

FOUND WEBER COUNTY BRASS CAP MONUMENT
ELBERTA AVENUE & WASHINGTON AVENUE

SURVEYOR'S CERTIFICATE

THIS SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES: WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC., AN OHIO CORPORATION and STEWART TITLE GUARANTY COMPANY

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE No. 354377 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOTS 10 AND 11, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 11, 66.00 FEET NORTH (66.40 FEET NORTH 0 DEG 15 MIN EAST) OF THE SOUTHWEST CORNER OF SAID LOT, SAID POINT OF BEGINNING BEING 165.52 FEET SOUTH 0 DEG 15 MIN WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND 66.00 FEET SOUTH 89 DEG 45 MIN EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET, RUNNING THENCE EAST 125.00 FEET, THENCE SOUTH 0 DEG 15 MIN WEST PARALLEL TO WASHINGTON BOULEVARD 133.55 FEET, THENCE NORTH 89 DEG 45 MIN WEST 125 FEET TO THE EAST LINE OF WASHINGTON BOULEVARD THENCE NORTH 0 DEG 15 MIN EAST ALONG SAID EAST LINE OF WASHINGTON BOULEVARD 133.00 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ASCM, AND NSPS IN 1999.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ASCM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ASCM LAND TITLE SURVEYS."

Kim Wayne Lundberg
KIM WAYNE LUNDEBERG
LICENSE No. 354377

02-18-03
DATE



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNER'S POLICY.

TITLE DOCUMENTS.

TITLE INSURANCE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER W447770 EFFECTIVE DATE: JANUARY 10, 2003 AT 8:00 A.M.

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF THE TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B SECTION 2 OF THE ABOVE REFERENCED POLICY:

EXCEPTION 10: AN EASEMENT GRANTED BY BOYER NORTH OGDEN ASSOCIATES TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, DATED JULY 22, 1986 AND RECORDED NOVEMBER 18, 1986 AS ENTRY NUMBER 989420 IN BOOK 1503 AT PAGE 1502.

SURVEY FINDINGS: SAID EASEMENT IS SIX (6) FEET IN WIDTH, THREE FEET ON EACH SIDE OF THE DESCRIBED CENTER LINE. SAID EASEMENT AFFECTS THE WESTERLY 6 FEET OF THE SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 12: AN AGREEMENT DATED OCTOBER 12, 1987 BY AND BETWEEN BOYER NORTH OGDEN ASSOCIATES AND SMITH'S FOOD KING PROPERTIES, INC., A UTAH CORPORATION RECORDED OCTOBER 16, 1987 AS ENTRY No. 1028018 IN BOOK 1527 AT PAGE 2805 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID AGREEMENT AFFECTS ALL OF THE SURVEYED PROPERTY AND CREATES BLANKET EASEMENTS FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TOGETHER WITH OTHER PURPOSES STATED THEREIN.

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING A FOUND MONUMENT LOCATED AT THE INTERSECTION OF ELBERTA AVENUE AND WASHINGTON AVENUE AND A FOUND MONUMENT LOCATED AT THE INTERSECTION OF 1700 NORTH AND WASHINGTON AVENUE.

2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS OR CALCULATIONS.

3. ALL UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE CP-2 OF THE NORTH OGDEN ZONING ORDINANCE. THE FOLLOWING APPLY:

FRONT SETBACK: TWENTY FEET.
SIDE SETBACK: NONE.
REAR SETBACK: NONE.
BUILDING HEIGHT: MINIMUM: ONE STORY.
MAXIMUM: NONE.

