

# Fred Meyer (Ogden) ALTA/ACSM Land Title Survey

003673

PAGE NUMBER  
1 of 2

DRAWN BY: JFF  
CHECKED BY: RDF

**Vesting Description:** First American Title Insurance Company, PR# NCS-158607-SLC, dated April 22, 2005.

All of Parcel 1, Ogden Fred Meyer Subdivision Amended Parcel 1, Ogden City, according to the Official Plat thereof, on file and of record in the Office of the Weber County Recorder.

Said Parcel 1 being described by survey as follows:

Part of the North half of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Described as follows:  
Beginning at a point on the quarter section line, said point being South 0°56'14" West along the quarter section line 802.97 feet from the North quarter corner of said Section 20; thence North 89°33'00" East 483.18 feet; thence South 83°10'00" East 272.44 feet to a 180.00 foot radius curve, the center of which bears South 20°19'38" West; thence Southeasterly along said curve to the right through a central angle of 26°05'46" a distance of 81.98 feet; thence South 67°00'45" West 5.24 feet to the West right of way line of Childs Avenue; thence South 0°58'00" West along said West line 449.38 feet to the boundary of parcel 2, Ogden Fred Meyer Subdivision; thence along said boundary of said parcel 2 North 89°09'45" West 138.00 feet and South 0°58'00" West 75.00 feet; thence North 89°09'45" West 231.27 feet; thence South 0°50'15" West 120.00 feet to the North right of way line of 12th Street; thence North 89°09'45" West along said North line 127.41 feet to the boundary of parcel 5 of said subdivision; thence along said boundary of said parcel 5 North 0°50'15" East 120.00 feet; thence North 89°09'45" West 263.20 feet; and South 0°50'15" West 120.00 feet to said North line of said 12th Street; thence North 89°09'45" West along said North line 57.90 feet to said quarter section line of said Section 20; thence North 0°56'14" East along said Section line 190.78 feet; thence West 304.60 feet to the East right of way line of Wall Avenue; thence North 0°58'00" East along said East line 195.79 feet; thence South 89°09'45" East 170.00 feet; thence North 0°58'00" East 135.00 feet; thence North 89°09'45" West 170.00 feet to said East line of said Wall Avenue; thence North 0°58'00" East along said East line 180.95 feet; thence North 89°00'00" East 303.31 feet thence North 89°33'00" East 1.16 feet to the point of beginning. Containing 14.37 acres, more or less.

**Narrative:**

The purpose of this survey is to show the boundary of the above described property according to the official records provided by First American Title Insurance Company, PR# NCS-158607-SLC, dated April 22, 2005, and the existing structures located on the property. The North quarter corner has been obliterated, so we used the tie from the Ogden City Plats to determine the location of said section corner. The basis of bearing is between two Ogden City monuments as shown on this plat.

**Location:**

Located in the North half of section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, State of Utah.

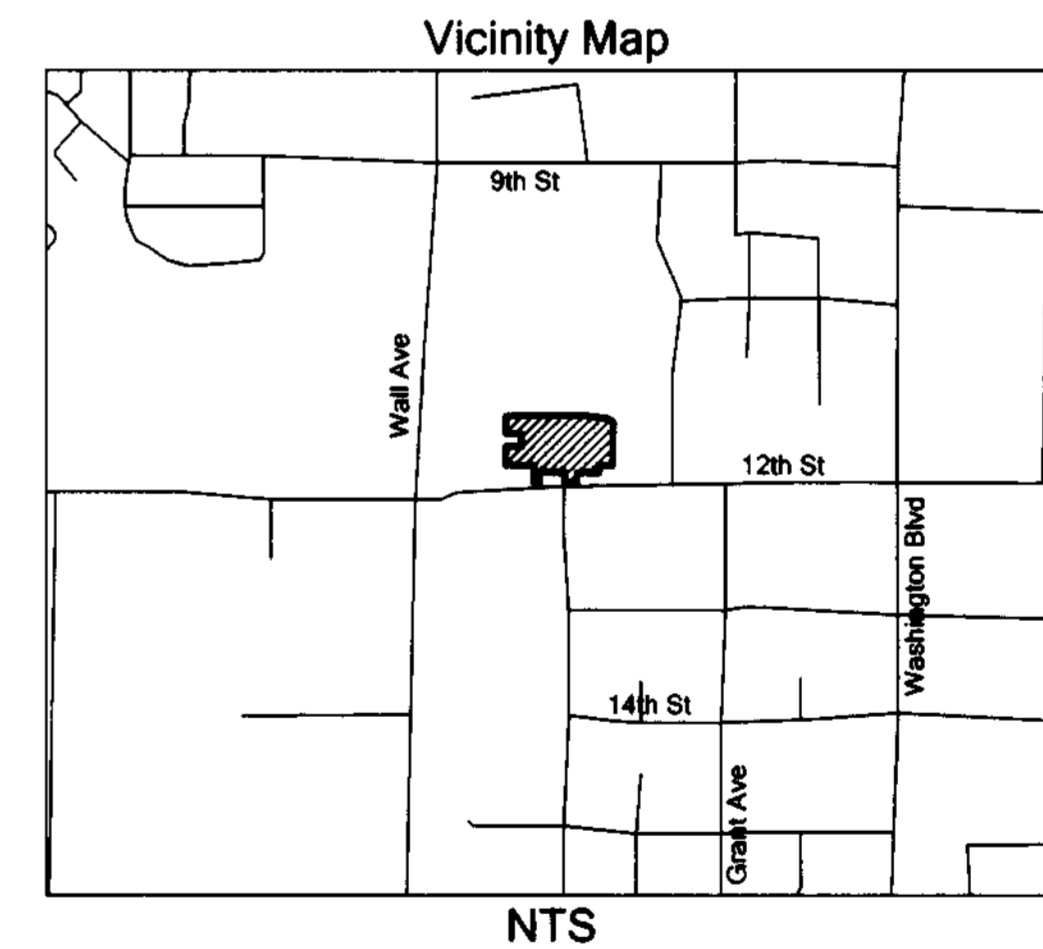
**ALTA/ACSM Land Title Survey Certificate:**

