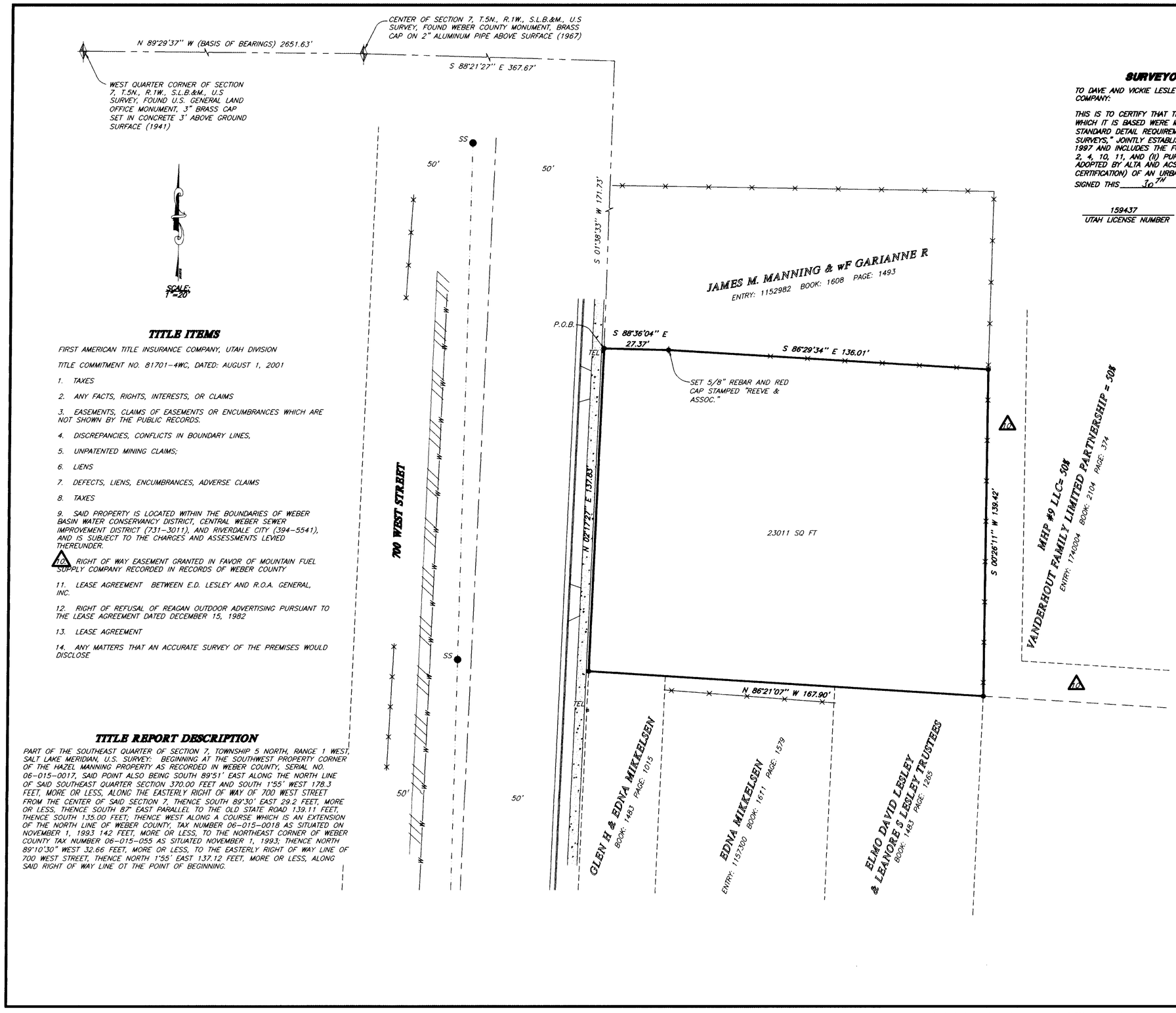


SURVEYOR'S CERTIFICATE

TO DAVE AND VICKIE LESLEY, BANK OF UTAH, AND BONNEVILLE TITLE COMPANY:

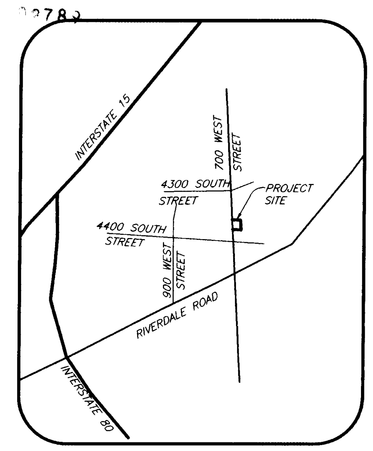
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997 AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 2, 4, 10, 11, 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 30TH DAY OF October, 2001.

