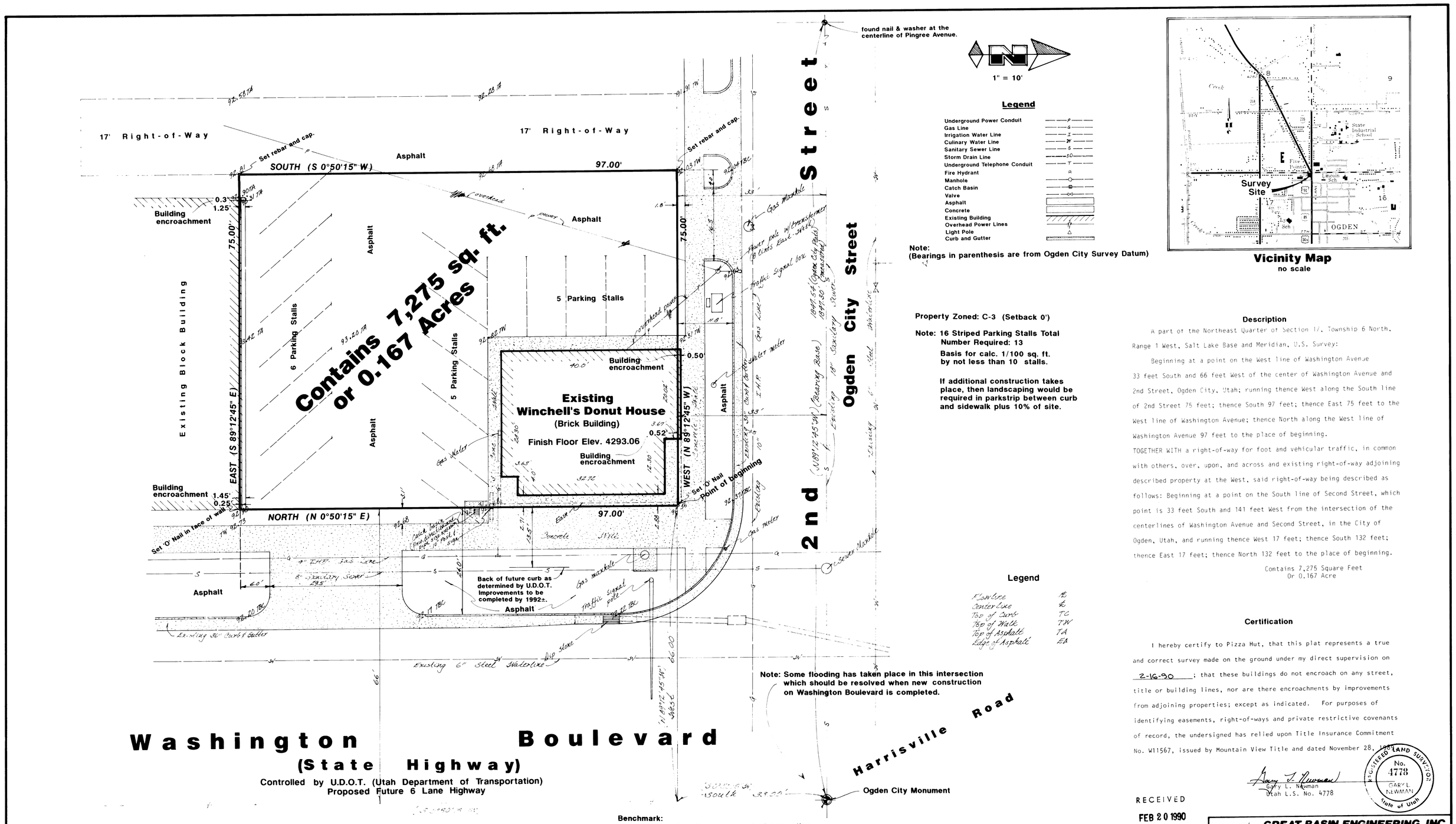
DRAWING NUMBER 000305



Note:
(Bearings in parenthesis are from Ogden City Survey Datum)

Property Zoned: C-3 (Setback 0')

Note: 16 Striped Parking Stalls Total
Number Required: 13
Basis for calc. 1/100 sq. ft. by not less than 10 stalls.

