002651

SURVEYOR'S CERTIFICATE

TO WILSON PROPERTIES & ASSOC. L C, SECURITY MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, BONNEVILLE TITLE COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997 AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 2, 3, 4, 7a, 8, 9, 10, 11a, 11b, 13, 15 AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

SIGNED THIS 15TH DAY OF FEBRUARY, 20 01

159437 — UTAH LICENSE NUMBER

SIGNATURE — RANDALL J. WILKINSON — REGISTERED LAND SURVEYOR — No. 159437 — STATE OF UTAH

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS AT THE INTERSECTIONS OF 36th STREET AND BRINKER AVENUE AND 36th STREET AND VAN BUREN AVENUE, SHOWN HEREON AS: N89°02'00"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMERICAN LAND TITLE ASSOCIATION, AMERICAN CONGRESS ON SURVEYING AND MAPPING SURVEY. THE EAST LINE WAS FIXED BY THE WEST RIGHT-OF-WAY LINE OF BRINKER AVENUE. THE SOUTH LINES WERE FIXED BY THE NORTH RIGHT-OF-WAY LINE OF 36th STREET AND DEED. THE NORTH AND WEST LINES WERE DETERMINED FROM THE BLOCK BREAKDOWN AS SET BY THE FOUND MONUMENTS IN 36th STREET, 35th STREET AND THE OGDEN CITY ATLAS PLATS.

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 4, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, AND PART OF BLOCK 25, NELSON PARK ADDITION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 36th STREET, SAID POINT BEING N89°02'00"W ALONG THE MONUMENT LINE 189.75 FEET AND N00°58'00"E 61.64 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF SAID 36th STREET AND BRINKER AVENUE; THENCE N00°58'00"E 321.70 FEET; THENCE S89°14'22"E 162.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF BRINKER AVENUE; THENCE S00°58'00"W ALONG SAID WEST LINE 310.11 FEET; THENCE S86°20'41"W 68.22 FEET; THENCE S00°58'00"W 6.00 FEET TO SAID NORTH LINE OF 36th STREET; THENCE N89°26'38"W ALONG SAID NORTH LINE 94.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.19 ACRES

UTILITIES

NOTE:

EXISTING PRIVATE AND PUBLIC UTILITIES SHOWN HEREON REFLECT AVAILABLE RECORD DATA. THIS SURVEY IS NOT RESPONSIBLE FOR THE LOCATION AND SIZE. THE UTILITY INFORMATION IS FOR INFORMATION ONLY AND SHOULD BE VERIFIED BY DESIGNERS AND CONTRACTORS.

SEWER, WATER, AND STORM DRAIN:

