

Vicinity Map

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 5, SHOWN HEREON AS N00°46'25"E.

Narrative

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER THE CLIENTS REQUEST.

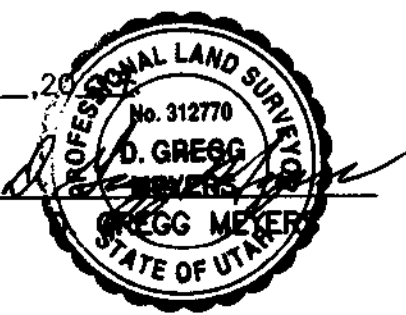
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. W77371 PREPARED BY MOUNTAIN VIEW TITLE AND ESCROW EFFECTIVE DATE FEBRUARY 15TH, 2007 AT 8:00 AM.

Surveyor's Certificate

TO: MOUNTAIN VIEW TITLE & ESCROW STACEY ENTERPRISES, INC.,

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 SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1., 2., 3., 4., 5., 7.(a), 8., 10., 11.(a), 13., 16., 17., 18. OF TABLE 'A' THEREOF.

SIGNED THIS 24TH DAY OF APRIL 2007



312770 UTAH LICENSE NUMBER

Deed Description's

PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.5N., R.1W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

PARCEL 1: PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND ON AN EXISTING EAST-WEST FENCE LINE, SAID POINT BEING N00°46'25"E ALONG THE SECTION LINE 465.86 FEET AND S89°28'26"E 64.32 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE N13°46'55"E ALONG THE RIGHT OF WAY LINE 470.38 FEET TO THE NORTHERLY LINE OF RIVERDALE CITY LIMITS; THENCE S83°19'39"E ALONG SAID LIMITS LINE 236.65 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PACIFIC AVENUE; THENCE S03°55'46"W ALONG SAID RIGHT OF WAY LINE 488.67 FEET TO AN EXISTING FENCE LINE; THENCE N79°27'53"W ALONG SAID FENCE LINE 318.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE SOUTHERLY LINE OF THE OGDEN CITY LIMITS, SAID POINT BEING N00°46'25"E ALONG THE SECTION LINE 465.86 FEET; S89°28'26"E 54.32 FEET; THENCE N13°46'55"E ALONG SAID RIGHT OF WAY LINE 470.38 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE N13°46'55"E ALONG SAID RIGHT OF WAY LINE 394.86 FEET; THENCE S86°04'14"E 168.81 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PACIFIC AVENUE; THENCE S03°55'46"W ALONG SAID RIGHT OF WAY LINE 400.50 FEET TO SAID SOUTHERLY LINE OF THE OGDEN CITY LIMITS; THENCE N83°17'39"W ALONG SAID LIMITS LINE 236.65 FEET TO THE POINT OF BEGINNING.

PARCEL 3: PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, SAID POINT BEING N00°27'30"E ALONG THE SECTION LINE 465.86 FEET, S89°47'21"E 54.32 FEET AND N13°28'00"E 865.23 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE N13°28'00"E ALONG SAID RIGHT OF WAY LINE 320.87 FEET; THENCE S76°32'00"E 115.16 FEET TO A FENCE ON THE WEST SIDE OF PACIFIC AVENUE; THENCE S3°36'51"W ALONG SAID FENCE 296.36 FEET; THENCE N86°23'09"W 168.81 FEET TO THE POINT OF BEGINNING.

Overall Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.5N., R.1W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD SAID POINT BEING N00°46'25"E ALONG THE SECTION LINE 465.86 FEET AND S89°28'26"E 54.92 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5, AND RUNNING THENCE N13°46'55"E ALONG SAID RIGHT OF WAY A DISTANCE OF 1186.10 FEET; THENCE S76°13'05"E A DISTANCE OF 115.61 FEET TO THE WESTERLY LINE OF PACIFIC AVENUE; THENCE S03°55'46"W ALONG SAID WESTERLY LINE A DISTANCE OF 1185.51 FEET; THENCE N79°27'56"W A DISTANCE OF 318.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.87 ACRES

