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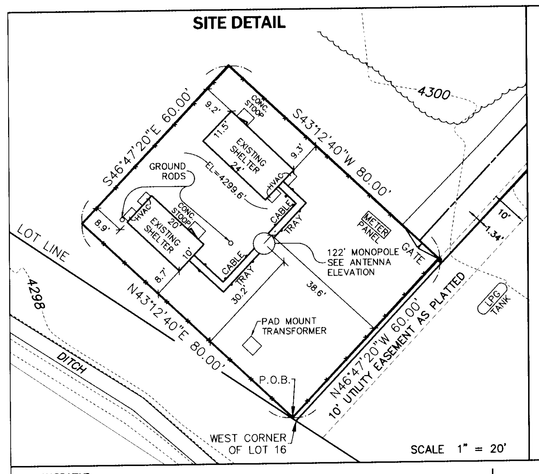
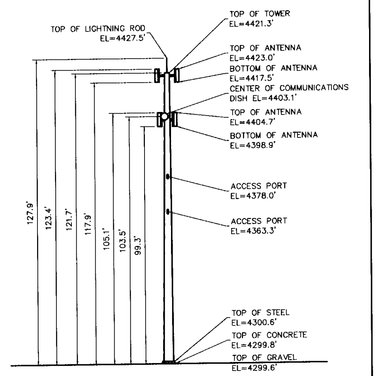
SITE DETAIL



ANTENNA ELEVATION



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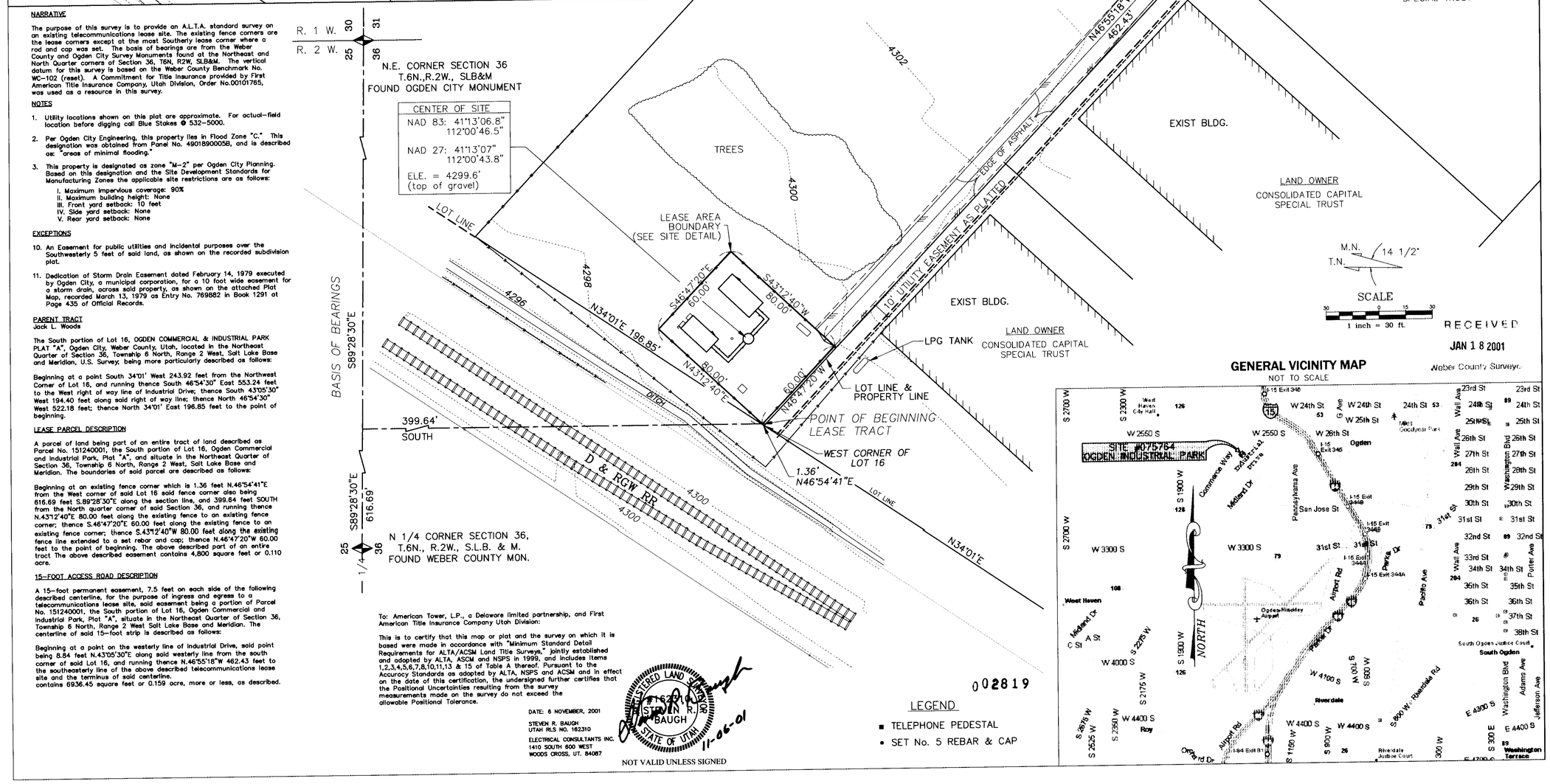

