

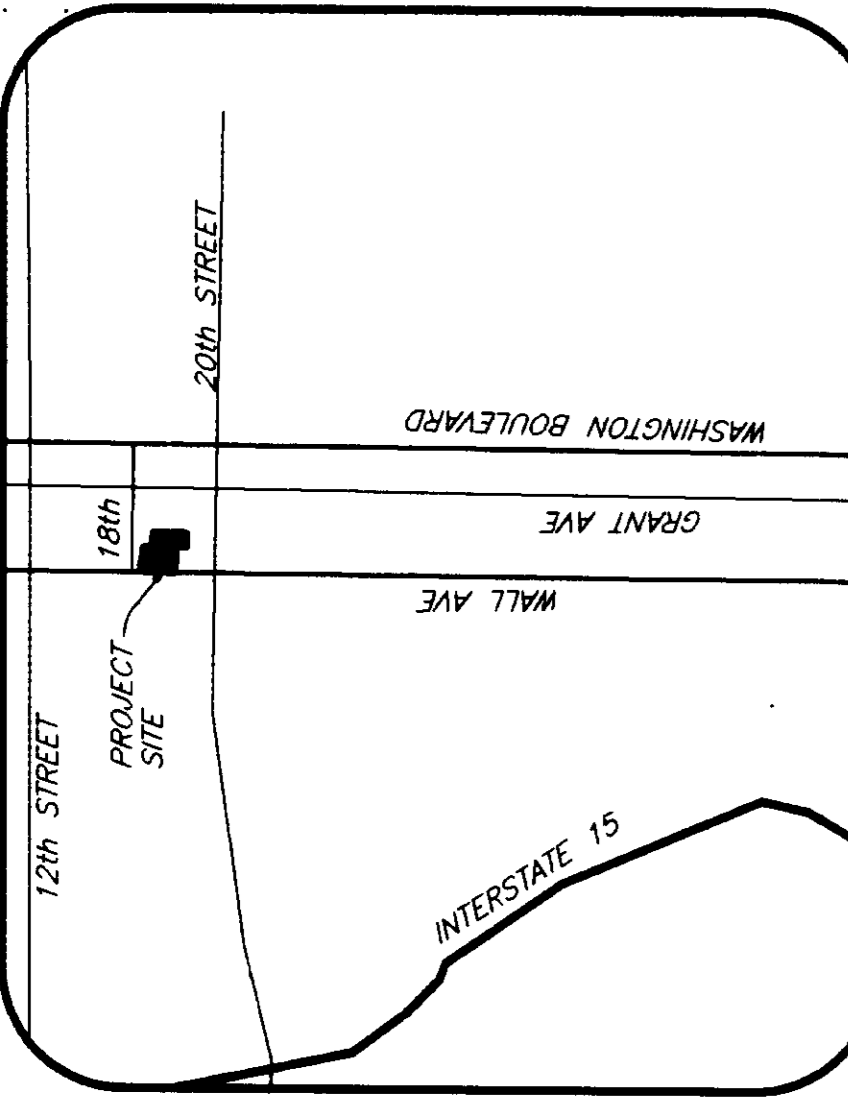
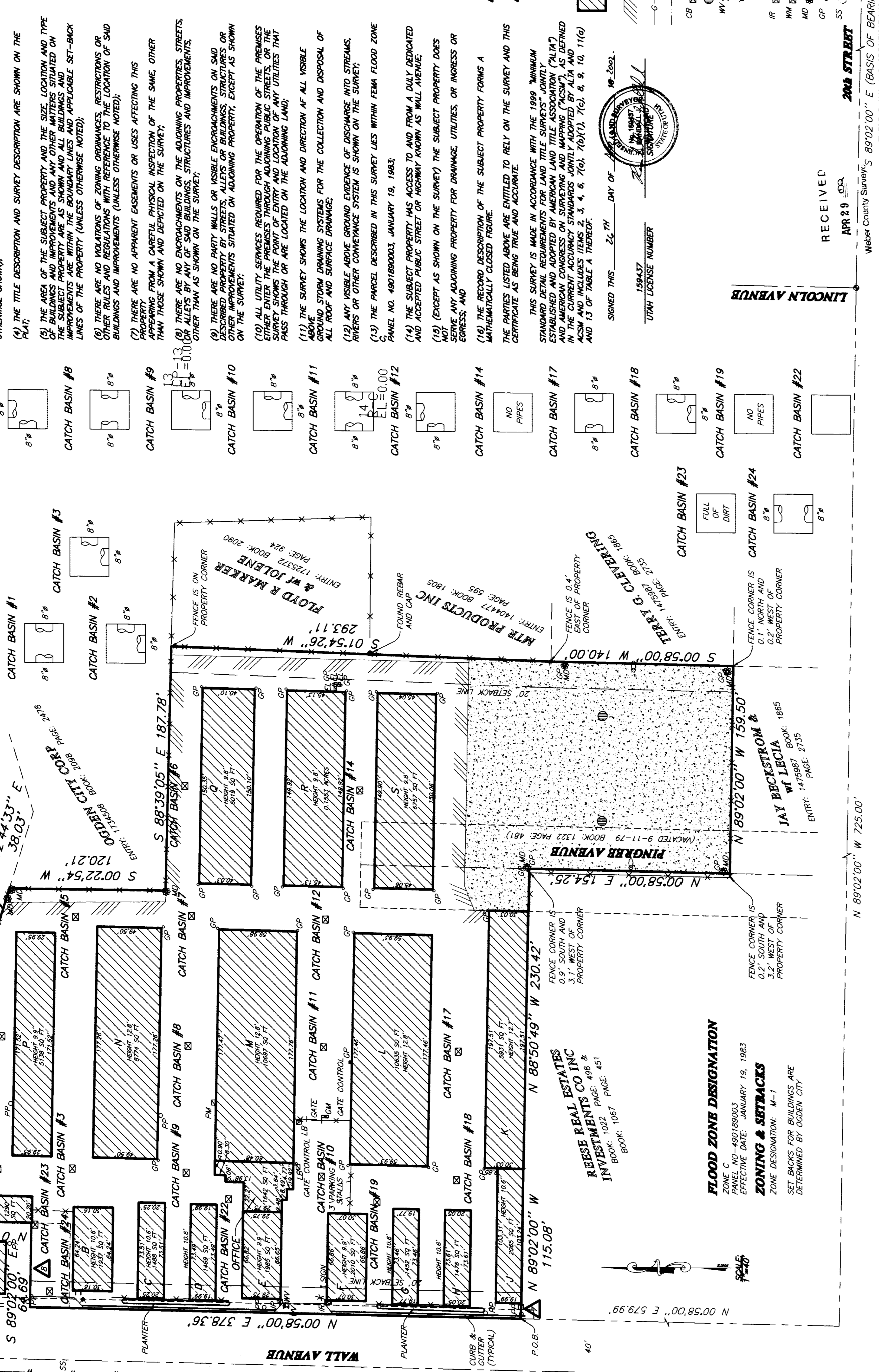
BASES OF BEARINGS
THE BASES OF BEARINGS FOR THE OGDEN CITY TRACTS AS DETERMINED LOCALLY BY THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF LINCOLN AVENUE AND 20TH STREET AND GRANT AVENUE AND 20TH STREET, SHOWN HEREON AS: 0890200"E