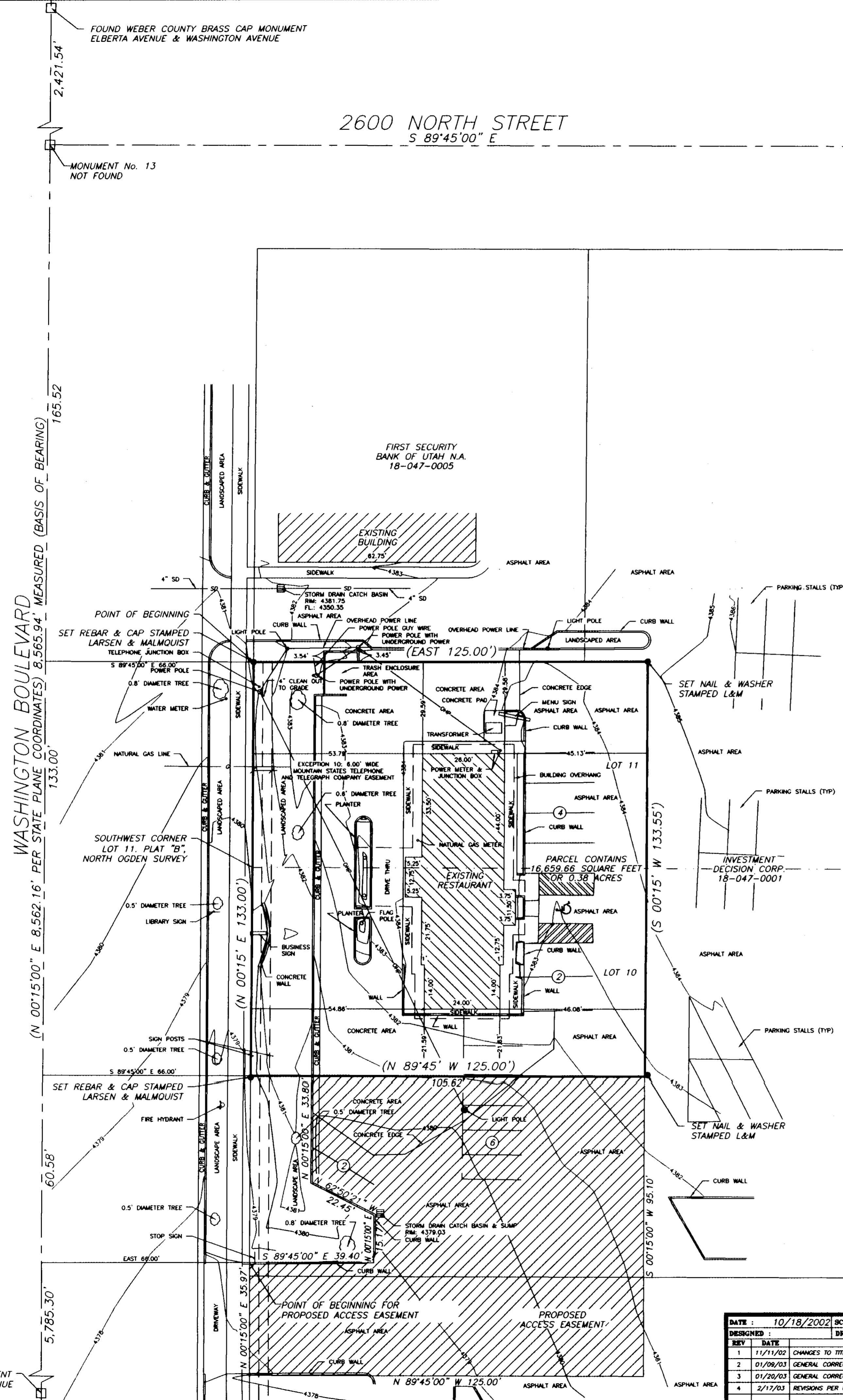
COVERAGE RESTRICTIONS: THE AGGREGATE OF ALL BUILDINGS SHALL NOT EXCEED FIFTY PERCENT OF THE ENTIRE AREA.

5. THE SUBJECT PROPERTY IS LOCATED IN ZONE "C", AREAS OF MINIMAL FLOODING, ACCORDING TO PANEL 2 OF 2, COMMUNITY PANEL NUMBER 490214-0002B BEARING AN EFFECTIVE DATE OF JANUARY 19, 1983.

6. UTILITY CONTACT INFORMATION:
NORTH OGDEN CITY PUBLIC WORKS: (801) 782-8111
UTAH POWER AND LIGHT COMPANY: (800) 662-4111
QUESTAR GAS COMPANY: (800) 395-3764

PROPOSED ACCESS EASEMENT LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BOULEVARD, SAID POINT BEING SOUTH 00°15'00" WEST ALONG SAID EAST LINE 125.74 FEET FROM THE SOUTHWEST CORNER OF LOT 11, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, SAID POINT OF BEGINNING ALSO BEING SOUTH 00°15'00" WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD 359.10 FEET AND EAST 66.00 FEET FROM MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET, RUNNING THENCE SOUTH 89°45'00" EAST 39.40 FEET; THENCE NORTH 00°15'00" EAST 15.17 FEET; THENCE NORTH 62°50'21" WEST 22.45 FEET; THENCE NORTH 00°15'00" EAST 33.80 FEET; THENCE SOUTH 89°45'00" EAST 105.62 FEET; THENCE SOUTH 00°15'00" WEST 95.10 FEET; THENCE NORTH 89°45'00" WEST 125.00 FEET TO THE SAID EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 00°15'00" EAST ALONG SAID EAST LINE OF WASHINGTON BOULEVARD 35.97 FEET TO THE POINT OF BEGINNING.



LEGEND

- Street Monument
- Water Valve & Fire Hydrant
- Light Pole
- Clean Out to Grade
- Telephone Box
- Handicap Parking
- Number of Parking Stalls
- Lot Line
- Center Line
- Property Line
- Easement Line
- Curb & Gutter
- Curb Wall
- Gas Line
- Power Line, Pole and Junction Box (Overhead)
- Storm Drain Line with Manhole & Catch Basin



0' 10' 20' 40'
SCALE: 1" = 20'

DATE:	10/18/2002	SCALE:	1" = 20'	JOB NO.:	05001-02S
DESIGNED BY:	KFB	DRAWN BY:	KFB	CHECKED BY:	KWL
REV	DATE	DESCRIPTION			
1	11/11/02	CHANGES TO TITLE REPORT			
2	01/09/03	GENERAL CORRECTIONS			
3	01/20/03	GENERAL CORRECTIONS			
4	2/17/03	REVISIONS PER UPDATED TITLE REPORT			



LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1574 WEST 1700 SOUTH
SALT LAKE CITY, UTAH 84104
PHONE (801) 972-2634 FAX (801) 972-2698

ALTA/ASCM LAND TITLE SURVEY
2594 NORTH 400 EAST, NORTH OGDEN, UTAH 84414
PREPARED FOR: LAURA ROISUM
WENDY'S INTERNATIONAL, INC.
8600 FREEPORT PARKWAY, SUITE 100
IRVING, TEXAS 75063
LOCATION: NORTHEAST QUARTER, SECTION 32, 17N, 11W, SALT LAKE BASE & MERIDIAN

SHEET	1
OF	1

FOUND WEBER COUNTY BRASS CAP MONUMENT
1700 NORTH & WASHINGTON AVENUE