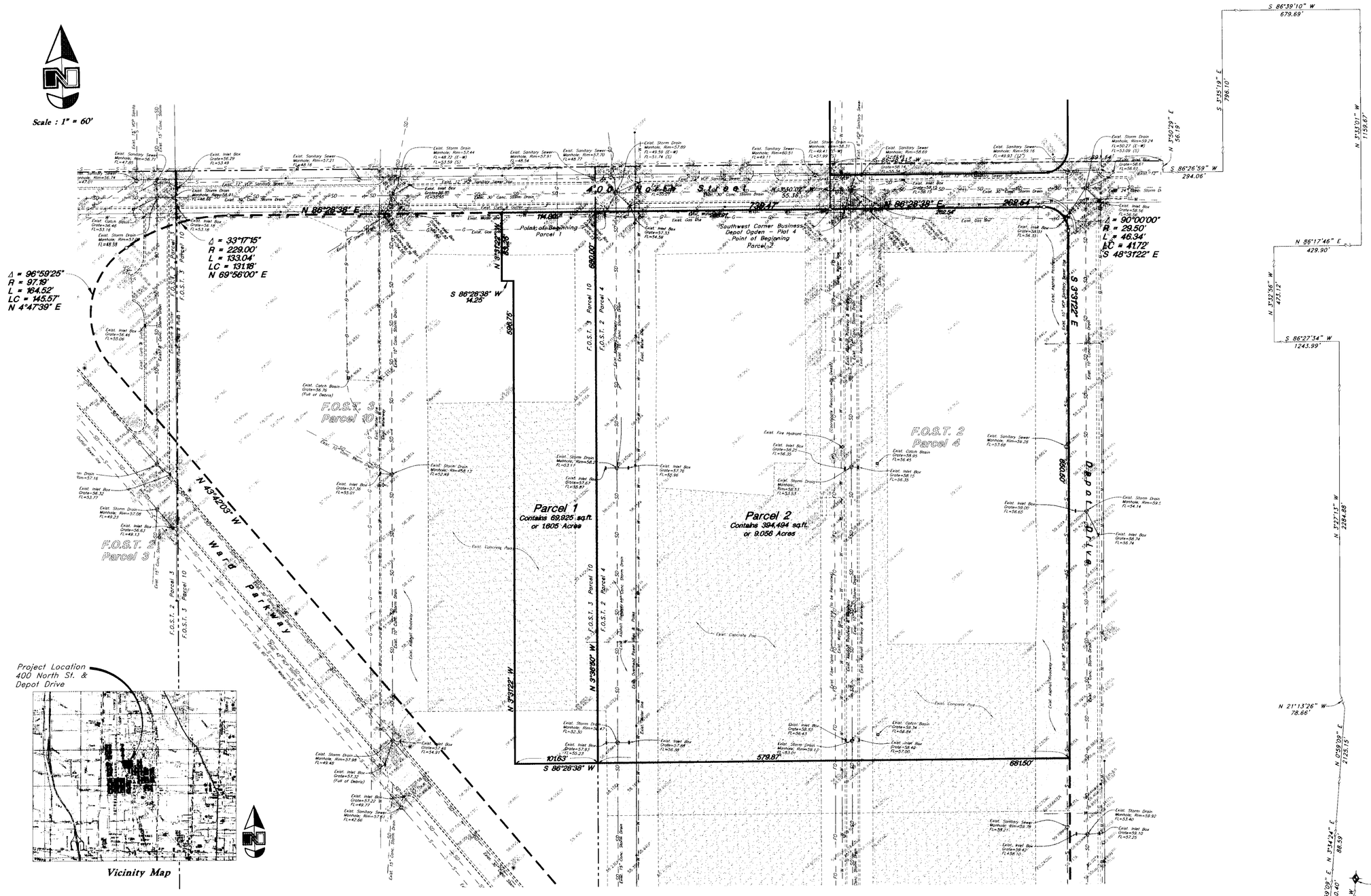
Scale : 1" = 60'