OGDEN CITY CORP
ENTRY: 639233 BOOK: 2005 PAGE: 2780
S 89°20'50" E 201.70'
S 80°01'45" E 201.70'
S 89°07'00" E 64.60'

OGDEN CITY CORP
ENTRY: 1365095 BOOK: 1173 PAGE: 186
S 80°01'45" E 201.70'
S 89°07'00" E 64.60'

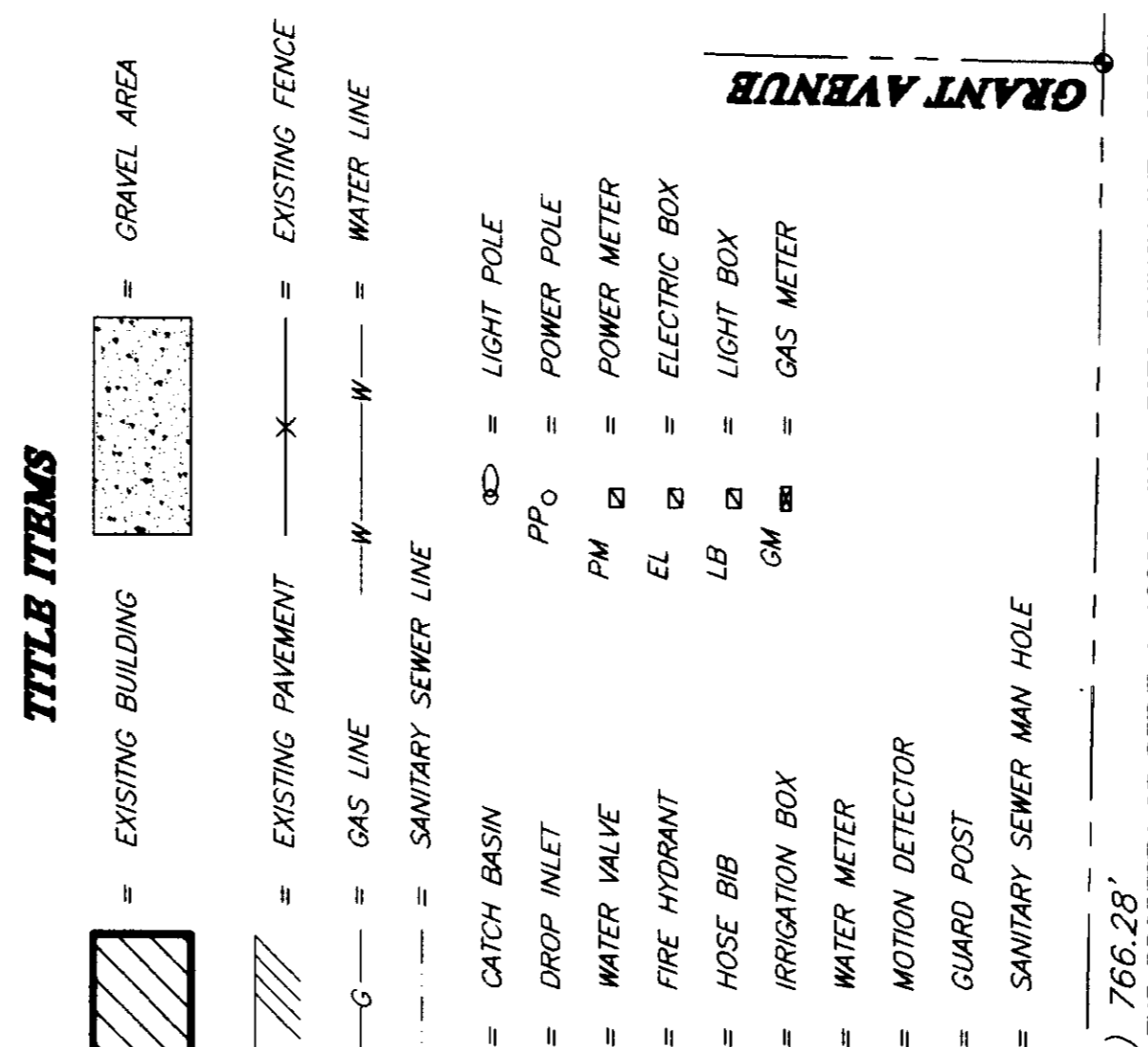
TITLE DESCRIPTION
BEING A PART OF LOT 2, 3, 4, 5, AND PART OF AN UNNUMBERED LOT IN BLOCK 7, BIVERSIDE PARK ADDITION IN OGDEN CITY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF A-1 KEY SUBDIVISION, SAID POINT BEING NORTH 00°58'00" EAST 425.00 FEET AND NORTH 89°02'00" WEST 230.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 20TH STREET AND LINCOLN AVENUE, THENCE NORTH 89°02'00" WEST 230.00 FEET TO THE INTERSECTION OF 20TH STREET AND GRANT AVENUE, THENCE NORTH 89°02'00" WEST 230.45 FEET TO THE INTERSECTION OF 20TH STREET AND WALL AVENUE, THENCE NORTH 00°58'00" EAST 278.35 FEET ALONG SAID EAST LINE OF WALL AVENUE, THENCE SOUTH 89°02'00" EAST 68.30 FEET TO THE WEST EDGE OF AN EXISTING BUILDING, THENCE NORTH 00°58'00" EAST 83.28 FEET ALONG SAID WEST EDGE OF BUILDING TO THE SOUTHWEST CORNER THEREOF, AND THE SOUTH LINE OF THE BUILDING TO THE NORTHEAST CORNER THEREOF AND ALONG SAID SOUTH LINE OF THE OGDEN CITY RIVER PARCEL, THENCE ALONG SAID SOUTH LINE OF THE RIVER PARCEL, THE FOLLOWING TWO CALLS: (1) SOUTH 80°08'52" EAST 202.29 FEET (2) SOUTH 75°46'14" EAST 34.63 FEET TO A CHAIN LINK FENCE RUNNING SOUTHERLY, THENCE SOUTH 88°53'24" EAST 188.41 FEET TO THE SAID CHAIN LINK FENCE CORNER TURNING SOUTHERLY, THENCE SOUTH 01°53'29" WEST 293.70 FEET TO THE NORTHEAST CORNER OF A-1 KEY SUBDIVISION, THENCE SOUTH 00°58'00" WEST 140.00 FEET ALONG WEST LINE OF SAID A-1 KEY SUBDIVISION TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE
1. RUSSELL J. WILLIAMS, A REGISTERED LAND SURVEYOR, LICENSE NO. 158427, HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH LAND SURVEYING REGULATIONS, AND HAS ASSIGNED TO ME THE ACCOMPANYING SURVEY OF THE JOSEPH'S LUCKY DUCK LTD. LAND AND INTERESTS THEREIN, WHICH SAID SURVEY WAS MADE BY ME ON NOVEMBER 19, 2007 OF THE LAND THEREIN PARTICULARLY DESCRIBED; AND THE SURVEY AND INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE ACCURATE.
