

WEST QUARTER CORNER SECTION 5, T.5N., R.1W., S.L.B. & M. (NOT IN PLACE)

36TH STREET

LINCOLN AVE.

WALL AVE.

SCALE 1" = 20'

U.S. POSTAL SERVICE REVISED DESCRIPTION (NET OF QUIT-CLAIM)

A part of the Southwest quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the East line of Pacific Avenue said point being North 89°46'20" West 524.92 feet, South 00°58'00" West 338.63 feet, North 89°02'00" West 1604.94 feet, South 07°26'00" West 41.03 feet and South 03°08'30" West 244.40 feet from the Northeast corner of said Southwest Quarter Section, said point is also South 89°46'20" East 552.46 feet, South 07°26'00" West 361.50 feet and South 03°08'30" West 244.40 feet from the Northwest corner of said Southwest Quarter Section; running thence South 89°02'00" East 253.84 feet; thence South 00°58'00" West 117.50 feet; thence North 89°02'00" West 257.41 feet to the East line of Pacific Avenue; thence North 02°15'00" East 57.30 feet along said East line; thence North 03°08'30" East 60.26 feet also along said East line to the point of beginning.

Contains: 0.690 Acres

DEED DESCRIPTION

A part of the Southwest quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the East line of Pacific Avenue said point being North 89°46'20" West 524.92 feet, South 00°58'00" West 338.63 feet, North 89°02'00" West 1604.94 feet, South 07°26'00" West 41.03 feet and South 03°08'30" West 244.40 feet from the Northeast corner of said Southwest Quarter Section, said point is also South 89°46'20" East 552.46 feet, South 07°26'00" West 361.50 feet and South 03°08'30" West 244.40 feet from the Northwest corner of said Southwest Quarter Section; running thence South 89°02'00" East 253.84 feet; thence South 00°58'00" West 117.50 feet; thence North 89°02'00" West 257.41 feet to the East line of Pacific Avenue; thence North 02°15'00" East 57.30 feet along said East line; thence North 03°08'30" East 60.26 feet also along said East line to the point of beginning.

Together with those rights-of-way for purpose of ingress and egress more particularly described as: a non-exclusive right-of-way for purposes of ingress and egress, all falling within the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 25.0 feet wide, 12.5 feet each side of the following described centerline: Beginning at the Northeast corner of Parcel 1, running thence North 89°02'00" East 345.06 feet; thence North 86°30' West 277.17 feet, more or less, to the East line of Pacific Avenue. Also being 30 feet wide, 15.0 feet each side of the following described centerline: Beginning 14.06 feet North 89°02' West and 270.65 feet South 00°58' East 885.65 feet. Also being 30 feet wide, 15 feet each side of the following described centerline: Beginning 345.06 feet North 89°02' West and 251.70 feet South 00°58' West from the North east corner of Parcel 1; running thence North 00°58' East 522.35 feet. (Parcel 1 referred to above is Tax Serial No. 05-139-0064)

LEGEND

- CITY MONUMENT
- ◆ SECTION CORNER
- PARCEL BOUNDARY
- MONUMENT LINE
- EASEMENTS
- SWR SANITARY SEWER LINE
- PWR — PWR — POWER LINE (APPROX. LOCATION)
- TEL — TEL — UNDERGROUND TELEPHONE (APPROX. LOCATION)
- CATV — CATV — CABLE T.V. LINES (APPROX. LOCATION)
- GAS — GAS — GAS LINE (APPROX. LOCATION)
- WTR — WTR — WATER LINE (APPROX. LOCATION)

SURVEYOR'S CERTIFICATE:

To United States Postal Service and Metro National Title:

This is to certify that this map or plat and the survey on which it is based, were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; and meets the accuracy requirements of a Class Suburban Survey, as defined therein.

I, John W. Francom further certify that this survey was made by me on the ground and correctly shows the boundary lines and dimensions and area of land indicated hereon, the location of all improvements situated on the premises, the location and dimensions of all easements, alleys, streets, roads, rights-of-way, and other matters of record of which the undersigned has knowledge or has been advised (with instrument number or book and page number indicated) and that EXCEPT AS SHOWN, there are no party walls, no visible uses, no encroachments on adjoining premises, streets or alleys by any improvements and no encroachment on said premises by buildings, structures or improvements located on adjoining premises, and all data as shown hereon is true and correct to the best of my knowledge and belief.

I, further certify that approximately the West 50 feet of the hereon described parcel falls within Flood Zone "B" (A 500 year Flood Plane) as identified by the Secretary of Housing and Urban Development with the remainder lying in Zone "C" (minimal), on Flood Insurance Rate Map (NFIP) Community Panel 490189005, with date of identification of January 19, 1983, for Weber County, Utah which is the current Flood Insurance Rate Map for the community in which said premises is situated.

DATE: JUNE 1, 1994

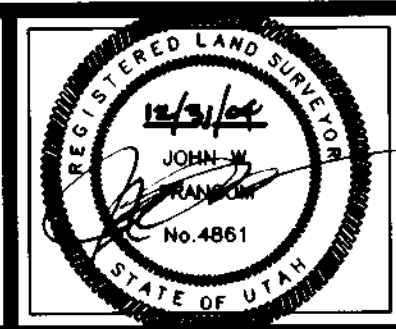
SIG. *John W. Francom*
JOHN W. FRANCOM, L.S.

NARRATIVE:

- This survey was prepared for the United States Postal Service for the purpose of re-establishing the boundary lines of the above described parcels and to obtain the necessary survey documentation in support of an ALTA/ACSM Title Insurance Policy.
- Title documents for this property were prepared by Metro National Title Company of Utah.
COMMITMENT #: 94010713
COMMITMENT DATE: APRIL 30, 1994 AT 7:45 A.M.
- The basis of bearing for this survey was North 00°58'00" East between monuments along Wall Avenue.
- Property corners were marked with either a 5/8" rebar, 18" in length, and a plastic cap or a nail & washer stamped "L.S. 4861".
- Location of all buried utilities shown on this plat were taken from location maps supplied to the surveyor by appropriate utility companies or from Blue Stake locations. These locations are approximate only.
- Current Ogden City Setback requirements for this parcel are as follows: There are no setback requirements for this parcel. Current Zoning is CP-3 (Planned Commercial)
- There are currently 28 painted parking stalls at this site.
- A 5 foot telephone easement centered on all existing telephone lines within this property. Book: 1059; Page: 440- Item #10 (Mountain states telephone and telegraph company right-of-way)

RECEIVED
FEB 22 -05
Weber County Surveyor
003416

JOHN W. FRANCOM & ASSOCIATES
LAND SURVEYORS
BOUNDARY SURVEYS, ARCHITECTURAL TOPOGRAPHIES, SUBDIVISIONS, DRAINAGE & GRADING
BUS.(801)295-7500 * 505 SOUTH MAIN STREET, BOUNTIFUL, UTAH 84010 * FAX(801)295-7524



U.S. POSTAL SERVICE
3607 SOUTH PACIFIC AVE.
OGDEN, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

REVISIONS:

8/30/94	REVISED BOUNDARY DESCRIPTION AND ADDED ROAD RIGHT-OF-WAY AND SOUTH BOUNDARY LINE
---------	--

DRAWN BY: SJF	SURV'D BY: NJE/SJF
CHECKED BY: JWF	CALC. BY: NJE
SURVEY DATE: 5/18,20,25/94	FIELD BK#: EDC
JOB NO.: 94044	COMP. DRWG: OGDENPO

SHEET DESCRIPTION:
A.L.T.A./A.C.S.M
LAND TITLE SURVEY

SHEET NO. **1**
OF **ONE**