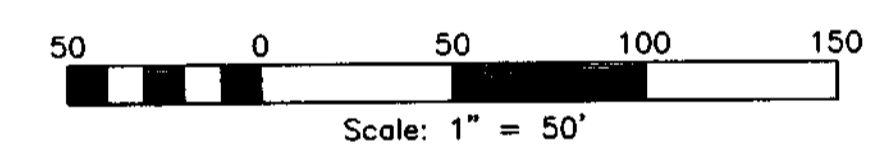
Schedule B 2 Exceptions

- 12. EASEMENT AND CONDITIONS CONTAINED THEREIN: UTAH POWER AND LIGHT COMPANY, A CORPORATION. GRANTEE: EXACT LOCATION NOT DISCLOSED. LOCATION: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION, AND OTHER ATTACHMENTS AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, ON, UNDER, OVER, THROUGH AND ACROSS A TRACT OF LAND. PURPOSE: MAY 14, 1923. BOOK: "H" PAGE: 410. 13. EASEMENT AND CONDITIONS CONTAINED THEREIN: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION. GRANTEE: EXACT LOCATION NOT DISCLOSED. LOCATION: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES FROM TIME TO TIME, AS SAID GRANTEE MAY REQUIRE UPON, OVER, UNDER AND ACROSS THE DESCRIBED LAND. PURPOSE: "N" PAGE: 177. 14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: CENTRAL WEBER SEWER IMPROVEMENT. PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN A SEWER PIPELINE. RECORDED: OCTOBER 18, 1966. BOOK: 848 PAGE: 49. 15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: WEBER COUNTY. PURPOSE: AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A STORM DRAIN, ACROSS SAID PROPERTY. LOCATION: AFFECTS WESTERLY SIDE 30 FEET WIDE. RECORDED: OCTOBER 10, 1985. BOOK: 1477 PAGE: 595. 16. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: CITY OF RIVERDALE, A BODY POLITIC. PURPOSE: A PERPETUAL RIGHT-OF-WAY AND EASEMENT TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, MANHOLES, LATERALS AND OTHER SEWER COLLECTION AND TRANSMISSION STRUCTURES AND FACILITIES. LOCATION: AFFECTS THE WESTERLY 20 FEET OF SAID PROPERTY. RECORDED: SEPTEMBER 12, 1994. BOOK: 1730 PAGE: 1173. RECORDED: SEPTEMBER 29, 1994. BOOK: 1732 PAGE: 1892. 17. ANY EASEMENTS AND/OR RIGHT-OF-WAYS TO MAINTAIN EXISTING RAILROAD TRACK ALONG REAR OF SAID PROPERTY.

FEMA Flood Table

Table with columns: MAP, PANEL, EFFECTIVE DATE, ZONE, DESCRIPTION. Rows include 49057C0428E 0428E 12-16-2005 AE INSIDE 100 YEAR and 49057C0428E 0428E 12-16-2005 X OUTSIDE 100 YEAR.

ALL AREAS OUTSIDE ZONE AE ARE ZONE X



Scale: 1" = 50'

Legend

- = 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" TO BE SET
● = EXISTING TREE
⊕ = SIGNS
⊕ = UTA SIGNS
WMH ● = WATER MANHOLE
WM ○ = WATER METER
FH ● = FIRE HYDRANT
SD ● = STORM DRAIN MANHOLE
SDCB ● = STORM DRAIN CATCH BASIN
SS ● = SANITARY SEWER MANHOLE
PH ○ = PHONE PEDESTAL
E ○ = ELECTRIC MANHOLE
PP ● = POWER POLE
○ = TBC ELEVATION
— = POWER LINE
— = BOUNDARY LINE
— = SANITARY SEWER
— = STORM DRAIN LINE
— = BLOCK LINE
— = ADJOINING PROPERTY
— = ROAD CENTERLINE
- - - = EASEMENTS
x x x = FENCE LINE
▨ = EXISTING BUILDING
▨ = EXISTING PAVEMENT

Reeve & Associates, Inc. logo and contact information: 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403. TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-inc.com

Table with columns: REVISIONS, DESCRIPTION, DATE.

ALTA/ACSM SURVEY 3765 PACIFIC AVENUE OGDEN, UTAH LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M Stacey Enterprises, INC.

Project Info. Surveyor: D. GREGG MEYERS Designer: E. ROCHE Begin Date: APRIL 11, 2007 Name: STACEY ENTERPRISES, INC. Scale: 1"=50' Checked: Number: 5438-01 Sheet 1 of 1