To B.H. Properties, LLC 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 2, 3, 6, 7(a), 7(b1), 8, 9, 10, 11(a), and 13 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 proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."



Russell D. Flint  
Date Signed: May 11, 2005  
License Expires: December 31, 2006



**General Notes:**

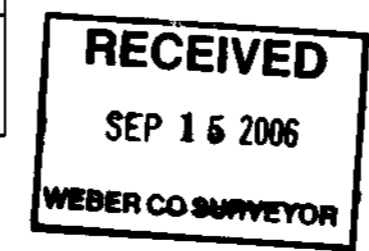
- This property is located in FEMA flood zone designation "C", areas of minimal flooding. (Completely within Zone)
- The parking count can not be determined because of faded stalls and parking encroachments.
- This property is located in Ogden City zone designated "CP-2", which requires 50 percent maximum building/coverage ratio, 50 foot maximum building heights, 20 foot minimum front setback, and 20 foot minimum side setback facing a street.

Exception Table: First American Title Insurance Company, PR# NCS-158607-SLC, dated April 22, 2005.

Exception	Entry No.	Description	Notes
10	172134	Pole line	Width not indicated, West side of Property
11	597579	Ingress Egress easement	40' along North side of property.
12	602869	Mountain Fuel easement	16' in width, Northwest side of property
13	780864	Utah Power easement	7' in width, along the North side of property
14	786430	Utah Power easement	In Parcel 2 of subdivision, width not indicated
15	790540	Covenants & conditions	Blanket, covering entire parcel
16	1944878	Covenants & conditions	Blanket, covering entire parcel & parcel on West
17	1659608	Home Depot	Cross Access Easement - East entrance of property
18	1675437	Sewer easement	15' wide easement, Southwest section of property
19	1940695	Parking easement	Blanket, covering parcel 4 of the subdivision & parking to the West (hatched area)
20	1541819	Sewer easement	20' in width, West end of property
21	There is no new information disclosed by the Ogden Fred Meyer Amended Parcel 1 Subdivision		
22	As shown on this survey - matters disclosed by survey done by Flint Land Surveying.		

Plat Table:

Type	Survey Company	Reference	Name
ALTA Survey	Bush & Gudgeon, Inc.	002116	
Boundary/Topography	McNeil Engineering, LC	002826	
ALTA Survey	Great Basin Engineering	002277	
Subdivision Plat	Ellis W. Barker	68444	Northgate Subdivision
Subdivision Plat	Larsen & Malmquist	47-02	Ogden Fred Meyer Subdivision
Subdivision Plat	Reeve & Associates	57-13	Ogden Fred Meyer Amended



ORIGINAL DATE OF DRAWING: 5/10/05

REVISIONS

1	
2	
3	
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PROJECT NUMBER: 050505

DATE OF SURVEY: 5/22/2004

PROJECT: Fred Meyer (Ogden) ALTA/ACSM Land Title Survey

202 12th Street  
Ogden, Utah 84404

CLIENT: NAI Utah Commercial Real Estate

343 East 500 South  
Salt Lake City, Utah 84111

**FLINT**  
SURVEYING & CONSULTING

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