DRAWING NUMBER 000307

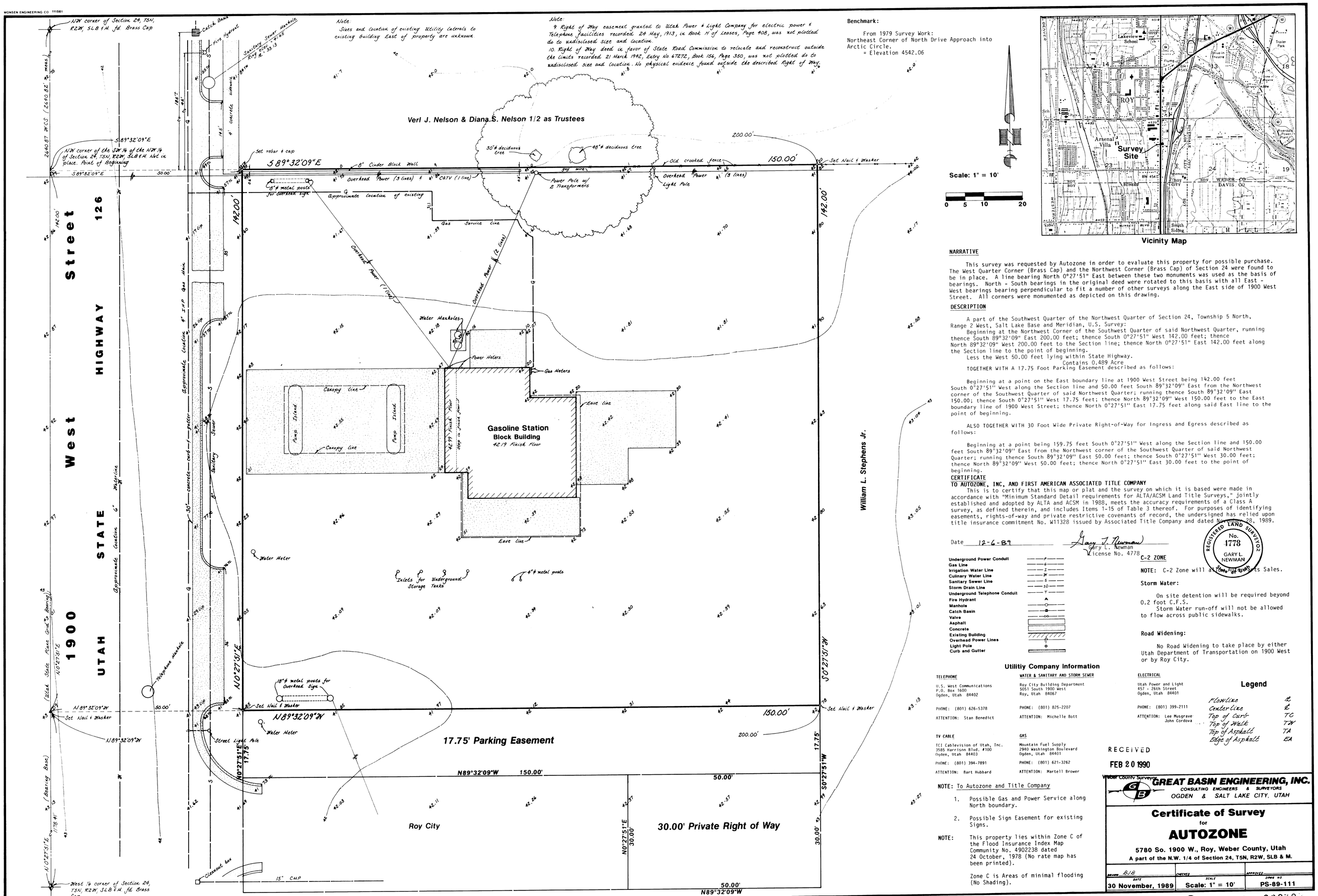
MONSEN ENGINEERING CO 111581

Note:
Sizes and location of existing Utility laterals to existing building East of property are unknown.

Note:
9. Right of Way easement granted to Utah Power & Light Company for electric power & Telephone facilities recorded 24 May, 1913, in Book H of Leases, Page 408, was not plotted do to undisclosed size and location.
10. Right of Way deed in favor of State Road Commission to relocate and reconstruct outside the limits recorded 21 March 1962, Entry No 672772, Book 156, Page 350, was not plotted do to undisclosed size and location. No physical evidence found outside the described Right of Way.

Benchmark:

From 1979 Survey Work:
Northeast Corner of North Drive Approach into Arctic Circle.
= Elevation 4542.06



Scale: 1" = 10'

0 5 10 20

Vicinity Map

NARRATIVE

This survey was requested by Autozone in order to evaluate this property for possible purchase. The West Quarter Corner (Brass Cap) and the Northwest Corner (Brass Cap) of Section 24 were found to be in place. A line bearing North 0°27'51" East between these two monuments was used as the basis of bearings. North - South bearings in the original deed were rotated to this basis with all East - West bearings bearing perpendicular to fit a number of other surveys along the East side of 1900 West Street. All corners were monumented as depicted on this drawing.

