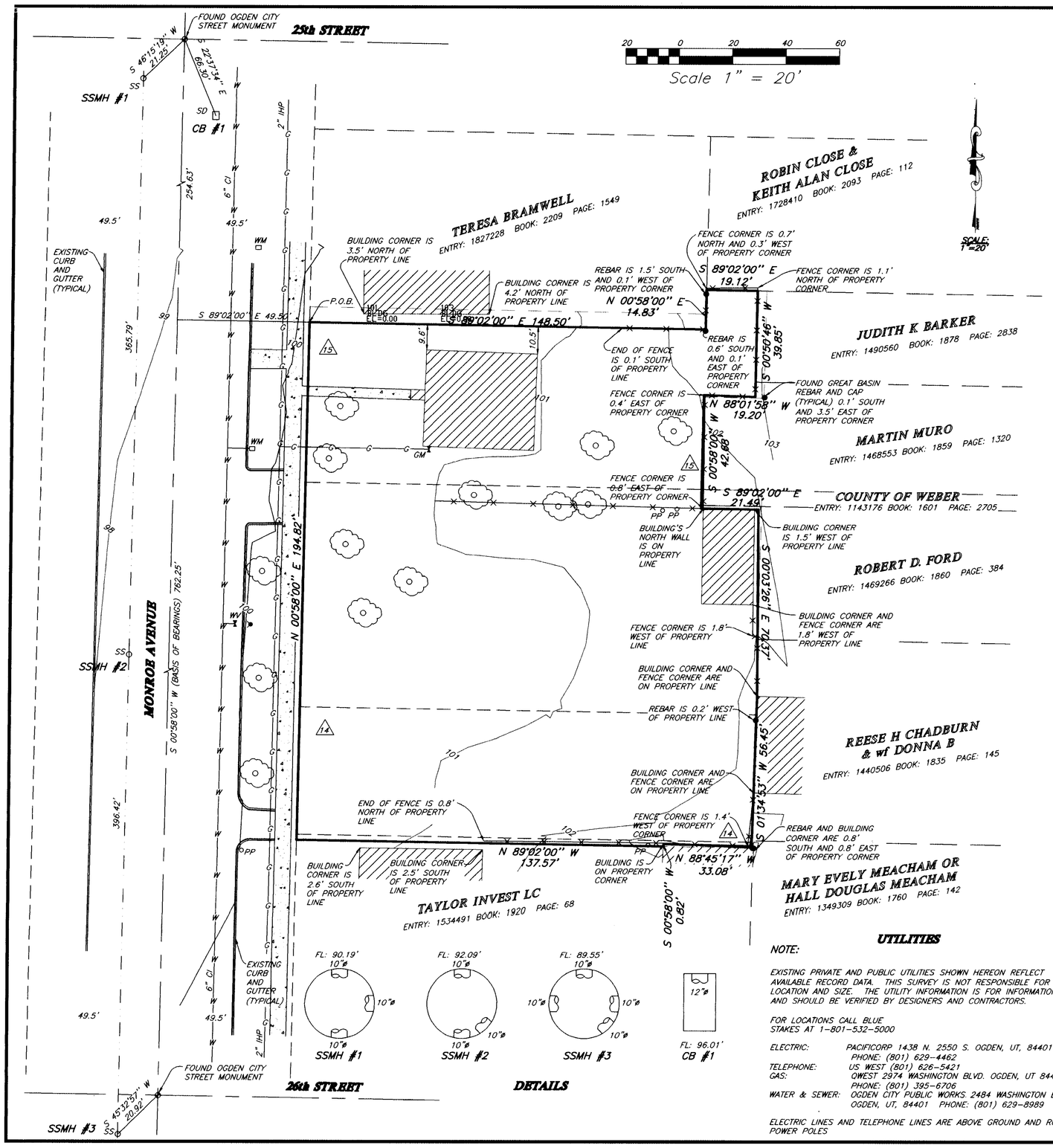
002860



SURVEYOR'S CERTIFICATE

TO PERSPECTIVE DESIGN, INC., AND FIRST AMERICAN 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, 5, 6, 8, 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 25TH DAY OF APRIL 2002