RECEIVED
JAN 18 2001
Weber County Surveyor

GENERAL VICINITY MAP

NOT TO SCALE

NARRATIVE

The purpose of this survey is to provide an A.L.T.A. standard survey on an existing telecommunications lease site. The existing fence corners are the lease corners except at the most Southerly lease corner where a rod and cap was set. The basis of bearings are from the Weber County and Ogden City Survey Monuments found at the Northeast and North Quarter corners of Section 36, T6N, R2W, SLB&M. The vertical datum for this survey is based on the Weber County Benchmark No. WC-102 (reset). A Commitment for Title Insurance provided by First American Title Insurance Company, Utah Division, Order No.00101765, was used as a resource in this survey.

NOTES

1. Utility locations shown on this plat are approximate. For actual-field location before digging call Blue Stakes @ 532-5000.
2. Per Ogden City Engineering, this property lies in Flood Zone "C." This designation was obtained from Panel No. 490189000SB, and is described as: "areas of minimal flooding."
3. This property is designated as zone "M-2" per Ogden City Planning. Based on this designation and the Site Development Standards for Manufacturing Zones the applicable site restrictions are as follows:
   I. Maximum impervious coverage: 90%
   II. Maximum building height: None
   III. Front yard setback: 10 feet
   IV. Side yard setback: None
   V. Rear yard setback: None

EXCEPTIONS

10. An Easement for public utilities and incidental purposes over the Southwesterly 5 feet of said land, as shown on the recorded subdivision plat.
11. Dedication of Storm Drain Easement dated February 14, 1979 executed by Ogden City, a municipal corporation, for a 10 foot wide easement for a storm drain, across said property, as shown on the attached Plat Map, recorded March 13, 1979 as Entry No. 769882 in Book 1291 at Page 435 of Official Records.

PARENT TRACT

Jack L. Woods

The South portion of Lot 16, OGDEN COMMERCIAL & INDUSTRIAL PARK PLAT "A", Ogden City, Weber County, Utah, located in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; being more particularly described as follows:

Beginning at a point South 34°01' West 243.92 feet from the Northwest Corner of Lot 16, and running thence South 46°54'30" East 553.24 feet to the West right of way line of Industrial Drive; thence South 43°05'30" West 194.40 feet along said right of way line; thence North 46°54'30" West 522.18 feet; thence North 34°01' East 196.85 feet to the point of beginning.

