

**NARRATIVE**

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

**TITLE DOCUMENTS**  
 COMMITMENT FOR TITLE INSURANCE ISSUED BY:  
 LANDMARK TITLE COMPANY  
 ORDER NO.: 43885  
 EFFECTIVE DATE: MAY 28, 2007 AT 6:59 A.M.

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

**EXCEPTION 13:** RIGHTS OF WAY AND/OR EASEMENT FOR ROADS, DITCHES, CANALS, TELEPHONE AND TRANSMISSION LINES, AND/OR UTILITIES OVER, ALONG AND ACROSS SAID PROPERTY, WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY.

**SURVEY FINDINGS:** SAID EASEMENT IS A BLANKET EASEMENT AND AFFECTS ALL OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

**EXCEPTION 14:** A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A PIPELINE, WITH OTHER RECITED RIGHTS, TERMS AND CONDITIONS, AS CREATED IN FAVOR OF SOUTH OGDEN CONSERVATION DISTRICT BY INSTRUMENT RECORDED IN BOOK 135 AT PAGE 50; BOOK 136 AT PAGE 308, 309, 317, 318 AND 482; AND IN BOOK 152 AT PAGE 392 OF THE OFFICIAL RECORDS.

**SURVEY FINDINGS:** SAID EASEMENT AFFECTS THE PROPERTY ON THE SOUTHERLY AND THE NORTHERLY PORTION OF THE PROPERTY AS SHOWN ON THIS SURVEY PLAT.

**EXCEPTION 15:** A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A WATER PIPELINE, WITH OTHER RECITED RIGHTS, TERMS AND CONDITIONS, AS CREATED IN FAVOR OF SOUTH OGDEN CONSERVATION DISTRICT BY INSTRUMENT RECORDED NOVEMBER 18, 1975 IN BOOK 1105, AT PAGE 371 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT.

**SURVEY FINDINGS:** SAID EASEMENT AFFECTS A CENTRAL 5.00' OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

**EXCEPTION 16:** A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A WATER PIPELINE, WITH OTHER RECITED RIGHTS, TERMS AND CONDITIONS, AS CREATED IN FAVOR OF SOUTH OGDEN CONSERVATION DISTRICT BY INSTRUMENT RECORDED NOVEMBER 18, 1975 IN BOOK 1105, AT PAGE 374 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT.

**SURVEY FINDINGS:** SAID EASEMENT AFFECTS THE SOUTHERLY PORTION IN VARYING WIDTHS AS SHOWN ON THIS SURVEY PLAT.

**EXCEPTION 17:** A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A WATER PIPELINE, WITH OTHER RECITED RIGHTS, TERMS AND CONDITIONS, AS CREATED IN FAVOR OF SOUTH OGDEN CONSERVATION DISTRICT BY INSTRUMENT RECORDED NOVEMBER 18, 1975 IN BOOK 1105, AT PAGE 376 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT.

