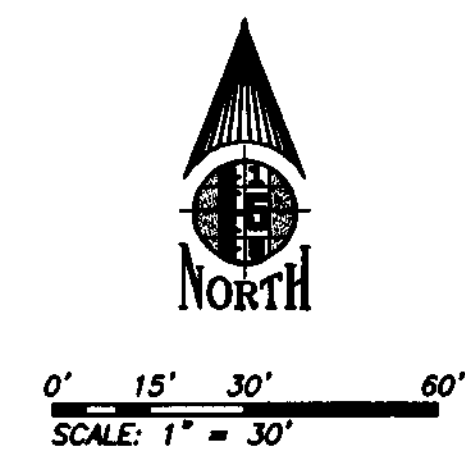


- GENERAL NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF THE EAST QUARTER CORNER AND THE CENTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY PLAT.
 2. ALL COURSES SHOWN IN PARENTHESIS 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 5991 SOUTH 3500 WEST, ROY, UT.
 5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490223 0425 E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.
 6. THIS SURVEYED PROPERTY HAS A TOTAL OF SIXTY-SIX (66) PARKING STALLS, FOUR (4) 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 "CC" "COMMUNITY COMMERCIAL" OF THE ROY CITY ZONING CODE. THE FOLLOWING APPLY:
FRONT YARD SET BACK = 20 FEET; SIDE YARD FACING A STREET, SETBACK = 20 FEET ; REAR YARD = AS REQUIRED FOR SITE PLAN APPROVAL;
MAXIMUM BUILDING HEIGHT = 40 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.
 13. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LARSEN & MALMQUIST" OR OTHER PERMANENT MARKERS.

LEGEND

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



SURVEYOR'S CERTIFICATE

TO: WEST COAST LIFE INSURANCE 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:

LOT 2, ROCK RUN SUBDIVISION, A COMMERCIAL SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

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, 7A, 7B1, 7C, 8, 9, 10, 11A, 13, 14, 15, 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 Smith 1/4/07
 RANDY D. SMITH L.S. #5152708 DATE

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:
 TITLE WEST TITLE COMPANY
 ORDER NO. SLOB3428UA
 EFFECTIVE DATE: NOVEMBER 2, 2006 AT 8:00 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: EASEMENT AND CONDITIONS CONTAINED THEREIN:
 GRANTOR: DELOSS W. HOLLEY AND ALMIRA B. HOLLEY
 GRANTEE: AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING
 DATED: MAY 14, 1929
 RECORDED: JUNE 5, 1929
 BOOK/PAGE: S/162

SURVEY FINDINGS: SAID EASEMENTS EXACT LOCATION IS NOT DISCLOSED IN THE ABOVE REFERENCED DOCUMENT.

EXCEPTION 13: EASEMENT, NOTES AND/OR SETBACK LINES AS DELINEATED AND/OR DEDICATED ON THE OFFICIAL RECORDED PLAT.

