

SURVEYOR'S CERTIFICATE

TO: LANDMARK TITLE COMPANY; RICHARD N. REESE FAMILY LIMITED LIABILITY COMPANY, L.L.C.; WEST COAST LIFE INSURANCE COMPANY; THE SCOTT GROUP, L.C. A UTAH LIMITED LIABILITY COMPANY; THE SCOTT GROUP, L.L.C., A UTAH LIMITED LIABILITY COMPANY; HERITAGE WEST INSURANCE AGENCY INC.; THE CLAWSON GROUP.

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 1, 2, 3 AND 4, HEREFORDSHIRE SQUARE SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B1), 7(C), 8, 9, 10, 11(A), 13, 14, 15, AND 16 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
2/2/06
DATE

0' 15' 30" 60"
SCALE: 1" = 30'

- GENERAL NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY USING FOUND WEBER COUNTY BRASS CAP MONUMENTS LOCATED AT THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN 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. PROPERTY ADDRESS: 4436 SOUTH CENTER STREET ROY, UT 84067.
 4. THE SUBJECT PROPERTY CONTAINS 214,626.21 SQ. FT. OR 4.93 ACRES.
 5. THE SURVEYED PROPERTY IS LOCATED IN ZONE "CC" COMMUNITY COMMERCIAL; OF THE ROY CITY ZONING CODE. THE FOLLOWING APPLY:
FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK = AS REQUIRED FOR SITE PLAN APPROVAL, 20 FEET MINIMUM WHEN FACING A STREET; REAR YARD SETBACK = AS REQUIRED FOR SITE PLAN APPROVAL; MAXIMUM BUILDING HEIGHT = 48 FEET; PARKING PER THE "CC" ZONE FOR RETAIL SALES REQUIRES 1 PARKING SPACE FOR EVERY 300 SQUARE FEET OF GROSS FLOOR AREA.
 6. THIS SURVEYED PROPERTY HAS A TOTAL OF (246) PARKING STALLS, (7) OF WHICH ARE RESERVED FOR THE HANDICAPPED.
 7. 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.
 8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 11. THERE IS NO VISIBLE EVIDENCE TO SUGGEST THE LOCATION OF THE WEBER DAVIS CANAL UPON THE SUBJECT PROPERTY.

NARRATIVE PURPOSE
THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA 1992 STANDARD LENDER'S POLICY.

TITLE DOCUMENTS
COMMITMENT FOR TITLE INSURANCE ISSUED BY:
HERITAGE WEST TITLE INSURANCE AGENCY, INC.
COMMITMENT NO: 39753 (FIRST AMENDED)
JANUARY 11, 2006 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 12: A RIGHT OF WAY FOR WEBER-DAVIS CANAL CO. AND ANY FACILITIES APPURTENANT THERETO, INCLUDING BUT NOT LIMITED TO, WATER PIPELINES AND DITCHES, AS THE SAME MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED LAND, TOGETHER WITH ANY RIGHTS OR ASSERTED RIGHTS IN AND TO SAID CANAL OR PERTAINING TO THE USE AND MAINTENANCE OF SAID CANAL. THE COMPANY FURTHER EXCEPTS ANY ADVERSE CLAIM BASED ON (i) THE ASSERTION THAT SOME OF THE BOUNDARIES OF THE HEREIN DESCRIBED LAND HAVE BEEN AFFECTED BY A CHANGE IN THE COURSE OF SAID CANAL; (ii) THE UNCERTAINTY OF THE BOUNDARIES OF SAID CANAL; AND (iii) THE ASSERTION THAT THE LAND IS SUBJECT TO WATER RIGHTS, CLAIMS OR TITLE TO WATER AND TO ANY LAW OR GOVERNMENTAL REGULATION PERTAINING TO WETLANDS.

SURVEY FINDINGS: THERE IS NO VISIBLE EVIDENCE TO SUGGEST THE LOCATION OF THE WEBER DAVIS CANAL UPON THE SUBJECT PROPERTY.

EXCEPTION 13: A RIGHT OF WAY AND EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION AND OTHER FACILITIES FROM TIME TO TIME, WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED IN BOOK 1030 AT PAGE 594 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT AND DISCLOSED BY THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, DATED JANUARY 26, 2006, PREPARED BY LARSEN & MALMQUIST INC. AS JOB NO. 05836-055, CERTIFIED BY RANDY D. SMITH, LICENSE NO. 5152708.

