



03054

**Narrative**  
 This Survey was requested by Mr. Larry Wright of Stock Building Supply prerequisite to the sale of this property.

Proration of Ogden City Engineering Plat dimensions to actual field measurements revealed that the shortages were already accounted for in the Record Deeds.

The survey that the record deeds are based upon was not recovered, but the deed dimensions have been honored as if generated by earlier survey.  
 A line between monuments found along Harrison Boulevard at the intersection of 4800 South Street and 4600 South Street were assigned the standard Ogden City Bearing of N 0°58' E as the Basis of Bearings.

No Property Corners were placed with this Survey.

**Record Descriptions**

**Parcel 1:**  
 A part of the Southwest Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the East Line of Harrison Blvd., said point being East 33 feet more or less (South 89°32'30" East 32.54 feet measured) and North 0°58' East 497.00 feet from the Southwest Corner of said Section 10, and running thence North 0°58' East 182.61 feet to the North Line of 4700 South Street (Vacated); thence South 89°02' East 175.00 feet along the North Line of 4700 South Street (Vacated); thence South 0°58' West 79.90 feet; thence North 89°02' East 144.62 feet to the West Line of Old Post Road; thence South 0°58' West 97.32 feet along said West Line; thence West 319.67 feet to the point of beginning.  
 Contains 45,950 sq. ft. or 1.055 acres

**Parcel 2:**  
 A part of the Southwest Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the North Line of 4700 South Street (Vacated) said point being East 33 feet more or less (South 89°32'30" East 32.54 feet measured) to the East Line of Harrison Blvd. and North 0°58' East 679.61 feet along the East Line of Harrison Blvd. to the North Line of said 4700 South Street and South 89°02' East 33.96 feet along said North Line of 4700 South Street from the Southwest Corner of said Section 10, and running thence North 28°29' East 38.90 feet; thence South 89°02' East 130.04 feet; thence South 0°58' West 34.50 feet to the North Line of 4700 South Street; thence South 89°02' East 137.65 feet along said North Line to the West Line of Old Post Road; thence South 0°58' West 79.90 feet along said West Line of Old Post Road; thence North 89°02' West 144.62 feet; thence North 0°58' East 79.90 feet to the North Line of 4700 South Street (Vacated); thence North 89°02' West 141.04 feet along the North Line of 4700 South Street (Vacated) to the point of beginning.  
 Contains 16,352 sq. ft. or 0.375 acres

**Parcel 3:**  
 A Right-of-way for ingress and egress.

A part of the Southwest quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point that is the intersection of the East Line of Harrison Blvd. and the North Line of 4700 South Street (Vacated), said point being East 33 feet more or less (South 89°32'30" East 32.54 feet measured) and North 0°58' East 679.61 feet from the Southwest Corner of said Section 10, and running thence South 89°02' East 33.96 feet along the North Line of 4700 South Street (Vacated); thence North 28°29' East 38.90 feet; thence South 89°02' East 130.04 feet; thence South 0°58' West 34.50 feet to the North Line of 4700 South Street (Vacated); thence South 89°02' East 20.00 feet along the North Line; thence North 0°58' East 54.50 feet; thence North 89°02' West 162.17 feet; thence South 28°29' West 38.90 feet; thence North 89°02' West 21.83 feet to the East Line of Harrison Blvd.; thence South 0°58' West 20.00 feet to the point of beginning.  
 Contains 5,148 sq. ft. or 0.118 acres

**Certification**

To Stock Building Supply, Anderson Lumber Company, Ogden Clinic Investment Company, L.L.C., Jones, Waldo, Holbrook & McDonough, PC, Keybank, National Association, 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 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 3, 8, 9, and 10 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 Tolerance.

Date: 19 Feb 2003  
 Bruce D. Pimper  
 Utah RLS No. 362256

RECEIVED  
 APR 21 2003  
 03054

- Legend**
- CM Manhole
  - GM Gas Meter
  - △ FH Fire Hydrant
  - WM Water Meter
  - S Buried Phone Cable
  - W Sanitary Sewer Line
  - C Culinary Water Line
  - G Gas Line
  - SD Storm Drain Line
  - PP Power Pole
  - X X Fence Power w/Guy
  - Overhead Power, Telephone & Cable TV Line
  - ICB Irrigation Control Box
  - bol Bollard
  - Centerline Diameter
  - Deciduous Tree
  - Asphalt
  - Concrete
  - Existing Building
  - Inlet Box
  - CB Catch Basin
  - PW Power Meter
  - WP Working Point
  - Post
  - ECAB Electrical Cabinet

**Notes**

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

**Title Information**

This survey was completed using Title Report File No. 00152893 dated October 28, 2002 from First American Title Insurance Company.

**Flood Plain Data**

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for the City of Ogden, Weber County Community Panel No. 490189 0008 B dated 19 January, 1983. Flood Zone C is defined as "Areas of minimal flooding ( No Shading )".

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Ogden (801)394-2888 Fax (801)394-8651  
 Salt Lake City (801)321-8629

ALTA / ACSM Land Title Survey  
 Stock Building Supply  
 4700 Harrison Boulevard  
 Ogden, Weber County, Utah  
 A Part of the SW 1/4 of Section 10, T5N, R1W, S1B&M

2 Jan, 2003  
 Sheet No. 1  
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