULL ENTERPRISES, GENERAL ELECTRIC CAPITAL BUSINESS ASSET FUNDING CORPORATION, AND FOUNDERS 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 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b) AND 13 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 SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Date: FEBRUARY 14, 2001

(signed) _____

GREGORY R. WOLBACH, PLS
REGISTRATION NO. 187788
MEMBER: ACSM, NSPS, AAGS, UCLS

STATE OF UTAH — GREGORY R. WOLBACH — NO. 187788 — 2-14-01 — PROFESSIONAL LAND SURVEYOR (seal)

LEGAL DESCRIPTION

PARCEL 4, CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, ENTRY NO. 1371536, FILED NOVEMBER 1, 1995 IN BOOK 40 AT PAGE 92.

CONTAINS: 28,921 SQUARE FEET OR 0.664 ACRES

NARRATIVE

1. BASIS OF BEARING: FOUND AND ACCEPTED SURVEY MONUMENTS AS SHOWN HEREON.
2. PROPERTY CORNERS: SET AS SHOWN HEREON.
3. LOCATED WITHIN: THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH.
4. DATE OF SURVEY: JANUARY 19, 2001.
5. PURPOSE OF SURVEY: ALTA/ACSM LAND TITLE SURVEY
6. SURVEY REQUESTED BY: PERRY-HULL ENTERPRISES, DEBBIE PERRY
7. PUBLIC UTILITY EASEMENTS ARE SHOWN HEREON AND ARE PER THE PLAT OF RECORD.
8. CONTOURS SHOWN HEREON ARE AT A ONE-FOOT INTERVAL.
9. BENCHMARK ELEVATION = 4500.00. BRASS MONUMENT AT THE INTERSECTION OF 36th STREET AND RIVERDALE ROAD. (DATUM ELEVATION IS ASSUMED)
10. FLOOD ZONE DESIGNATION 'C', AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 490191 0001 B, EFFECTIVE DATE MARCH 1982.
11. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OF ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
12. A COMMITMENT FOR TITLE INSURANCE WAS ISSUED BY FOUNDERS TITLE COMPANY, ORDER NO. F-022437, EFFECTIVE DATE: DECEMBER 19, 2000.
13. ALL KNOWN RECORDED EASEMENTS SHOWN ON THE PLAT OF RECORD, TITLE REPORT AND PUBLIC RECORDS FILED WITH WEBER COUNTY RECORDER ARE SHOWN HEREON.
14. THIS PARCEL IS ZONED "C-2", COMMUNITY COMMERCIAL.
15. BUILDING SETBACKS: 10' (TEN) FRONT YARD AND 0' (ZERO) SIDE YARD AND REAR YARD.
16. BUILDING HEIGHT: 1 (ONE) STORY MINIMUM, NO MAXIMUM HEIGHT FOR ZONE "C-2".
17. BUILDING/LOT COVERAGE: 60% MAXIMUM COVERAGE.
18. PARKING REQUIREMENT: VARIES BY USE AND REQUIRES APPROVAL BY PLANNING DEPT.
19. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
20. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

VICINITY MAP
- NOT TO SCALE -

RECEIVED
FEB 15 2001
Weber County Surveyor

002649

PLOTTED: FEBRUARY 13, 2001

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying
2780 S. Jordan Pkwy. Ste. 270 • Box 9861 • Park City • UT • 84060
(435) 649-4687 • Fax (435) 649-9219 • Email: evergreen@xmission.com

REVISIONS		
DATE	BY	COMMENTS
2.13.01	GRW	REDLINES PER JENKINS & GILCHRIST

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SURVEYED BY: GRW/ADM
DRAWN BY: GRW
CHECKED BY: GRW

** ALTA/ACSM LAND TITLE SURVEY **
PARCEL 4, CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION

PWG SSO-ALTA.DWG | JOB NO. 0047

FOR: PERRY-HULL ENTERPRISES

SHEET 1 OF 1