DESCRIPTION

A part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northwest Corner of the Southwest Quarter of said Northwest Quarter, running thence South 89°32'09" East 200.00 feet; thence South 0°27'51" West 142.00 feet; thence North 89°32'09" West 200.00 feet to the Section line; thence North 0°27'51" East 142.00 feet along the Section line to the point of beginning.

Less the West 50.00 feet lying within State Highway.

Contains 0.489 Acre

TOGETHER WITH A 17.75 Foot Parking Easement described as follows:

Beginning at a point on the East boundary line at 1900 West Street being 142.00 feet South 0°27'51" West along the Section line and 50.00 feet South 89°32'09" East from the Northwest corner of the Southwest Quarter of said Northwest Quarter; running thence South 89°32'09" East 150.00; thence South 0°27'51" West 17.75 feet; thence North 89°32'09" West 150.00 feet to the East boundary line of 1900 West Street; thence North 0°27'51" East 17.75 feet along said East line to the point of beginning.

ALSO TOGETHER WITH 30 Foot Wide Private Right-of-Way for Ingress and Egress described as follows:

Beginning at a point being 159.75 feet South 0°27'51" West along the Section line and 150.00 feet South 89°32'09" East from the Northwest corner of the Southwest Quarter of said Northwest Quarter; running thence South 89°32'09" East 50.00 feet; thence South 0°27'51" West 30.00 feet; thence North 89°32'09" West 50.00 feet; thence North 0°27'51" East 30.00 feet to the point of beginning.

CERTIFICATE
TO AUTOZONE, INC, AND FIRST AMERICAN 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 and ACSM in 1988, meets the accuracy requirements of a Class A survey, as defined therein, and includes Items 1-15 of Table 3 thereof. For purposes of identifying easements, rights-of-way and private restrictive covenants of record, the undersigned has relied upon title insurance commitment No. W11328 issued by Associated Title Company and dated November 28, 1989.

Date 12-6-89

Gary L. Newman
License No. 4778

REGISTERED LAND SURVEYOR No. 1778 GARY L. NEWMAN STATE OF UTAH

Underground Power Conduit — P —
Gas Line — G —
Irrigation Water Line — I —
Culinary Water Line — W —
Sanitary Sewer Line — S —
Storm Drain Line — SD —
Underground Telephone Conduit — T —
Fire Hydrant
Manhole
Catch Basin
Valve
Asphalt
Concrete
Existing Building
Overhead Power Lines
Light Pole
Curb and Gutter

C-2 ZONE

NOTE: C-2 Zone will a[illegible]ts Sales.

Storm Water:

On site detention will be required beyond 0.2 foot C.F.S.

Storm Water run-off will not be allowed to flow across public sidewalks.

Road Widening:

No Road Widening to take place by either Utah Department of Transportation on 1900 West or by Roy City.

Utilitiy Company Information

TELEPHONE
U.S. West Communications
P.O. Box 1600
Ogden, Utah 84402
PHONE: (801) 626-5378
ATTENTION: Stan Benedict

WATER & SANITARY AND STORM SEWER
Roy City Building Department
5051 South 1900 West
Roy, Utah 84067
PHONE: (801) 825-2207
ATTENTION: Michelle Bott

ELECTRICAL
Utah Power and Light
457 - 26th Street
Ogden, Utah 84401
PHONE: (801) 399-2111
ATTENTION: Lee Musgrave
John Cordova

TV CABLE
ICI Cablevision of Utah, Inc.
3585 Harrison Blvd. #100
Ogden, Utah 84403
PHONE: (801) 394-7891
ATTENTION: Bart Hubbard

GAS
Mountain Fuel Supply
2940 Washington Boulevard
Ogden, Utah 84401
PHONE: (801) 621-3262
ATTENTION: Martell Brower

Legend

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

NOTE: To Autozone and Title Company

1. Possible Gas and Power Service along North boundary.
2. Possible Sign Easement for existing Signs.

NOTE: This property lies within Zone C of the Flood Insurance Index Map Community No. 4902238 dated 24 October, 1978 (No rate map has been printed).

Zone C is Areas of minimal flooding (No Shading).

RECEIVED
FEB 20 1990
Weber County Surveyor

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

Certificate of Survey for AUTOZONE

5780 So. 1900 W., Roy, Weber County, Utah
A part of the N.W. 1/4 of Section 24, T5N, R2W, SLB & M.

DRAWN	CHECKED	SCALE	APPROVED
BJB			
DATE			DWG NO
30 November, 1989		Scale: 1" = 10'	PS-89-111