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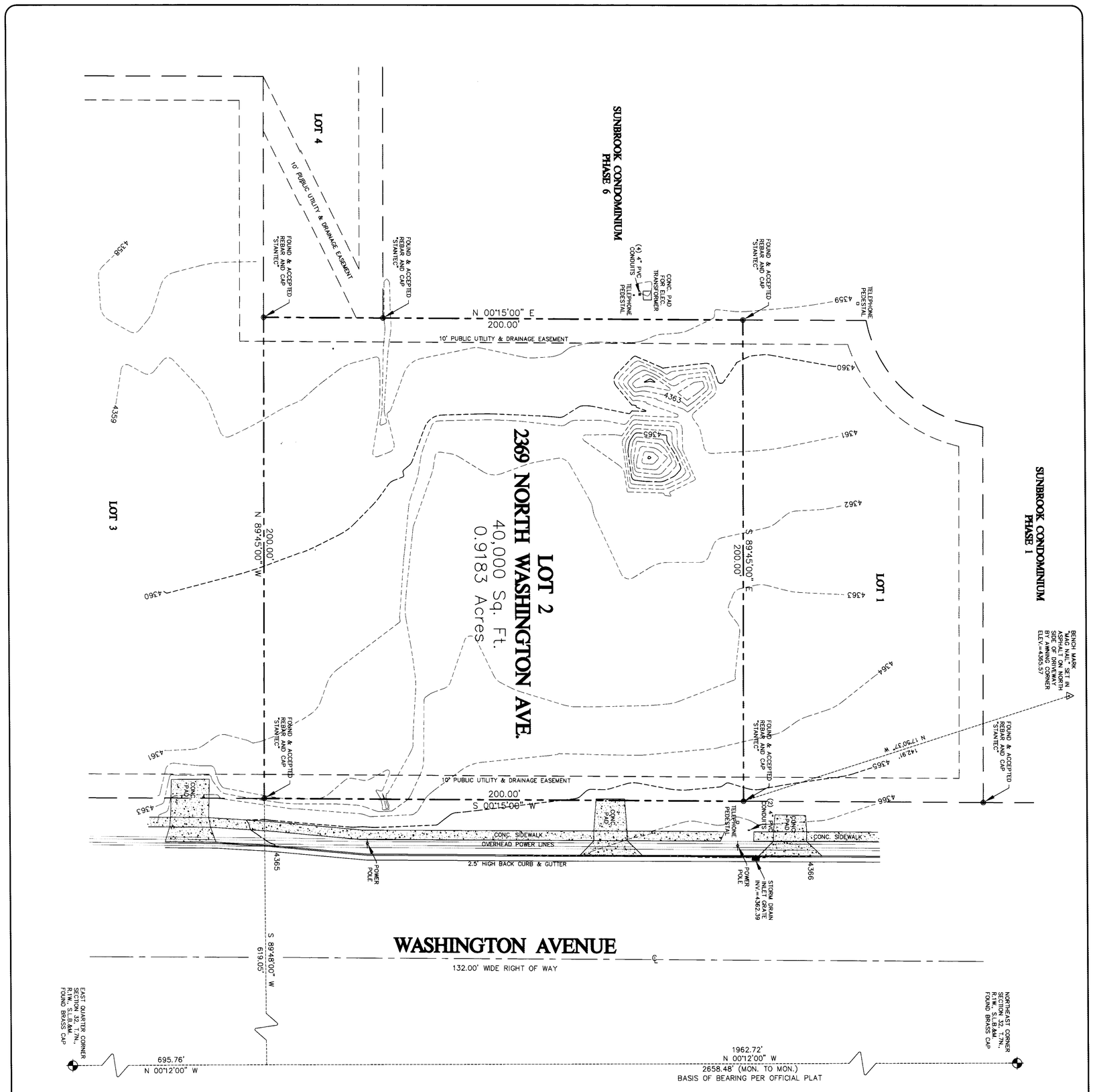


SURVEYOR'S CERTIFICATE

TO PERRY-HULL ENTERPRISES, GENERAL ELECTRIC CAPITAL BUSINESS ASSET FUNDING CORPORATION, FOUNDERS TITLE COMPANY, 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 IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1998, 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, THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE REQUIREMENTS 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: March 23, 2001

(signed) _____

REGISTRATION NO. 187788
MEMBER: ACSM, NSPS, AAGS, UCLS

STATE OF UTAH
GREGORY R. McKEACH
187788
REGISTERED
LAND SURVEYOR

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTH

LEGAL DESCRIPTION

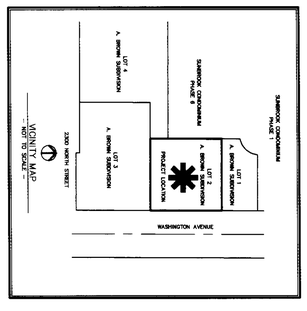
LOT 2, A. BROWN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, ENTRY NO. 747681, FILED JANUARY 19, 2001 IN BOOK 53 AT PAGE 42.