SURVEY FINDINGS: SAID EASEMENT AFFECTS A 6.00 FOOT PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

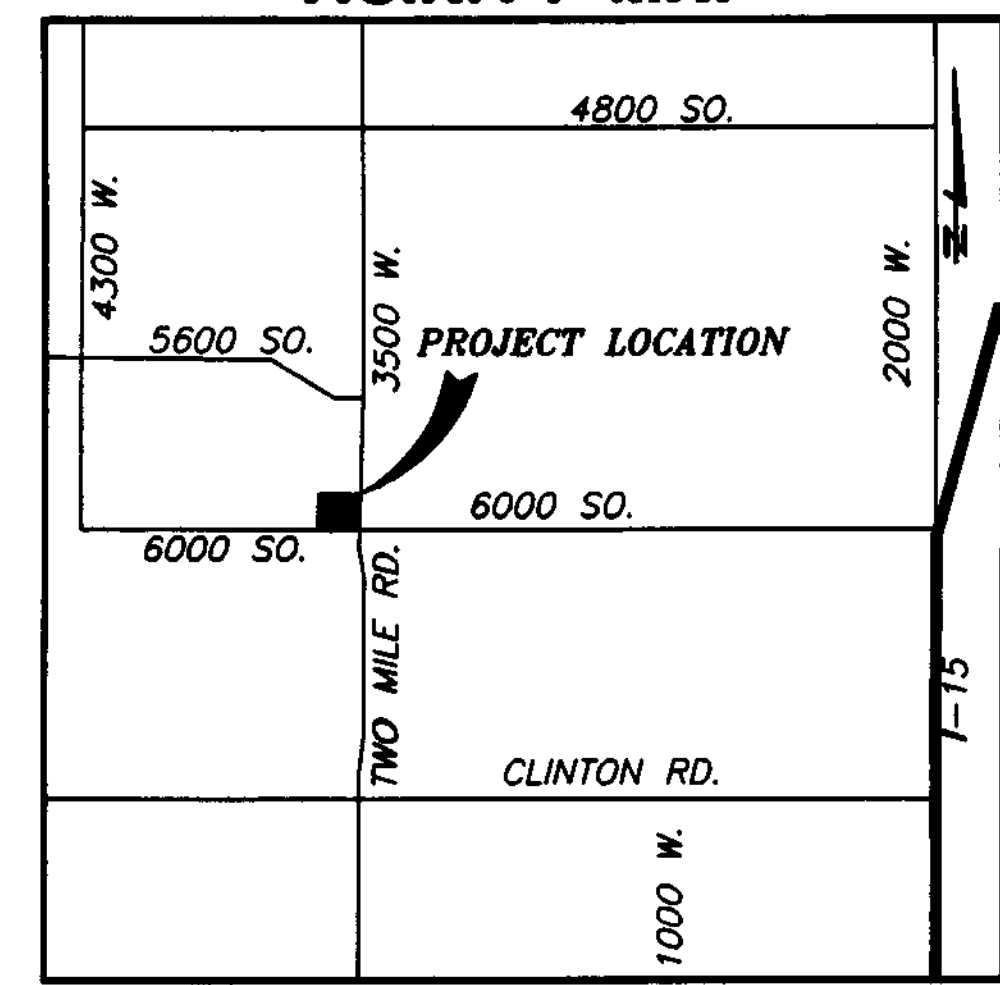
EXCEPTION 14: EASEMENT AND CONDITIONS CONTAINED THEREIN:
 GRANTOR: ROCK RUN LLC
 GRANTEE: PACIFICORP, AND OREGON CORPORATION
 DATED: FEBRUARY 8, 2006
 RECORDED: JUNE 5, 2006
 ENTRY NO.: 2184434

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE NORTHERLY AND WESTERLY SIDES OF SAID PROPERTY AS SHOWN ON THIS PLAT.

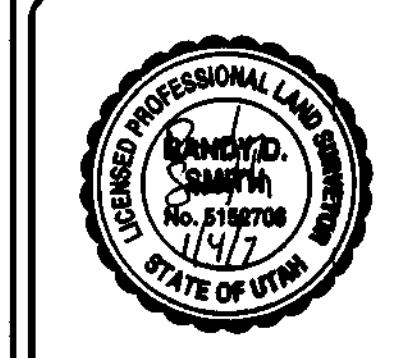
EXCEPTION 15: COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, EXCEPT COLOR, CREED, NATIONAL ORIGIN, RELIGION, SEX, HANDICAP OR FAMILIAL STATUS, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANTS (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS CONTAINED IN INSTRUMENT:
 DATED: NOVEMBER 21, 2005
 RECORDED: NOVEMBER 21, 2005
 ENTRY NO.: 2143506

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

VICINITY MAP



REV	DATE	DESCRIPTION
1	12/29/06	REVISIONS PER CLIENT REQUEST
2	1/04/07	REVISION OF THE ZONING CLASSIFICATION



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
 5991 SOUTH 3500 WEST, ROY, UT.
 PREPARED FOR: THE CLAWSON GROUP
 DWANE BRIENHOLZ
 5107 SOUTH 900 EAST #100
 SALT LAKE CITY, UT.
 LOCATION: NE 1/4 SEC. 21, T.5N., R.2W., S.L.B.#4

JOB NO:	06135-065
DATE:	12/7/06
SCALE:	1" = 30'
DESIGNED:	
DRAWN:	JAW
CHECKED:	RDS