If additional construction takes place, then landscaping would be required in parkstrip between curb and sidewalk plus 10% of site.

Description

A part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of Washington Avenue 33 feet South and 66 feet West of the center of Washington Avenue and 2nd Street, Ogden City, Utah; running thence West along the South line of 2nd Street 75 feet; thence South 97 feet; thence East 75 feet to the West line of Washington Avenue; thence North along the West line of Washington Avenue 97 feet to the place of beginning.

TOGETHER WITH a right-of-way for foot and vehicular traffic, in common with others, over, upon, and across and existing right-of-way adjoining described property at the West, said right-of-way being described as follows: Beginning at a point on the South line of Second Street, which point is 33 feet South and 141 feet West from the intersection of the centerlines of Washington Avenue and Second Street, in the City of Ogden, Utah, and running thence West 17 feet; thence South 132 feet; thence East 17 feet; thence North 132 feet to the place of beginning.

Contains 7,275 Square Feet
Or 0.167 Acre

Legend

Flowline	FL
Centerline	℄
Top of Curb	TC
Top of Walk	TW
Top of Asphalt	TA
Edge of Asphalt	EA

Certification

I hereby certify to Pizza Hut, that this plat represents a true and correct survey made on the ground under my direct supervision on 2-16-90; that these buildings do not encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties; except as indicated. For purposes of identifying easements, right-of-ways and private restrictive covenants of record, the undersigned has relied upon Title Insurance Commitment No. W11567, issued by Mountain View Title and dated November 28, 1989.

Gary L. Newman
Utah L.S. No. 4778

REGISTERED LAND SURVEYOR No. 4778 GARY L. NEWMAN State of Utah

Narrative

This survey was requested by Pizza Hut in order to establish their boundaries and to provide them with an as-built condition of the property. An Ogden City Monument was found at the intersection of the centerline of Washington Boulevard and 2nd Street along with a Great Basin Nail and Washer at the centerline intersection of 2nd Street and Pingree Avenue. A line bearing North 89°12'45" West between these points was used as the basis of bearings. The corners of this property were monumented as indicated on this drawing.

Benchmark:
Top of Ogden City Monument at the intersection of 2nd Street and Washington Boulevard
Elevation = 4292.63
Ogden City Datum

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Utility Company Information

TELEPHONE
U.S. West Communications
P.O. Box 1600
Ogden, Utah 84402
PHONE: (801) 626-5385
ATTENTION: Jim Schnizer

WATER & SANITARY AND STORM SEWER
Ogden City Engineering
2549 Washington Blvd. 8th Floor
Ogden, Utah 84401
ATTENTION: Wayne, Building Inspection
PHONE: (801) 629-8900

TV CABLE
TCI Cablevision of Utah, Inc.
3585 Harrison Blvd. #100
Ogden, Utah
ATTENTION: Cory Mauchley
PHONE: (801) 394-7891

ELECTRICAL
Utah Power and Light
457 24th Street
Ogden, Utah 84401
PHONE: 399-2111
ATTENTION: Steve Rush

GAS
Mountain Fuel Supply
2540 Washington Blvd.
Ogden, Utah 84401
PHONE: (801) 621-3262
ATTENTION: Dick Thomas

RECEIVED
FEB 20 1990
Weber County Surveyor

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
OGDEN & SALT LAKE CITY UTAH

Certificate of Survey for Pizza Hut

Winchell's Donut
205 Washington Boulevard Ogden, Utah

A part of the NE 1/4 of Section 17, T6N, R1W, SLB&M, U.S. Survey

DRAWN	CHECKED	APPROVED
CAO		
DATE: 12 February 1990	SCALE: 1" = 10'	DWG. NO: CS-90-6

000305