



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

**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:  
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HARRISON BOULEVARD AND THE SOUTH LINE OF 4275 SOUTH STREET, WHICH POINT IS 1907.20 FEET SOUTH AND 60 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND SOUTH 89°57'52" EAST 168 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF 4275 SOUTH STREET TO THE WEST LINE OF THE SOUTH OGDEN HIGH LINE CANAL RIGHT OF WAY; THENCE SOUTHERLY ALONG THE WEST LINE OF CANAL RIGHT OF WAY TO A POINT SOUTH 00°29'44" WEST 2138.5 FEET AND NORTH 89°57'35" EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89°57'35" WEST TO THE EAST LINE OF HARRISON BOULEVARD; THENCE NORTH ALONG THE EAST LINE OF BOULEVARD 102.8 FEET; THENCE SOUTH 89°57'52" EAST 168 FEET; THENCE NORTH 00°58' EAST 128.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 1A:  
TOGETHER WITH A RIGHT OF WAY OVER THE EAST AND SOUTH 25 FEET OF THE PROPERTY ADJOINING THE AFORESAID PARCEL ON THE NORTHWEST.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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(B), 8, 9, 10, 11(A), 13, 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 Smith* 3/8/07  
RANDY D. SMITH, L.S. #5152708 DATE

**GENERAL NOTES:**

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF NORTHWEST CORNER SECTION 10 AND THE SOUTHWEST CORNER SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAN.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
4. THE ADDRESS TO THIS PROPERTY IS 4300 SOUTH HARRISON BOULEVARD #1, OGDEN, UT. 84403.
5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "C", "AREAS OF MINIMAL FLOODING"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490189 0008 B, BEARING AN EFFECTIVE DATE OF JANUARY 19, 1983.
6. THIS SURVEYED PROPERTY HAS A TOTAL OF FIFTY ONE (51) PARKING STALLS, THREE (3) OF WHICH ARE RESERVED FOR THE HANDICAP.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THE SURVEYED PROPERTY IS LOCATED IN ZONE "CP-2" OF THE OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:  
FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK (FACING THE STREET) = 20 FEET; MAXIMUM BUILDING HEIGHT = 50 FEET; MAXIMUM BUILDING COVERAGE = 50%;
10. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAN THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
13. 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 OWNERS POLICY.

**TITLE DOCUMENTS**

COMMITMENT FOR TITLE INSURANCE ISSUED BY:  
FIRST AMERICAN TITLE INSURANCE AGENCY, LLC  
ORDER NO. 311-4816545  
EFFECTIVE DATE: JANUARY 03, 2007 AT 7:30 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 10: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, AS GRANTED TO HARRISON BOULEVARD ASSOCIATES, A UTAH GENERAL PARTNERSHIP THEIR SUCCESSORS OR ASSIGNS BY INSTRUMENT RECORDED MARCH 19, 1984 AS ENTRY NO. 904300 I BOOK 1442 AT PAGE 2296 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE NORTHWESTERLY 25.00 FEET OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