CONTAINS: 40,000 SQUARE FEET OR 0.9183 ACRES

NARRATIVE

1. BASIS OF BEARING, FOUND AND ACCEPTED SURVEY MONUMENTS AS SHOWN HEREON.
2. BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON MONUMENTS MARKED "STANTEC" SET BY RLS NO. 174007, FOUND AT ALL CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN: THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH OGDEN CITY, WEBER COUNTY, UTAH.
4. DATE OF SURVEY: MARCH 2001
5. PURPOSE OF SURVEY: ALTA/ACSM LAND TITLE SURVEY
6. SURVEY REQUESTED BY: PERRY-HULL ENTERPRISES, JEFFREY PERRY
7. PURPOSE OF SURVEY: TO SURVEY AND PREPARE FOR THE PLAT OF RECORD.
8. CONTOURS SHOWN HEREON ARE AT A ONE-FOOT INTERVAL.
9. BENCHMARK ELEVATION = 4365.57 "MAG NAIL" SET IN ASPHALT ON THE NORTH SIDE OF DRIVEWAY AT MANAGER'S CORNER (AS DESIGNATED)
10. AT THE TIME OF THIS SURVEY, CONTRACTORS WERE INSTALLING SANITARY SEWER MAIN LINES FOR THE ENTIRE SUBDIVISION. OFFSET STAKES WERE OBSERVED FOR THE SEWER SERVICE LINE DESIGNATIONS AS SHOWN ON THE PLAT.
11. FLOOD ZONE DESIGNATION "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 490214 0002 B, EFFECTIVE DATE JANUARY 19, 1983.
12. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE THAT THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
13. TITLE INFORMATION: BONNEVILLE TITLE INSURANCE COMPANY, 120 S. STATE, SUITE D, CLEARFIELD, UTAH 84015, 801-776-0995. COMMITMENT NO. 77952-4W, EFFECTIVE DATE: JANUARY 17, 2001 AT 7:55 AM.
14. ALL PROPERTY CORNERS SHOWN ON THE PLAT OF RECORD, TITLE REPORT AND PUBLIC RECORDS FILED WITH WEBER COUNTY RECORDER ARE SHOWN HEREON.
15. THIS LOT IS LOCATED IN THE COMMERCIAL ZONE "C-2".
16. BUILDING SETBACKS: (RESIDENTIAL BOUNDARY) TEN (10') (ZERO) SIDE AND REAR YARD. UNLESS ADJACENT TO RESIDENTIAL ZONE THEN 10' (TEN) SIDE AND REAR YARD.
17. BUILDING HEIGHT: 1 (ONE) STORY MINIMUM, NO MAXIMUM HEIGHT IN THIS ZONE.
18. PARKING REQUIREMENTS VARIES BY USE AND REQUIRES APPROVAL BY PLANNING DEPT.
19. BUILDING REQUIREMENTS: ALL BUILDING REQUIRES APPROVAL BY PLANNING DEPT.
20. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES. EXCEPT AS DRAWN OR NOTED HEREON.
21. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

RECEIVED
APR 02 2001
Weber County Surveyor



PLOTTED: MARCH 29, 2001

002680

** ALTA/ACSM LAND TITLE SURVEY **
LOT 2, A. BROWN SUBDIVISION
2369 N. WASHINGTON AVE., NO. OGDEN

FOR:	DWG:	JOB NO.
PERRY-HULL ENTERPRISES	SNO-ALTA.DWG	0105

SHEET 1 OF 1

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

REVISIONS		
DATE	BY	COMMENTS

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Evergreen Engineering, Inc.
Civil Engineering * Land Surveying
1741 Sidewinder * Suite 200 * P.O. Box 2861 * Park City * UT * 84060
(435) 649-4667 * Fax: (435) 649-9219 * Email: eei@xmission.com