

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:

BOUNDARY DESCRIPTION FOR DEED PARCEL:

A PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 6 NORTH , RANGE 1 WEST, AND THE EAST HALF OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET SAID POINT BEING 1057.75 FEET NORTH FROM THE WEBER COUNTY BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 19 (BASIS OF BEARINGS ESTABLISHED USING A LINE BEARING SOUTH 65'43'26" EAST BETWEEN THE EXISTING MONUMENT AND THE TOWER ON MOUNT OGDEN PEAK) AS ESTABLISHED IN NOVEMBER OF 1995, PREVIOUSLY MONUMENTED AT A LOCATION SOUTH 6'51'27" WEST 57.82 FEET; RUNNING THENCE SOUTH 88'44'13" EAST 404.62 FEET TO A LINE AS CALLED FOR IN BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 9, 1989, AS ENTRY \$1089984 IN BOOK 1568 PAGE 1232; THENCE TWO (2) COURSES ALONG AN OLD EXISTING FENCE AS CALLED FOR IN SAID AGREEMENT AS FOLLOWS: SOUTH 0"59"24" WEST 683.98 FEET AND SOUTH 0°36'17" WEST 478.01 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY; THENCE NORTH 78"14'54" WEST 509.33 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT 111.00 FEET WEST OF SAID WEST QUARTER CORNER OF SECTION 19: THENCE NORTH 1069.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE SOUTH 88'44'13" EAST 111.03 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS 12.974 ACRES.

BOUNDARY DESCRIPTION PER ADJOINING OWNERSHIP AGREEMENT:

A PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, AND THE EAST HALF OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET SAID POINT BEING 1057.75 FEET NORTH FROM THE WEBER COUNTY BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 19 (BASIS OF BEARINGS ESTABLISHED USING A LINE BEARING SOUTH 65'43'26" EAST BETWEEN THE EXISTING MONUMENT AND THE TOWER ON MOUNT OGDEN PEAK) AS ESTABLISHED IN NOVEMBER OF 1995, PREVIOUSLY MONUMENTED AT A LOCATION SOUTH 6'51'27" WEST 57.82 FEET; RUNNING THENCE SOUTH 88'44'13" EAST 404.62 FEET TO A LINE AS CALLED FOR IN BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 9, 1989, AS ENTRY #1089984 IN BOOK 1568 PAGE 1232; THENCE (2) COURSES ALONG AN OLD EXISTING FENCE AS CALLED FOR IN SAID AGREEMENT AS FOLLOWS; SOUTH 0'59'24" WEST 683.98 FEET AND SOUTH 0'36'17" WEST 478.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE NORTH 78"14"54" WEST 523.24 FEET TO AND EXISTING FENCE; THENCE NORTH 01"21"24" EAST 1066.70 FEET ALONG THE FENCE LINE TO THE 12TH STREET RIGHT-OF-WAY LINE; THENCE SOUTH 88'44'13" EAST 99.40 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS 12.987 ACRES

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 2, 3, 4, 5, 6, 7(B1), 8, 9, 10, 11(A), 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 P.L.S. \$5152708

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF 1200 WEST STREET AND 750 WEST STREET WITH 12TH SOUTH STREET AS SHOWN ON THIS SURVEY PLAT.

2. 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.

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 1069 WEST 12TH STREET,

5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C 0193 E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.

6. THIS SURVEYED PROPERTY HAS NO PARKING STALLS.

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 "A1" (AGRICULTURAL) OF THE MARRIOTT—SLATERVILLE CITY ZONING CODE. THE FOLLOWING APPLY:

FRONT YARD SET BACK = 50 FEET; SIDE YARD SETBACK = 0 FEET; MAXIMUM BUILDING HEIGHT = 35 FEET;

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 PLAT 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.

103983 13. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LARSEN & MALMQUIST" OR OTHER PERMANENT MARKERS.

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

\succ						
I						H.
>						*
2						8.
$\overline{}$	04					7
SURVEY	44					s.
11	8					¥.,
-7	JT					1
닉	, (<i>A</i> .
IIIIFE	WEST 12TH STREET OGDEN, UT 84404					NORTHWEST 1/4, SEC. 19, T.B N., R. 1 W., S. L. B. & M.
_	IQ;					2
_	90			_	30	7.1
	7 (нилоs	SALT LAKE CITY, UT 84130	19,
\Box	3			Sõ	7	
-	78				J	ΣĘζ
	S	İ	H	210	Œ,	
LANI	T		3	-	S	Z
	27		8	Ş	KE	7
	1.		2	*	2	ES
SM	1	_	BRYAN COULTER	1147 WEST 2100	17	1
	5	FA	B	-	Ŋ	X.
	Z	*				¥

JOB NO:	05808-055			
DATE:	12-02-05			
SCALE:	1" = 60"			
DESIGNED:				
DRAWN:	MDH			
CHECKED:	RDS			

SHEET