LEGEND LAND SURVEYOR No. 376082 LYLE G. ANDERSEN SIGNATURE STATE OF UTAH

376082
UTAH LICENSE NUMBER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE OGDEN CITY ATLAS AS DETERMINED LOCALLY BY THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF 25th STREET AND MONROE AVENUE AND 26th STREET AND MONROE AVENUE SHOWN HEREON AS: S00°58'00"W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE AN ALTA / ASCM SURVEY OF THE TAYLOR INVEST LC PROPERTY FOR PDI. THE WEST LINE WAS FIXED BY THE EAST RIGHT-OF-WAY LINE OF MONROE AVENUE WHICH WAS POSITIONED ON THE GROUND USING THE OGDEN CITY ATLAS AND THE FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF 25th STREET AND MONROE AVENUE AND 26th STREET AND MONROE AVENUE. ALL OTHER LINES WERE FIXED BY LONG ESTABLISHED OCCUPATION DELINEATED BY FENCES AND BUILDINGS. THE DEED LINES ARE SHOWN BUT, IN MY OPINION, DIFFER SIGNIFICANTLY FROM LINES OF OWNERSHIP. THE TERESA BRAMWELL DEED OVERLAPS THE SUBJECT PROPERTY DEED BY SOME SIX FEET AND IT APPEARS THAT DEEDS ON PROPERTIES TO THE EAST HAVE A SIMILAR SIZED DISCREPANCY. IN SUCH INSTANCES OF CONFUSION, EVIDENCE OF LAND USE WILL LIKELY PREVAIL.

TITLE DESCRIPTIONS

PARCEL 1: PART OF LOTS 3 AND 4, BLOCK 5 PLAT B, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; WHICH BEGINS 2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3, AND RUNS THENCE EAST 171.5 FEET; THENCE NORTH 48 FEET; THENCE WEST 171.5 FEET; THENCE SOUTH 48 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: PART OF LOT 4, BLOCK 5, PLAT B, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 46 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH 35 FEET, THENCE EAST 170.81 FEET, MORE OR LESS, TO A POINT 165 FEET WEST OF THE EAST LINE OF SAID LOT 4, THENCE SOUTH 35 FEET TO A POINT 46 FEET NORTH OF THE SOUTH LINE OF SAID LOT, THENCE WEST 170.81 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3: PART OF LOT 4, BLOCK 5, PLAT B OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 81 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH 51 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 4, THENCE EAST 170.81 FEET; MORE OR LESS, TO A POINT 165 FEET WEST OF THE EAST LINE OF SAID LOT 4, THENCE SOUTH 51 FEET, MORE OR LESS, TO A POINT 81 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, THENCE WEST 170.81 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4: PART OF LOT 5, BLOCK 5, PLAT B, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, RUNNING THENCE EAST 148.5 FEET; THENCE NORTH 40 FEET 8.5 INCHES, MORE OR LESS; THENCE EAST 22.5 FEET, MORE OR LESS; THENCE NORTH 40.25 FEET, MORE OR LESS; THENCE WEST 22.5 FEET, MORE OR LESS; THENCE SOUTH 9 FEET, MORE OR LESS; THENCE WEST 148.5 FEET; THENCE SOUTH 66 FEET TO THE PLACE OF BEGINNING.

TITLE ITEMS

FIRST AMERICAN TITLE INSURANCE COMPANY, UTAH DIVISION

TITLE COMMITMENT NO. 2117249 DATED: JANUARY 9, 2002

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. TAXES
10. TAXES
11. TAXES
12. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF WEBER BASIN WATER CONSERVANCY DISTRICT, CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (801-731-3011) AND OGDEN CITY (801-629-8321), AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS LEVIED THEREUNDER.
13. RIGHT-OF-WAY EASEMENT RECORDED APRIL 14, 1980 AS ENTRY NO. 808644, BOOK: 1352, PAGE: 646 (EASMENT IS SOUTH OF BOUNDARY)

1.4. RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR MAINTENANCE AND PLACEMENT OF ONE TELEPHONE ANCHOR AND NECESSARY CABLE RECORDED FEBRUARY 14, 1918 AS BOOK: M AT PAGE: 5775