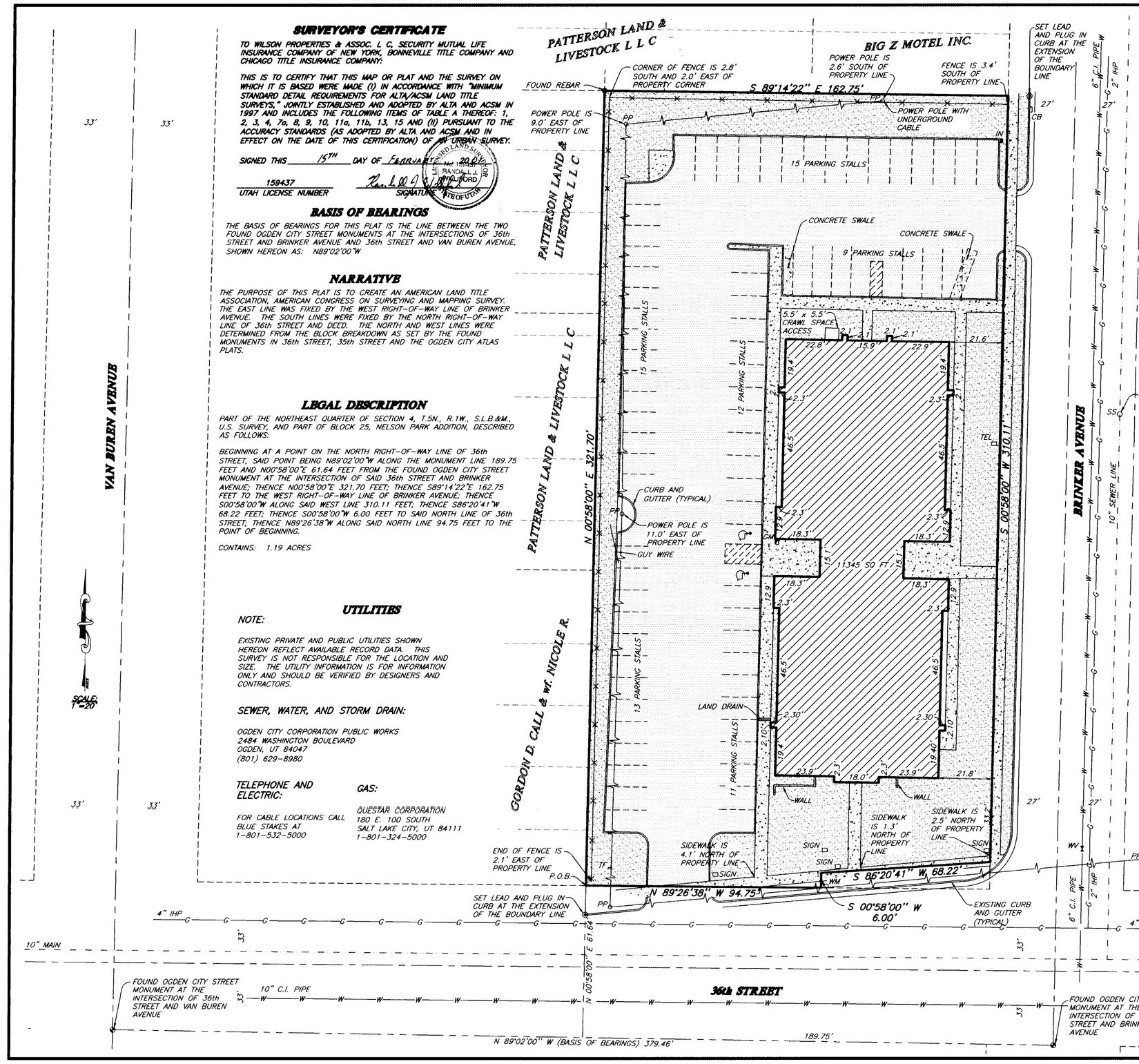
OGDEN CITY CORPORATION PUBLIC WORKS
2484 WASHINGTON BOULEVARD
OGDEN, UT 84047
(801) 629-8980

TELEPHONE AND ELECTRIC:

FOR CABLE LOCATIONS CALL BLUE STAKES AT 1-801-532-5000

GAS:

QUESTAR CORPORATION
180 E. 100 SOUTH
SALT LAKE CITY, UT 84111
1-801-324-5000



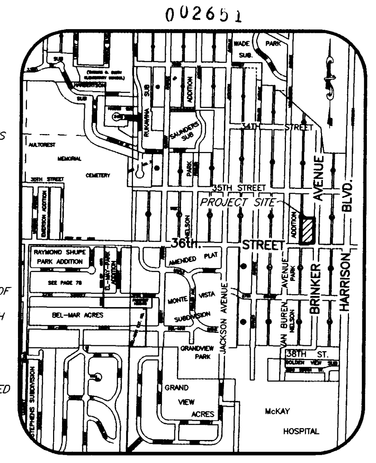
SCALE: 1"=20'

TITLE ITEMS

CHICAGO TITLE INSURANCE COMPANY

TITLE COMMITMENT NO. 74224-SW
DATED: APRIL 30, 2000

1. TAXES
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS
3. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES,
5. UNPATENTED MINING CLAIMS;
6. LIENS
7. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS
8. TAXES
9. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF WEBER BASIN WATER CONSERVANCY DISTRICT, CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (731-3011). SOUTH OGDEN CONSERVATION DISTRICT, AND OGDEN CITY (629-8321) AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS LEVIED THEREUNDER.
10. ANY EXISTING EASEMENTS FOR UTILITIES AND INCIDENTAL PURPOSES WHICH MAY HAVE BEEN CONSTRUCTED THROUGH, OVER OR UNDER THAT PORTION OF THE HEREIN DESCRIBED PREMISES SHOWN AS BEING A PORTION OF VACATED STREETS AND ALLEYS.
11. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER. DISCLOSED BY ASSIGNMENT LEASES FROM HARMON CITY INC. TO THE VESTEE HERein, RECORDED SEPTEMBER, 29, 1995 AS ENTRY NO. 1366264 IN BOOK 1774, PAGE 290 OF OFFICIAL RECORDS.
12. TRUST DEED DATED SEPTEMBER 28, 1995, RECORDED AS ENTRY NO. 1774, IN BOOK 294, PAGE 297, RECORDS OF WEBER COUNTY,UTAH
13. TRUST DEED DATED JANUARY 26, 2000, RECORDED JANUARY 31, 2000 AS ENTRY NO. 1687423, IN BOOK 2055, PAGE 2629, RECORDS OF WEBER COUNTY, UTAH