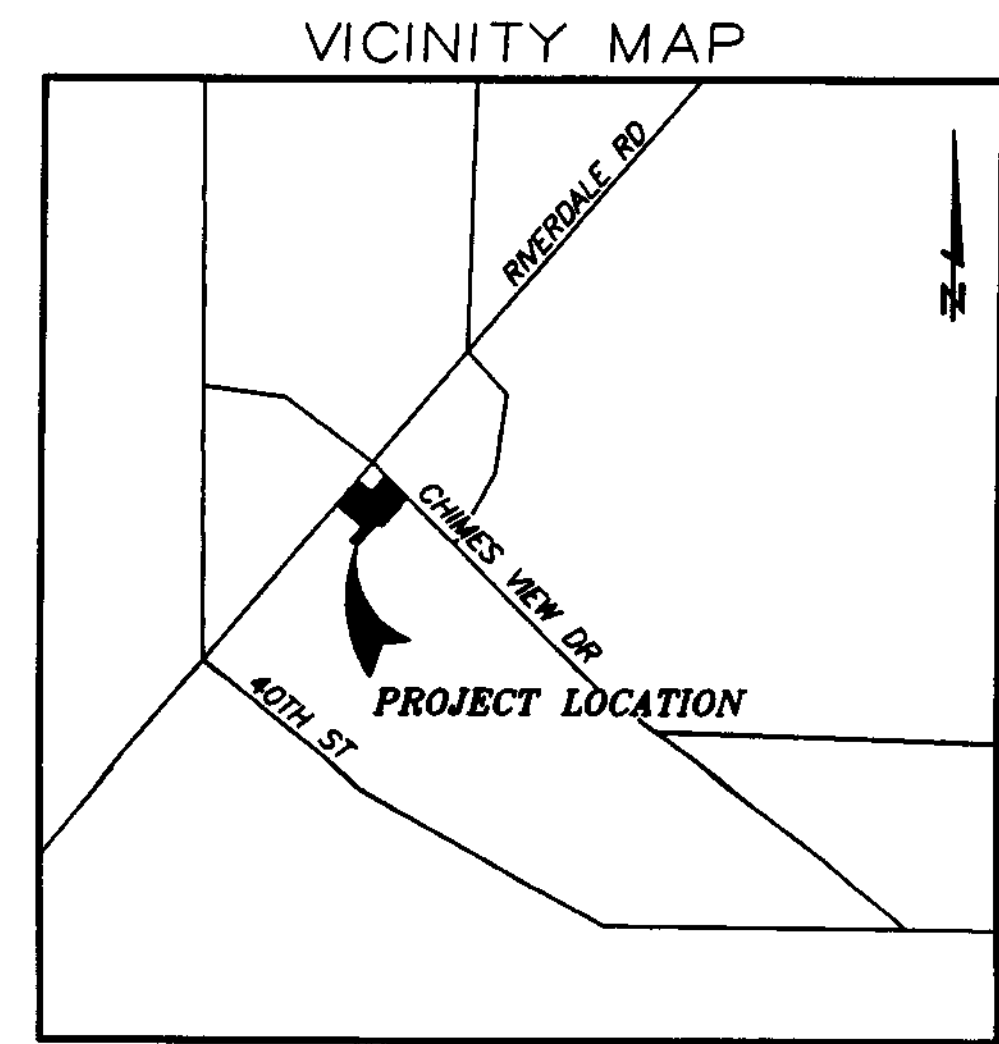
**SURVEY FINDINGS:** SAID EASEMENT AFFECTS THE NORTH 5.00' OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

**EXCEPTION 18:** A PIPELINE EASEMENT AS RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 7, 1955 IN BOOK 470 AT PAGE 534 OF THE OFFICIAL RECORDS.

**SURVEY FINDINGS:** SAID EASEMENTS LOCATION CANNOT BE DETERMINED DUE TO AN INELIGIBLE DOCUMENT.

**LEGEND**

	Street Monument
	Light Pole
	Center Line
	Property Line
	Easement Line
	Curb & Gutter
	Curb Wall
	Contour Line
	Edge of Asphalt
	Fence Line
	Overhead Power Line w/ Pole



**SURVEYOR'S CERTIFICATE**

I, RANDY D. SMITH, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152708 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:

- PARCEL 1:  
ALL OF LOT 21, CHIMES VIEW ACRES, OGDEN CITY, WEBER COUNTY, UTAH.
- PARCEL 2:  
ALL OF LOT 25, CHIMES VIEW ACRES, OGDEN CITY, WEBER COUNTY, UTAH.
- PARCEL 3:  
PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 827 FEET WEST AND NORTH 38°21' EAST 1285 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION (SAID POINT BEING ON THE EAST PROPERTY LINE OF RIVERDALE ROAD); RUNNING THENCE SOUTH 51°39' EAST 300 FEET; THENCE SOUTH 38°21' WEST 100 FEET; THENCE NORTH 51°39' WEST 300 FEET; THENCE NORTH 38°21' EAST 100 FEET TO THE PLACE OF BEGINNING.
- PARCEL 4:  
PART OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 927 FEET WEST AND NORTH 38°21' EAST 1265.0 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; SAID POINT BEING ON THE EAST PROPERTY LINE OF THE COUNTY ROAD; RUNNING THENCE NORTH 38°21' EAST 75 FEET; THENCE SOUTH 51°39' EAST 200 FEET; THENCE SOUTH 38°21' WEST 75 FEET; THENCE NORTH 51°39' WEST 200 FEET TO THE PLACE OF BEGINNING.
- PARCEL 5:  
ALL OF LOT 15, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.
- PARCEL 6:  
ALL OF LOT 16, CHIMES VIEW ACRES, WEBER COUNTY, UTAH.
- PARCEL 7:  
PART OF LOT 17, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING SOUTH 43°58' EAST 10 FEET FROM THE NORTHWEST CORNER OF LOT 17; THENCE SOUTH 38°21' WEST 102.28 FEET; THENCE NORTH 51°39' WEST 10 FEET TO THE WEST LINE OF LOT 17; THENCE SOUTH 38°21' WEST TO THE SOUTHWEST CORNER OF LOT 17; THENCE SOUTHWESTERLY 70 FEET TO THE SOUTHWEST CORNER OF LOT 17; THENCE NORTH 43°48' WEST 60.63 FEET TO THE PLACE OF BEGINNING.
- PARCEL 8:  
PART OF LOTS 17 TO 20, INCLUSIVE, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT THE EASTERLY CORNER OF LOT 18; THENCE SOUTH 43°58' EAST 10 FEET; THENCE SOUTH 38°21' WEST 102.28 FEET; THENCE NORTH 51°39' WEST 10 FEET; THENCE SOUTH 38°21' WEST 49.66 FEET; THENCE NORTH 51°39' WEST 50.5 FEET; THENCE NORTH 38°21' EAST 55 FEET; THENCE SOUTH 51°39' EAST 10.5 FEET; THENCE NORTH 38°21' EAST 104.8 FEET; THENCE SOUTH 43°58' EAST 40.5 FEET TO BEGINNING.
- PARCEL 9:  
PART OF LOTS 18 AND 19, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 38°21' EAST 5 FEET AND NORTH 51°39' WEST 40 FEET FROM THE SOUTH CORNER OF SAID LOT 19; RUNNING THENCE NORTH 51°39' WEST 50 FEET; THENCE NORTH 38°21' EAST 110.42 FEET TO THE SOUTHERLY LINE OF BURCH CREEK ROAD; THENCE SOUTH 43°58' EAST ALONG THE LINE OF SAID ROAD 50.45 FEET, MORE OR LESS, TO A POINT NORTH 38°21' EAST TO BEGINNING; THENCE SOUTH 38°21' WEST 103.78 FEET, MORE OR LESS, TO BEGINNING.
- PARCEL 10:  
PART OF LOTS 19 AND 20, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 20, AT A POINT SOUTH 38°21' WEST 170.24 FEET AND SOUTH 51°39' EAST 49.5 FEET FROM WEBER COUNTY MONUMENT NO. 52; THENCE NORTH 38°21' EAST 5.0 FEET; THENCE SOUTH 51°39' EAST 150.0 FEET; THENCE SOUTH 38°21' WEST 60.0 FEET; THENCE NORTH 51°39' WEST 115.7 FEET; THENCE NORTH 38°21' EAST 5.0 FEET; THENCE NORTH 51°39' WEST 34.3 FEET; THENCE NORTH 38°21' EAST 50 FEET TO THE POINT OF BEGINNING.
- PARCEL 11:  
PART OF LOT 20, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT THE WESTERLY CORNER OF SAID LOT AND RUNNING NORTH 38°21' EAST 10 FEET; THENCE SOUTH 51°39' EAST 34.3 FEET; THENCE SOUTH 38°21' WEST 5 FEET; THENCE SOUTH 51°39' EAST 115.7 FEET; THENCE NORTH 38°21' EAST 5 FEET; THENCE SOUTH 51°39' EAST 50 FEET; THENCE SOUTH 38°21' WEST 10 FEET; THENCE NORTH 51°39' WEST 200 FEET TO 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/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B), 8, 9, 10, 11(A), 11(B), 14, 16, 17, AND 18 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 THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