Vicinity Map

LEGEND

Cleanout Box	TA	Top of Asphalt	C.M.P. Corrugated Metal Pipe
Fire Hydrant	EA	Edge of Asphalt	R.C.P. Reinforced Concrete Pipe
Water Valve	SP	Service Pole	CONC Edge of Concrete
Power Line	LP	Light Pole	RWALL Retaining Wall
Sanitary Sewer Line	PP	Power Pole	SMH Sewer Manhole
Culinary Water Line	TP	Telephone Pole	SDMH Storm Drain Manhole
Gas Line	FH	Fire Hydrant	WV Water Valve
Storm Drain Line	DIT	Flowline of Ditch	CB Catch Basin
Secondary Waterline	TOE	Toe of Slope	DV Diversion Box
Land Drain Line	TOP	Top of Slope	TC Top of Curb
Centerline	CO	Cleanout	SW Sidewalk
Telephone Line	FC	Fence	GAS Gas line Marker
Irrigation Waterline	DMH	Drain Manhole	SW Sidewalk
Fence	FL	Flowline	GUY Guy Wire
Power Pole	x99.00	Spot Elevation	BLD Building Corner
Exist. Water Meter		Contour	O.C.P. Ogden City Plats
Exist. Gas Meter			
Exist. Telephone Box		Asphalt	
Exist. Sewer Manhole		Concrete	
Exist. Drain Manhole		Existing Building	
Exist. Water Manhole		Catch Basin	

NARRATIVE

This Survey was performed at the request of Carl Cook of the Boyer Company, in order to Develop a parcel of land located in the Business Depot Ogden Subdivision, Ogden City Survey, Weber County, Utah. Brass Cap Monuments were found at the intersection of Twelfth South Street and Twelfth West Street, and 3665.01 feet South 88°41'21" East from said Monument at Twelfth South & Twelfth West Street, the line between these two monuments was used as the Bearing Base. No Property Corners were set at this time.

Flood Zone

Subject property has not been included in the Flood Zone designations, accorting to Federal Flood Insurance Rate Map:

-Community Panel No. 490189-0001 B
Effective Date January 19, 1983

Benchmark:

Top of Weber County, Brass Cap Monument Located at the South Quarter Corner of Section 7, Township 6 North, Range 1 West, SLB&M, U.S. Survey:

Elevation = 4262.17

RECEIVED
FEB 13 2003
Weber County Surveyor
003005

CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 166484, as prescribed by the Laws of the State of Utah, and I have made a survey of the above described property. I further certify to Boyer IRS, L.C., A Utah limited liability Company, Wells Fargo Bank, Associated Title 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, ACSM and NSPS in 1999, and includes Items 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10, & 11(b) 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, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

Date 7-3-2001

No. 166484 Mark E. Babbitt — No. 166484

STATE OF UTAH

DESCRIPTION

FRESENIUS - PARCEL 1

A part of the Southwest Quarter of Section 7, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 288.91 feet South 86°28'38" West from the Southwest corner of Business Depot Ogden - Plat 4 as recorded in Book 53 of Plats at Page 21 of Weber County records, said point being 259.43 feet North 88°41'21" West along the Twelfth Street Monument Line; 67.00 feet North 1°18'39" East; 1998.69 feet North 0°59'09" East; 88.89 feet North 3°34'24" East; 2125.15 feet North 0°59'09" East; 78.66 feet North 21°13'26" West; 2284.88 feet North 3°27'13" West; 1243.99 feet South 86°27'34" West; 473.12 feet North 3°32'56" West; 429.90 feet North 86°17'46" East; 1159.67 feet North 3°33'01" West; 679.69 feet South 86°39'10" West; 796.10 feet South 3°35'19" East; 294.06 feet South 86°26'59" West; 56.19 feet North 3°50'29" West to the South line of Parcel 6, Book 2083, Page 2198; 891.14 feet South 86°28'41" West along said South line to the Southwest corner of said Parcel 6; 55.36 feet South 3°30'02" East and 288.91 feet South 86°28'38" West from the Twelfth Street Centerline monument that bears 1608.32 feet South 1°06'27" West from the South Quarter corner of Section 18, Township 6 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 3°36'50" East 680.00 feet; thence South 86°28'38" West 101.63 feet; thence North 3°31'22" West 596.75 feet; thence South 86°28'38" West 14.25 feet; thence North 3°31'22" West 83.25 feet to the South right of way line of 400 North Street; thence North 86°28'38" East 114.80 feet along said South line to the point of beginning.