VICINITY MAP

TITLE DESCRIPTION

THE WEST 84.7 FEET OF LOTS 25 TO 30, BLOCK 25, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY, VACATED ALLEY ADJOINING SAID LOTS ON THE WEST. THE EAST 62 FEET OF LOTS 25, 26, 27, 28, 29 AND 30, AND ALL OF LOTS 31, 32, 33 34, 35 AND 36 BLOCK 25, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE 1/2 OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE WEST. ALSO THE VACATED WEST 6 FEET OF BRINKER AVENUE ADJOINING SAID LOTS ON THE EAST.

PART OF LOT L, BLOCK 25, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF BRINKER AVENUE AT A POINT WHICH IS APPROXIMATELY 383 FEET WEST AND 26.01 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°58' EAST ALONG THE WEST LINE OF BRINKER AVENUE 9.19 FEET, MORE OR LESS, TO A POINT 6 FEET EAST OF THE SOUTHEAST CORNER OF LOT 25, BLOCK 25; THENCE WEST 152.75 FEET ALONG THE SOUTH LINE OF SAID LOT 25; THENCE SOUTH 21.27 FEET; THENCE SOUTH 89°27'00" EAST 84.75 FEET, MORE OR LESS, TO SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OGDEN CITY; THENCE NORTH 0°58' EAST 6.0 FEET; THENCE NORTH 86°45'25" EAST 68.18 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY ABUTTING SAID PROPERTY ON THE WEST.

LESS AND EXCEPTING THAT PORTION DEEDED TO OGDEN CITY CORPORATION IN BOOK 1011 AT PAGE 741 DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. 2001, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE SOUTHERLY SIDE OF BLOCK 25, NELSON PARK ADDITION TO CITY OF OGDEN, UTAH, OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTHEASTERLY CORNER OF SAID TRACT, WHICH IS THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BRINKER AVENUE AND THE NORTH RIGHT OF WAY LINE OF 36TH STREET, AND WHICH CORNER IS APPROXIMATELY 383 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°27'00" WEST 68.0 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF 36TH STREET TO THE SOUTHWESTERLY CORNER OF SAID ENTIRE TRACT, THENCE NORTH 0°58'00" EAST 6.0 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 29.96 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 156+47.61; THENCE NORTH 86°45'25" EAST 68.18 FEET TO A POINT IN SAID WEST RIGHT OF WAY LINE OF BRINKER AVENUE, WHICH POINT IS 31.19 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 157+15.78; THENCE SOUTH 0°58'00" WEST 11.01 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.

LEGEND

- = EXISTING BUILDING
- = EXISTING LANDSCAPING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = POWER LINE
- = EXISTING FENCE LINE
- = GAS LINE
- = WATER LINE
- = SANITARY SEWER LINE
- SS = SANITARY SEWER MANHOLE
- PP = POWER POLE
- WV = WATER VALVE
- = FIRE HYDRANT
- TF = TRANSFORMER
- SIGN = SIGN
- SB = SIGNAL BOX
- WM = WATER METER
- GM = GAS METER
- TEL = TELEPHONE BOX
- CB = CATCH BASIN
- IN = INLET BOX

FLOOD ZONE DESIGNATION

ZONE C
PANEL NO: 490189 0006B
EFFECTIVE DATE: 1-19-1983

RECEIVED
FEB 16 2001
Weber County Surveyor

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOC., INC., 3670 QUINCY AVE., OGDEN, UTAH, 84403 AND SHALL NOT BE COPIED OR REDUCED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO.: 3648-01 SURVEYOR: R.WILKFORD
DATE: 5-23-00 DRAWN: H. GUNN
SCALE: 1"=20' CHECKED:

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
3670 QUINCY AVE. STE. #1, OGDEN, UTAH 84403, (801) 621-3100 FAX (801) 621-2666
95 W. 100 So. STE. #310, LOGAN, UTAH 84321, (435) 752-3303 FAX (435) 752-2266

ALTA / ACSM

WILSON PROPERTIES & ASSOC. L.C.
PART OF THE NORTHEAST QUARTER OF SECTION 4, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
MAY, 2000

SHEET 1 OF 1 SHEETS

002651

G:\DRAWINGS\SHARED\3648\01-ALTA\alta.dwg Wed Feb 14 10:26:17 2001 H.GUNN

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