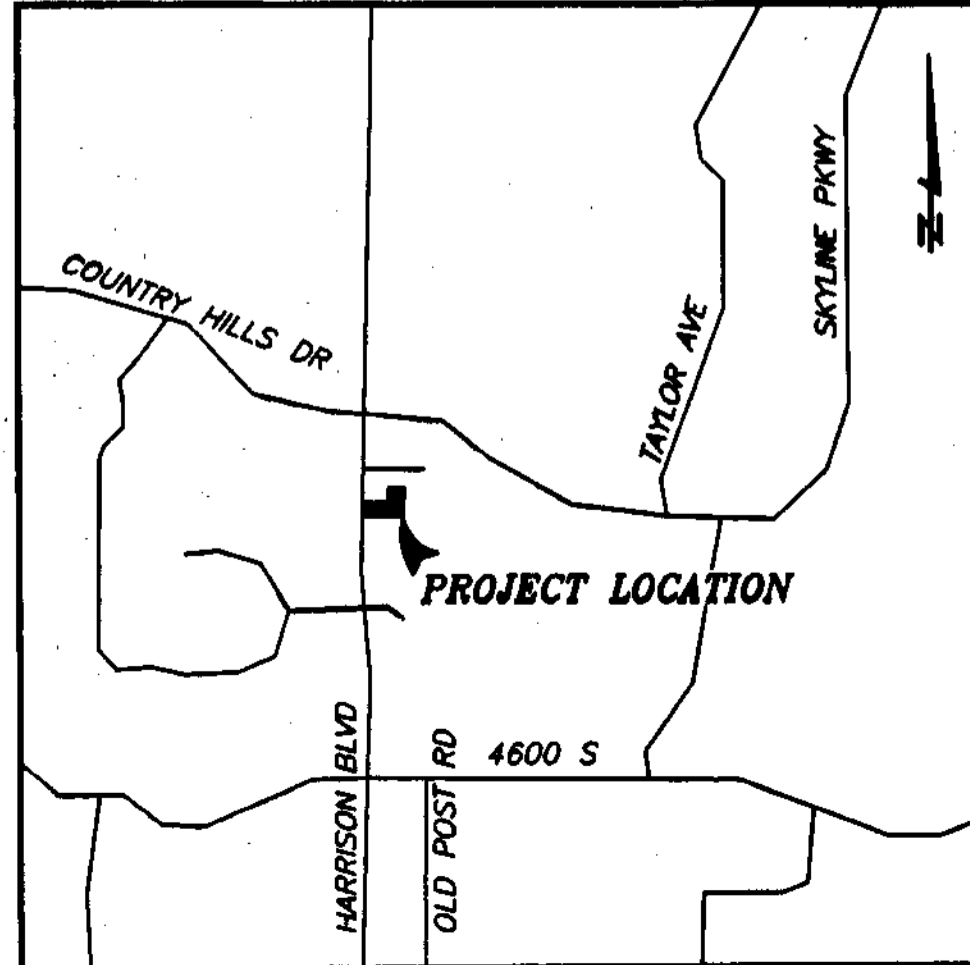
EXCEPTION 11: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, AS GRANTED TO HARRISON BOULEVARD ASSOCIATES, A UTAH GENERAL PARTNERSHIP THEIR SUCCESSORS OR ASSIGNS BY INSTRUMENT RECORDED MARCH 20, 1985 AS ENTRY NO. 932773 IN BOOK 1464 AT PAGE 591 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE NORTHWESTERLY 25.00 FEET OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

**LEGEND**

	Section Monument		Fence Line
	Street Monument		Gas Line w/ Valve
	Fire Hydrant		Irrigation Line w/ Valve
	Handicap Parking		Overhead Power Line w/ Pole
	Light Pole		Underground Power Line w/ Box
	Center Line		Storm Drain Line w/ Catch Basin
	Property Line		Sanitary Sewer Line w/ Manhole
	Easement Line		Telephone Line w/ Box
	Section Line		Water Line w/ Valves
	Curb & Gutter		Edge of Asphalt
	Curb Wall		

**VICINITY MAP**



BASIS OF BEARING  
(S 00°29'44" W 5266.88)  
HARRISON BOULEVARD

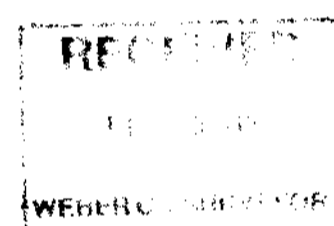
(NORTH) N 00°57'49" E 127.82

PARCEL 1A  
CONTAINS 8,790 SQ. FT.  
(S 89°57'52" E 168.00)

TOTAL PROPERTY  
CONTAINS 88,379 SQ. FT.  
OR 1.43 ACRES

PARCEL 1  
CONTAINS 35,484 SQ. FT.  
OR 1.27 ACRES

(SOUTHERLY ALONG THE WEST LINE OF  
THE SOUTH OGDEN HIGH LINE CANAL RIGHT OF WAY)



NO.	DATE	DESCRIPTION

**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**  
4300 SOUTH HARRISON BOULEVARD #1, OGDEN, UT.  
PREPARED FOR: COMMERCE CRC  
MARK HAROLDSON  
175 EAST 400 SOUTH, #700  
SALT LAKE CITY, UT. 84111  
NW COR. SEC. 10, T.5N., R.1W. S.L.B.#44

JOB NO:	07037-07S
DATE:	3/08/07
SCALE:	1" = 20'
DESIGNED:	
DRAWN:	MDH
CHECKED:	RDS

003975