(3) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME OTHERWISE SHOWN;
(4) THE TITLE DESCRIPTION AND SURVEY DESCRIPTION ARE SHOWN ON THE PLAN;
(5) THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLAN AND APPLICABLE SET-BACK REQUIREMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY (UNLESS OTHERWISE NOTED);
(6) THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS (UNLESS OTHERWISE NOTED);
(7) THERE ARE NO APPARENT EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;
(8) THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, STORM DRAINAGE SYSTEMS, OR OTHER PUBLIC UTILITIES, OR OTHER MATTERS SHOWN OR ALLEGED BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY;
(9) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID SUBJECT PROPERTY OR ADJOINING PROPERTIES, UNLESS OTHERWISE SHOWN OR ALLEGED BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS ON THE SURVEY;
(10) ALL UTILITY STRIPES REQUIRED FOR THE OPERATION OF THE PROBABLY EXISTING UTILITIES ARE SHOWN ON THE SURVEY, EXCEPT AS SHOWN OTHERWISE ON THE SURVEY;
(11) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE;
(12) ANY VISIBLE ABOVE GROUND EVIDENCE OF DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;
(13) THE PARCEL DESCRIBED IN THIS SURVEY LIES WITHIN FEMA FLOOD ZONE PANEL NO. 4807890003, JANUARY 19, 1983;
(14) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY KNOWN AS WALL AVENUE, (15) EXCEPT AS SHOWN ON THE SURVEY THE SUBJECT PROPERTY DOES NOT HAVE ANY ADJOINING PROPERTY FOR DRAINAGE UTILITIES, OR INGRESS OR EGRESS AND
(16) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
THIS SURVEY IS MADE IN ACCORDANCE WITH THE 1989 "MINIMUM STANDARD PRACTICE" FOR LAND SURVEYING IN THE STATE OF UTAH, AS SET FORTH IN UTAH RULES AND REGULATIONS, AND ACCORDS WITH THE CURRENT ACCURACY STANDARDS ADOPTED BY ALTA AND ASCM AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) AND 15 OF TABLE A, THEREOF.
SIGNED THIS 24TH DAY OF APRIL 2008.