159437
UTAH LICENSE NUMBER

LICENSED LAND SURVEYOR No. 159437 RICHARD W. ALLRED STATE OF UTAH

SIGNATURE



VICINITY MAP

TITLE ITEMS

FIRST AMERICAN TITLE INSURANCE COMPANY, UTAH DIVISION

TITLE COMMITMENT NO. 81701-4WC, DATED: AUGUST 1, 2001

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), AND RIVERDALE CITY (394-5541), AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS LEVIED THEREUNDER.

10. RIGHT OF WAY EASEMENT GRANTED IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED IN RECORDS OF WEBER COUNTY

11. LEASE AGREEMENT BETWEEN E.D. LESLEY AND R.O.A. GENERAL, INC.

12. RIGHT OF REFUSAL OF REAGAN OUTDOOR ADVERTISING PURSUANT TO THE LEASE AGREEMENT DATED DECEMBER 15, 1982

13. LEASE AGREEMENT

14. ANY MATTERS THAT AN ACCURATE SURVEY OF THE PREMISES WOULD DISCLOSE

TITLE REPORT DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF THE HAZEL MANNING PROPERTY AS RECORDED IN WEBER COUNTY, SERIAL NO. 06-015-0017, SAID POINT ALSO BEING SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 370.00 FEET AND SOUTH 1°55' WEST 178.3 FEET, MORE OR LESS, ALONG THE EASTERLY RIGHT OF WAY OF 700 WEST STREET FROM THE CENTER OF SAID SECTION 7, THENCE SOUTH 89°30' EAST 29.2 FEET, MORE OR LESS, THENCE SOUTH 87° EAST PARALLEL TO THE OLD STATE ROAD 139.11 FEET, THENCE SOUTH 135.00 FEET; THENCE WEST ALONG A COURSE WHICH IS AN EXTENSION OF THE NORTH LINE OF WEBER COUNTY, TAX NUMBER 06-015-0018 AS SITUATED ON NOVEMBER 1, 1993 142 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF WEBER COUNTY TAX NUMBER 06-015-055 AS SITUATED NOVEMBER 1, 1993; THENCE NORTH 89°10'30" WEST 32.66 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF 700 WEST STREET, THENCE NORTH 1°55' EAST 137.12 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY LINE OT THE POINT OF BEGINNING.

SURVEYED LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN RIVERDALE CITY, WEBER COUNTY, STATE OF UTAH, AND PART OF THE SOUTHEAST QUARTER OF SECTION 7, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 700 WEST STREET SAID POINT BEING S88°21'27"E ALONG THE QUARTER SECTION LINE 367.67 FEET AND S01°38'33"W 171.73 FEET FROM THE CENTER OF SAID SECTION 7; THENCE S88°36'04"E 27.37 FEET TO THE EXTENSION OF AN EXISTING FENCE; THENCE S86°29'34"E ALONG SAID EXTENSION AND FENCE 136.01 FEET TO AN EXISTING FENCE; THENCE S00°26'11"W ALONG SAID FENCE 139.42 FEET; THENCE N86°21'07"W 167.90 FEET TO SAID EAST LINE OF SAID 700 WEST STREET; THENCE N02°17'27"E ALONG SAID EAST LINE 137.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: 23011 SQUARE FEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE CENTER OF SECTION AND THE WEST QUARTER CORNER OF SECTION 7, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N89°29'37"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DEFINE THE BOUNDARY OF THE LESLIE PROPERTY AND TO CREATE AN ALTA/ASCM SURVEY. DIMENSIONS IN THE DEED DO NOT AGREE WITH SURVEYED DIMENSIONS BECAUSE INTENT CALLS IN THE DESCRIPTIONS WERE USED TO SET THE SURVEYED BOUNDARY. FOR EXAMPLE, THE WEST LINE WAS FIXED BY THE EAST RIGHT-OF-WAY OF 700 WEST STREET AND THE NORTH LINE WAS RUN PARALLEL TO 4400 SOUTH.

LEGEND

= EXISTING CONCRETE
= EXISTING PAVEMENT
= EXISTING FENCE LINE
= WATER LINE
= SANITARY SEWER LINE
= STORM DRAIN LINE
SS = SANITARY SEWER MANHOLE
TEL = TELEPHONE BOX

RECEIVED
NOV 05 2001
Weber County Surveyor

02789

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. 2. 3. 4. 5. 6.

PROJECT NO.: 4223-01 SURVEYOR: R.WILLFORD
DATE: 6-26-01 DRAWN: H. GUNN
SCALE: 1"=20' CHECKED:

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310 OGDEN, UTAH 84403 (801) 621-3100 FAX (801) 621-2666
95 W. 100 S. STE. #310 LOGAN, UTAH 84321 (435) 752-3303 FAX (435) 752-2266

ALTA / ASCM

LESLIE PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
JUNE, 2001

SHEET 1 OF 1 SHEETS

G:\DRAWINGS\SHARED\4223\01\ALTA.DWG Tue Oct 30 08:25:44 2001 H.GUNN

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