1.5. RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR MAINTENANCE ON TELEPHONE CABLES RECORDED FEBRUARY 23, 1918 AS BOOK: M AT PAGE: 553

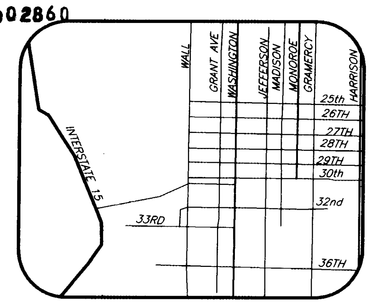
16. TRUST DEED

LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 28 AND THE NORTH HALF OF SECTION 33, T.6N., R.1W., S.L.B.&M., U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MONROE AVENUE, SAID POINT BEING S00°58'00"W ALONG THE CENTERLINE OF SAID MONROE AVENUE 254.63 FEET AND S89°02'00"E 49.50 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF 25th STREET AND SAID MONROE AVENUE; THENCE S89°02'00"E 148.50 FEET; THENCE N00°58'00"E 14.83 FEET; THENCE S89°02'00"E 19.12 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE S00°56'46"W 39.85 FEET AND N88°01'58"W 19.20 FEET; THENCE S00°58'00"W 42.68 FEET TO THE NORTH WALL OF A BUILDING; THENCE S89°02'00"E ALONG SAID NORTH WALL 21.49 FEET TO THE EXTENSION OF AN EXISTING FENCE; THENCE ALONG SAID EXTENSION AND FENCE S00°03'26"E 70.37 FEET AND S01°34'53"W 56.45 FEET; THENCE N88°45'17"W 33.08 FEET TO THE WEST WALL OF A BUILDING; THENCE S00°58'00"W ALONG SAID WALL 0.82 FEET; THENCE N89°02'00"W 137.57 FEET TO SAID WEST LINE OF SAID MONROE AVENUE; THENCE N00°58'00"E ALONG SAID WEST LINE 194.82 FEET TO THE POINT OF BEGINNING.

CONTAINS: 32505 SQUARE FEET



VICINITY MAP

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.

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

ELECTRIC: PACIFICORP 1438 N. 2550 S. OGDEN, UT, 84401 PHONE: (801) 629-4462
TELEPHONE: US WEST (801) 626-5421
GAS: QWEST 2974 WASHINGTON BLVD. OGDEN, UT 84401 PHONE: (801) 395-6706
WATER & SEWER: OGDEN CITY PUBLIC WORKS 2484 WASHINGTON BLVD. OGDEN, UT, 84401 PHONE: (801) 629-8989

ELECTRIC LINES AND TELEPHONE LINES ARE ABOVE GROUND AND RUN ON POWER POLES

LEGEND

= EXISTING BUILDING
= EXISTING PAVEMENT
= EXISTING FENCE LINE
= GAS LINE
= WATER LINE
= SANITARY SEWER LINE
= DEED LINE
= SANITARY SEWER MANHOLE
= STORM DRAIN CATCH BASIN
= FIRE HYDRANT
= WATER VALVE
= WATER METER
= POWER POLE
= GAS METER
= TREE

RECEIVED
APR 29 02
Weber County Surveyor

FLOOD ZONE DESIGNATION

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

ZONING & SETBACKS:

ZONE DESIGNATION: CP-1

SIDE YARD: 10' FRONT YARD: 20'
REAR YARD: 10' MAXIMUM BUILDING COVERAGE: 50% MAXIMUM BUILDING HEIGHT: 35'

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.: 4484-01 SURVEYOR: R.WILLFORD
DATE: 2-26-02 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

ALTA / ASCM

FAMILY DOLLAR ON MONROE AVE.

PART OF THE SOUTH HALF OF SECTION 28, AND THE NORTH HALF OF SECTION 33, T.6N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
FEBRUARY, 2002

SHEET 1 OF 1 SHEETS

G:\DRAWINGS\SHARED\4484\01-MONROE\ALTA.DWG Thu Apr 25 14:43:14 2002 H.GUNN

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