VICINITY MAP
SURVEYED DESCRIPTION
PART OF LOT 2, 3, 4, 5, AND PART OF AN UNNUMBERED LOT IN BLOCK 7, BIVERSIDE PARK ADDITION IN OGDEN CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST BRIDGE OF WALL AVENUE, THENCE SOUTH 89°02'00" WEST 725.00 FEET AND NORTH 89°02'00" EAST 579.89 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF LINCOLN AVENUE AND 20TH STREET (BASIS OF BEARINGS HEREON AS: 0890200"E), THENCE NORTH 89°02'00" WEST 230.45 FEET TO THE INTERSECTION OF 20TH STREET AND GRANT AVENUE, THENCE NORTH 89°02'00" WEST 230.45 FEET TO THE INTERSECTION OF 20TH STREET AND WALL AVENUE, THENCE NORTH 00°58'00" EAST 278.35 FEET ALONG SAID EAST LINE OF WALL AVENUE AND SAID 20TH STREET, THENCE SOUTH 89°02'00" EAST 64.69 FEET TO THE WEST WALL OF AN EXISTING BUILDING, THENCE NORTH 00°58'00" EAST 83.28 FEET ALONG SAID WEST WALL OF BUILDING TO THE SOUTHWEST CORNER THEREOF, AND THE SOUTH LINE OF THE BUILDING TO THE NORTHEAST CORNER THEREOF AND ALONG SAID SOUTH LINE OF THE OGDEN CITY RIVER PARCEL, THENCE ALONG SAID SOUTH LINE OF THE RIVER PARCEL, THE FOLLOWING TWO CALLS: (1) SOUTH 80°08'52" EAST 202.29 FEET (2) SOUTH 75°46'14" EAST 34.63 FEET TO A CHAIN LINK FENCE RUNNING SOUTHERLY, THENCE SOUTH 88°53'24" EAST 188.41 FEET TO THE SAID CHAIN LINK FENCE CORNER TURNING SOUTHERLY, THENCE SOUTH 01°53'29" WEST 293.70 FEET TO THE NORTHEAST CORNER OF A-1 KEY SUBDIVISION, THENCE SOUTH 00°58'00" WEST 140.00 FEET TO THE POINT OF BEGINNING.
CONTAINS: 4.82 ACRES