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE WESTERLY 5 FEET OF THE SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 15: A RIGHT OF WAY AND EASEMENT FOR A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY WITH A WIDTH OF 31 FEET WITH OTHER RECITED TERMS AND CONDITIONS AS RESERVED WARRANTY DEED RECORDED FEBRUARY 2, 1977 IN BOOK 1181 AT PAGE 639 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT.

SURVEY FINDINGS: SAID DOCUMENT CREATES A BLANKET EASEMENT OVER ALL OF THE SURVEYED PROPERTY.

EXCEPTION 16: A RIGHT OF WAY AND EASEMENT FOR A RECIPROCAL EASEMENT, WITH OTHER RECITED TERMS AND CONDITIONS, EXECUTED BY AND BETWEEN PETERSON RANCHING COMPANY, A GENERAL PARTNERSHIP AND COMPASS DEVELOPMENT, A UTAH CORPORATION BY INSTRUMENT RECORDED FEBRUARY 2, 1977 IN BOOK 1161 AT PAGE 611 AND RE-RECORDED FEBRUARY 28, 1978 IN BOOK 1227 AT PAGE 664 OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: THIS SURVEY WAS UNABLE TO LOCATE SAID EASEMENT DUE TO AN ILLEGIBLE DOCUMENT.

EXCEPTION 17: A RIGHT OF WAY AND EASEMENT FIVE FEET IN WIDTH TO CONSTRUCT, OPERATE AND MAINTAIN COMMUNICATION AND OTHER FACILITIES, WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED MAY 9, 1977 IN BOOK 1176 AT PAGE 346 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT AND DISCLOSED BY THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 26, 2006 PREPARED BY LARSEN & MALMQUIST INC. AS JOB NO. 05836-055, CERTIFIED BY RANDY D. SMITH LICENSE NO. 5152708.

SURVEY FINDINGS: SAID DOCUMENT CREATES A 5' WIDE EASEMENT OVER THE EASTERN PART OF THE SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 18: A RIGHT OF WAY AND EASEMENT TO LAY, MAINTAIN, OPERATE, AND REPAIR PIPELINES, VALVES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY BY INSTRUMENT RECORDED JULY 14, 1977 IN BOOK 1188 AT PAGE 193 OF THE OFFICIAL RECORDS, THROUGH AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT AND DISCLOSED BY THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, DATED JANUARY 26, 2006 PREPARED BY LARSEN & MALMQUIST INC. AS JOB NO. 05836-055 CERTIFIED BY RANDY D. SMITH LICENSE NO. 5152708.

SURVEY FINDINGS: SAID DOCUMENT CREATES A 16' WIDE EASEMENT OVER THE EASTERN PART OF THE SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT.

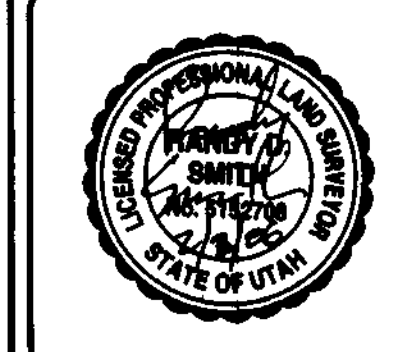
EXCEPTION 49: AVIGATION EASEMENT RECORDED MARCH 16, 1992 AS ENTRY NO. 1170565 IN BOOK 1621 AT PAGE 56 OF THE OFFICIAL RECORDS, RE-RECORDED MARCH 26, 1992 AS ENTRY NO. 1171746 IN BOOK 1622 AT PAGE 398 OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: SAID DOCUMENT CREATES A BLANKET EASEMENT OVER ALL OF THE SURVEYED PROPERTY.

LEGEND

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

REV	DATE	DESCRIPTION
1	1/25/06	REVISED GENERAL NOTES & PARKING REQUIREMENTS
2	02/01/06	REVISED CERTIFICATION & NARRATIVE



LARSEN & MALMQUIST INC.
CIVIL ENGINEERS & LAND SURVEYORS

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Salt Lake City, Utah 84104
Phone: (801) 972-2634
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ALTA/ACSM LAND TITLE SURVEY
4436 SOUTH CENTER STREET ROY, UT 84067

PREPARED FOR: THE CLAWSON GROUP
BROOKE CLAWSON
5107 SOUTH 900 EAST #100
SALT LAKE CITY, UTAH 84014
SOUTHWEST 1/4 SEC. 12, T.5N. R.2W. S.L.B. & M.

JOB NO:	05836-055
DATE:	1/04/06
SCALE:	1" = 30'
DESIGNED:	
DRAWN:	BRA
CHECKED:	RDS