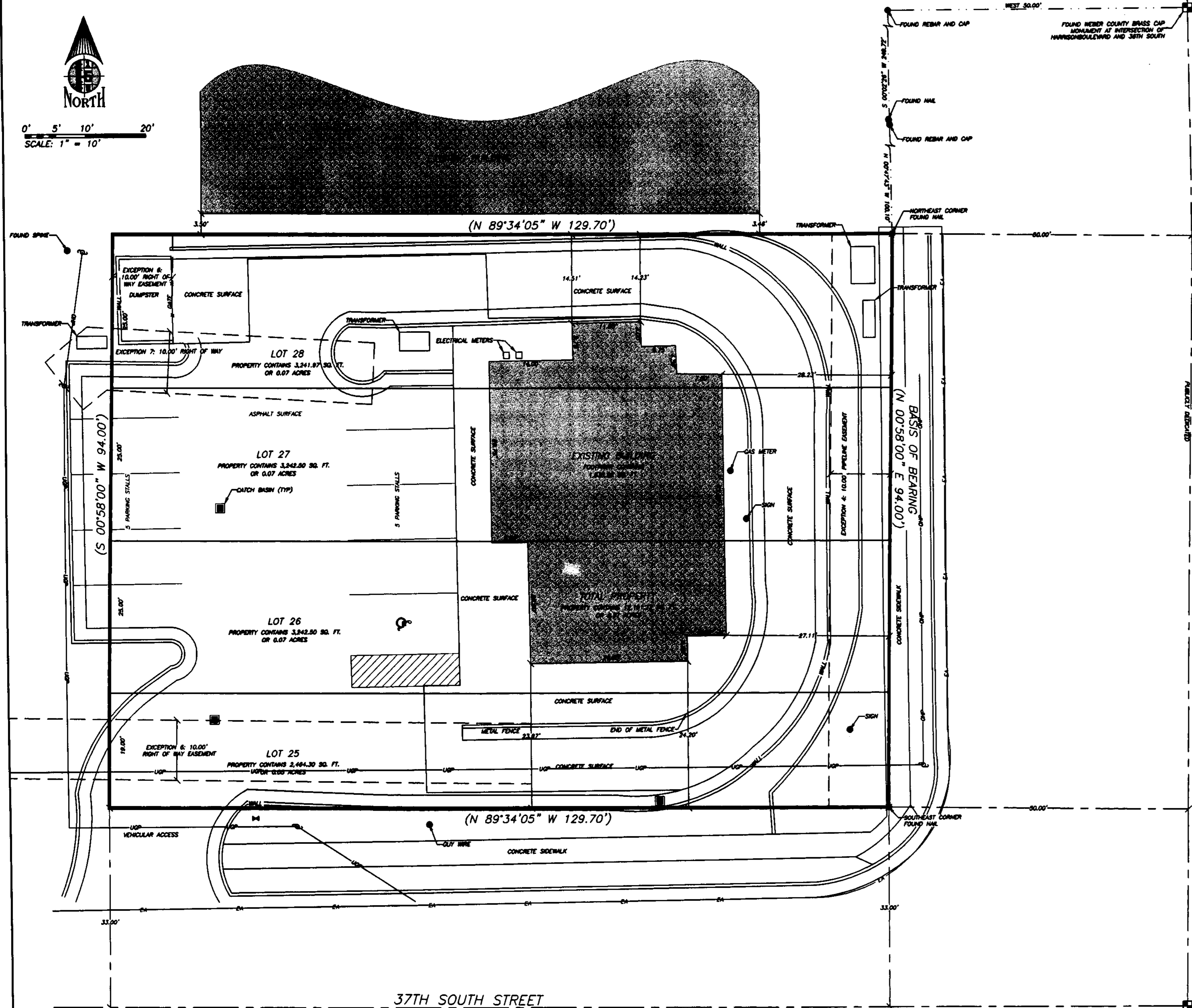




0' 5' 10' 20'  
SCALE: 1" = 10'



**SURVEYOR'S CERTIFICATE**

TO: SECURITY MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, THE CLAWSON GROUP, LANDMARK TITLE COMPANY, J & J DEVELOPMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY.