*Randy D. Smith*  
 RANDY D. SMITH P.L.S. #5152708

DATE: 8/24/07

- GENERAL NOTES:**
- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED IN RIVERDALE ROAD AND 36TH STREET AS SHOWN ON THIS SURVEY PLAT.
  - ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
  - THE ADDRESS TO THIS PROPERTY IS 3940 RIVERDALE ROAD, SOUTH OGDEN, UTAH; 140 40TH STREET, SOUTH OGDEN, UTAH; 3920 RIVERDALE ROAD, SOUTH OGDEN, UTAH; 173 CHIMES VIEW DRIVE, SOUTH OGDEN, UTAH; 169 CHIMES VIEW DRIVE, SOUTH OGDEN, UTAH; 165 CHIMES VIEW DRIVE, SOUTH OGDEN, UTAH; 153 CHIMES VIEW DRIVE, SOUTH OGDEN, UTAH; 147 CHIMES VIEW DRIVE, SOUTH OGDEN, UTAH 84405 AND 3918 RIVERDALE ROAD, SOUTH OGDEN UTAH (ALL 84405)
  - THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "Y", "OTHER AREAS", ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 4905700428E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.
  - THE SUBJECT PROPERTY CONTAINS 166,022 SQ. FT. OR 3.81 ACRES.
  - THE SURVEYED PROPERTY IS LOCATED IN ZONE "R-2" OF THE SOUTH OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:  
 FRONT YARD SET BACK = 25 FEET; SIDE YARD SETBACK = 8 FEET, WITH A TOTAL WIDTH OF TWO SIDE OF NOT LESS THAN 18 FEET; REAR YARD SETBACK = 30 FEET; MAXIMUM BUILDING HEIGHT = 35 FEET;
  - THE SURVEYED PROPERTY IS LOCATED IN ZONE "R-4" OF THE SOUTH OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:  
 FRONT YARD SET BACK = 25 FEET; SIDE YARD SETBACK = 6 FEET, WITH TOTAL OF TWO SIDE YARDS NOT LESS THAN 16 FEET; REAR YARD SETBACK = 30 FEET; MAXIMUM BUILDING HEIGHT = 35 FEET;
  - THE SURVEYED PROPERTY IS LOCATED IN ZONE "C-2" OF THE SOUTH OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:  
 FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK = 10 FEET; REAR YARD SETBACK = NONE EXCEPT 10 FEET WHERE BUILDING REARS ON A RESIDENTIAL; MAXIMUM BUILDING HEIGHT = 35 FEET; MAXIMUM BUILDING COVERAGE = 60%;
  - THIS SURVEYED PROPERTY HAS NO PARKING STALLS.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE BELIEVES THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  - ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LARSEN & MALMQUIST" OR OTHER PERMANENT MARKERS.

REV	DATE	DESCRIPTION

**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING  
 CONSTRUCTION MANAGEMENT

1574 West 1700 South, 2D  
 Salt Lake City, Utah 84104  
 Phone: (801) 972-2634  
 Fax: (801) 972-2698

<b>ALTA/ACSM LAND TITLE SURVEY</b>	OGDEN AUTO
PREPARED FOR: UTAH PROPERTY DEVELOPMENT	SARA SNOW
681 WEST STATE STREET #140-236	PLEASANT GROVE, UT. 84062
LOCATION: SOUTH 1/2, SEC. 5, T. 5 N., R. 1 W. S. L. B. & M.	

JOB NO:	08053-07
DATE:	8/23/07
SCALE:	1" = 40'
DESIGNED:	
DRAWN:	MDH
CHECKED:	ROS

**SHEET**  
 1 OF 1