LEASE PARCEL DESCRIPTION

A parcel of land being part of an entire tract of land described as Parcel No. 151240001, the South portion of Lot 16, Ogden Commercial and Industrial Park, Plat "A", and situate in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at an existing fence corner which is 1.36 feet N.46°54'41"E from the West corner of said Lot 16 said fence corner also being 616.69 feet S.89°28'30"E along the section line, and 399.64 feet SOUTH from the North quarter corner of said Section 36, and running thence N.43°12'40"E 80.00 feet along the existing fence to an existing fence corner; thence S.46°47'20"E 60.00 feet along the existing fence to an existing fence corner; thence S.43°12'40"W 80.00 feet along the existing fence line extended to a set rebar and cap; thence N.46°47'20"W 60.00 feet to the point of beginning. The above described part of an entire tract The above described easement contains 4,800 square feet or 0.110 acre.

15-FOOT ACCESS ROAD DESCRIPTION

A 15-foot permanent easement, 7.5 feet on each side of the following described centerline, for the purpose of ingress and egress to a telecommunications lease site, said easement being a portion of Parcel No. 151240001, the South portion of Lot 16, Ogden Commercial and Industrial Park, Plat "A", situate in the Northeast Quarter of Section 36, Township 6 North, Range 2 West Salt Lake Base and Meridian. The centerline of said 15-foot strip is described as follows:

Beginning at a point on the westerly line of Industrial Drive, said point being 8.84 feet N.43°05'30"E along said westerly line from the south corner of said Lot 16, and running thence N.46°55'18"W 462.43 feet to the southeasterly line of the above described telecommunications lease site and the terminus of said centerline. contains 6936.45 square feet or 0.159 acre, more or less, as described.

R. 1 W. / R. 2 W.

N.E. CORNER SECTION 36
T.6N.,R.2W., SLB&M
FOUND OGDEN CITY MONUMENT

CENTER OF SITE
NAD 83: 41°13'06.8" 112°00'46.5"
NAD 27: 41°13'07" 112°00'43.8"
ELE. = 4299.6' (top of gravel)

N 1/4 CORNER SECTION 36,
T.6N., R.2W., S.L.B. & M.
FOUND WEBER COUNTY MON.

To: American Tower, L.P., a Delaware limited partnership, and First American Title Insurance Company Utah Division:

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, ASCM and NSPS in 1999, and includes items 1,2,3,4,5,6,7,8,10,11,13 & 15 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 the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

DATE: 6 NOVEMBER, 2001

STEVEN R. BAUGH
UTAH RLS NO. 162310
ELECTRICAL CONSULTANTS INC.
1410 SOUTH 600 WEST
WOODS CROSS, UT. 84087

REGISTERED LAND SURVEYOR 162310 STEVEN R. BAUGH STATE OF UTAH 11-06-01

NOT VALID UNLESS SIGNED

002819

LEGEND

- ■ TELEPHONE PEDESTAL
- • SET No. 5 REBAR & CAP

AMERICAN TOWER CORPORATION
HOUSTON
3411 RICHMOND AVENUE
HOUSTON, TEXAS 77046
TEL: (713) 479-2047
FAX (713) 479-2064

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER CORPORATION AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM AMERICAN TOWER CORPORATION TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH AMERICAN TOWER CORPORATION WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MT SALT LAKE CITY, UT SAN DIEGO, CA TUCSON, AZ

REVISION

NO.	DESCRIPTION	BY	DATE

SITE NAME:

NO. 075764
OGDEN
INDUSTRIAL PARK

SITE ADDRESS:

2641 INDUSTRIAL DRIVE
OGDEN, UT. 84401

STAMP HERE:

REGISTERED LAND SURVEYOR 162310 STEVEN R. BAUGH STATE OF UTAH 11-06-01

DRAWN BY:	MCW
CHECKED BY:	SRB
DATE DRAWN:	11/02/01
SCR JOB NO:	

SHEET TITLE:

ALTA/ACSM
LAND TITLE SURVEY
LOCATED IN
THE NE 1/4 SECTION 36
T6N, R2W SLB&M
WEBER CO., UT

SHEET NUMBER:	REV. #
1 OF 1	