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:

ALL OF LOTS 25, 26, 27, AND 28, BLOCK 42, NELSON PARK ADDITION, IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

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, 6, 7(A), 7(B1), 7(B2), 8, 9, 10, 11(A), 11(B), 14, 15, 16, 17, 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 Smith*  
RANDY D. SMITH P.L.S. 5152708

9/12/07  
DATE

**GENERAL NOTES:**

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND NAILS AT THE NORTHEAST CORNER OF LOT 28 AND THE SOUTHEAST CORNER OF LOT 25 AS SHOWN ON THIS SURVEY PLAT.
2. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE ADDRESS TO THIS PROPERTY IS 3685 HARRISON BOULEVARD, OGDEN, UTAH 84403.
4. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C 0429 E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.
5. THE SUBJECT PROPERTY CONTAINS 12,191.27 SQ. FT. OR 0.27 ACRES.
6. THE SURVEYED PROPERTY IS LOCATED IN ZONE "CP-2" OF THE OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:  
FRONT YARD SET BACK = 20.00 FEET; SIDE YARD SETBACK = 20.00 FEET WHEN FACING A STREET; REAR YARD SETBACK = NONE; MAXIMUM BUILDING HEIGHT = 50.00 FEET; MAXIMUM BUILDING COVERAGE = 50%;
7. THIS SURVEYED PROPERTY HAS A TOTAL OF TEN (10) PARKING STALLS, ONE (1) OF WHICH ARE RESERVED FOR THE HANDICAPPED.
8. 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 DOES CERTIFY THAT 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.
9. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LARSEN & MALMQUIST" OR OTHER PERMANENT MARKERS.

**NARRATIVE**

**PURPOSE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA LOAN POLICY.

**TITLE DOCUMENTS**

COMMITMENT FOR TITLE INSURANCE ISSUED BY:

LANDMARK TITLE COMPANY  
COMMITMENT NO.: 43913  
EFFECTIVE DATE: JUNE 6, 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 4: AN EASEMENT TO CONSTRUCT OR MAINTAIN A PIPELINE OVER THE EAST 10.00 FEET OF LOTS 25, 26, 27 AND 28 AS SHOWN ON THIS SURVEY.

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE EASTERLY 10.00' OF LOTS 25, 26, 27, AND 28 AS SHOWN ON THIS SURVEY.

EXCEPTION 6: RIGHT-OF-WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION DBA UTAH POWER & LIGHT COMPANY, RECORDED JUNE 26, 1995 AS ENTRY NO. 1351205 IN BOOK 1761 AT PAGE 1794, RECORDS OF WEBER COUNTY, UTAH.

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE SOUTHWESTERLY 10.00' AND THE NORTHWESTERLY 10.00' OF SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 7: RIGHT-OF-WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, RECORDED JULY 9, 2007 AS ENTRY NO. 2276269, RECORDS OF WEBER COUNTY, UTAH.

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE NORTHWESTERLY 10.00' OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

REV	DATE	DESCRIPTION
1	8/12/07	REVISED CERTIFICATION



**LARSEN & MALMQUIST INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

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

**ALTA/ACSM LAND TITLE SURVEY**  
3685 HARRISON BOULEVARD, OGDEN UT

PREPARED FOR: THE CLAWSON GROUP  
KEVIN ALDRICH  
5107 SOUTH 900 EAST #100  
SALT LAKE CITY, UT 84117

LOCATION: SE 1/4 SEC. 4, T. 5 N., R. 1 W., S.L.B.&M.

JOB NO:	08019-075
DATE:	8/20/07
SCALE:	1" = 10'
DESIGNED:	TDS
DRAWN:	TDS
CHECKED:	RDS