TITLE ITEMS
CHICAGO TITLE INSURANCE COMPANY, SCHEDULE B-SECTION II, SPECIAL EXCEPTIONS
TITLE COMMITMENT NO F-024663
4. EASEMENT IN FAVOR OF OREGON SHORE LINE RAILROAD COMPANY, RECORDED SEPTEMBER 3, 1918, IN BOOK: N PAGE: 570 (NO SPUR LINE PRESENT)
5. EASEMENT IN FAVOR OF OREGON SHORTLINE RAILROAD COMPANY, RECORDED MARCH 29, 1926, IN BOOK: O PAGE: 550 (NO SPUR LINE PRESENT)
6. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, RECORDED NOVEMBER 24, 1944, AS ENTRY: 87954, IN BOOK: 199 PAGE: 379 (THIS EASEMENT IS NOT WITHIN SURVEY BOUNDARY)
7. EASEMENT IN FAVOR OF STATE ROAD COMMISSION OF UTAH, RECORDED JUNE 13, 1974, AS ENTRY: 617352, IN BOOK: 1056 PAGE: 671
8. RIGHT OF WAY IN FAVOR OF MANUEL I. CARRASCO, RECORDED AUGUST 2, 1976, ENTRY: 671721, IN BOOK: 1136 PAGE: 662
11. SAME AS EXCEPTION 8



FLOOD ZONE DESIGNATION
PANEL NO-4807890003
EFFECTIVE DATE: JANUARY 19, 1983
ZONING & SETBACKS
ZONE DESIGNATION: M-1
SET BACKS FOR BUILDINGS ARE DETERMINED BY OGDEN CITY

REVISIONS

1.			
2.			
3.			

RECEIVED
APR 29 2008
Weber County Surveys
89°02'00" E (BASIS OF BEARINGS) 766.28'
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOC., INC., 3070 QUINCY AVE, OGDEN, UTAH, 84403 AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

ALTA / ASCM

JOSEPH'S LUCKY DUCK LTD.
FIVE ACRES, PART A, BIVERSIDE PARK ADDITION IN OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER, 2007

REEVE & ASSOCIATES, INC.
Civil Engineering, Structural Engineering, Surveying, Land Planning, Landscape Architecture
EXECUTIVE BLDG., 4158 S. HARRISON BLVD., #110 95 W. 100 S. STE. #110
(801) 627-5100 FAX (801) 627-2868 (435) 252-3367 FAX (435) 252-2868

REVISIONS

PROJECT NO.	4421-01	SURVEYOR	R. WILLIAMS
DATE	11-18-07	DRAWN	N. BIRN
SCALE	1"=50'	CHECKED	

REVISIONS

1.			
2.			
3.			

1 1 SHEETS

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