Contains 69,925 sq. feet or 1.605 acres

FRESENIUS PARCEL 2

A part of the Southwest Quarter of Section 7, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Southwest corner of Business Depot Ogden - Plat 4 as recorded in Book 53 of Plats at Page 21 of Weber County records, said point being 259.43 feet North 88°41'21" West along the Twelfth Street Monument Line; 67.00 feet North 1°18'39" East; 1998.69 feet South 88°41'26" East; 3140.40 feet North 0°59'09" East; 88.89 feet North 3°34'24" East; 2125.15 feet North 0°59'09" East; 78.66 feet North 21°13'26" West; 2284.88 feet North 3°27'13" West; 1243.99 feet South 86°27'34" West; 473.12 feet North 3°32'56" West; 429.90 feet North 86°17'46" East; 1159.67 feet North 3°33'01" West; 679.69 feet South 86°39'10" West; 796.10 feet South 3°35'19" East; 294.06 feet South 86°26'59" West; 56.19 North 3°50'29" West to the South line of Parcel 6, Book 2083, Page 2198; 891.14 feet South 86°28'41" West along said South line to the Southwest corner of said Parcel 6; 55.36 feet South 3°30'02" East from the Twelfth Street Centerline monument that bears South 1°06'27" West 1608.32 feet from the South Quarter corner of Section 18, Township 6 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 86°28'38" East 262.54 feet along the South line of said Business Depot Ogden - Plat 4 to a point of curvature; thence Southeasterly along the arc of a 29.50 foot radius curve to the right a distance of 46.34 feet (Central Angle equals 90°00'00" and Long Chord bears South 48°31'22" East 41.72 feet) to a point of tangency; thence South 3°31'22" East 650.50 feet; thence South 86°28'38" West 579.87 feet; thence North 3°36'50" West 680.00 feet to the South right of way line of 400 North Street; thence North 86°28'38" East 288.91 feet along said South line to the point of beginning.

Contains 394,494 sq.ft. or 9.056 acres

EXCEPTIONS to COVERAGE

(Unable to be plotted due to insufficient information)

Exception No.10
A 25' Wide perpetual Right of Way Easement in favor of Ogden City a Municipal Corporation. Recorded December 6, 1943, as Entry No. 80301, in Book 185, at Page 328 of Records at the Weber County Recorder's Office. **(Does not Affect Parcel)**

Exception No.11
A Blanket type easement for water pipelines, sewer lines, gas lines, electric powerlines and existing paved roads.

Exception No.14
Declaration of Covenants, Conditions and Restrictions Recorded December 30, 1999, as Entry No. 1737491, Book 2101, Page 1885 of Records at the Weber County Recorder's Office.

Exception No.15
Amendment of Interim Easement and Access Agreement Recorded December 30, 1999, as Entry No. 1682126, Book 2051, Page 1359 of Records at the Weber County Recorder's Office.

Exception No.16
Reservations, Restrictions, Easements and other appurtenant details disclosed in Quit Claim Deed Recorded July 28, 2000 as Entry No. 1718216 in Book 2083, Page 2198, records of Weber County, Utah.

Note:
Commitment for Title Insurance No. 81167-10WC issued by Bonneville Title Company, dated May 18, 2001 at 7:55 a.m. Amended June 29, 2001.

A.L.T.A./A.C.S.M. Land Title Survey

BDO - Fresenius
All of Lots 1 through 10, Block 37, Plat A
Ogden City Survey, Weber County, Utah
23rd Street & Wall Avenue

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 60'	DATE : 3 Jul, 2001	DRWG. NO.
DRAWN : CT	REVISIONS :	1
01N215A		of 1

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