

SCALE: 1" = 20'



SURVEYOR'S CERTIFICATE

TO: GARY NIELSON, JAMER MOLINA, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(d), 8, 9, 10, 11(b), & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

David B. Draper
8-4-08

DAVID B. DRAPER
LICENSE NO. 6861599

LEGAL DESCRIPTIONS PER TITLE REPORT

ALL OF LOT 7, BLOCK 3, PLAT B, OGDEN CITY SURVEY, ALSO PART OF LOT 8, BLOCK 3, PLAT B, OGDEN CITY SURVEY; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, RUNNING THENCE SOUTH 89 FEET; THENCE WEST 132 FEET; THENCE NORTH 50 FEET; THENCE WEST 33 FEET; THENCE NORTH 5 FEET; THENCE WEST 140 FEET; THENCE NORTH 44 FEET; THENCE EAST 305 FEET TO THE EAST LINE OF LOT 8 AND THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

ALL OF LOT 7 AND A PORTION OF LOT 8, BLOCK 3, PLAT B, OGDEN CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE SOUTH 00°58'00" WEST ALONG THE EASTERLY LINE AND LINE EXTENDED 232.01 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 8, SAID POINT BEING SOUTH 00°58'00" WEST ALONG SAID EASTERLY LINE 99.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89°01'33" WEST 132.00 FEET; THENCE NORTH 00°58'00" EAST 50.00 FEET; THENCE NORTH 89°01'33" WEST 38.00 FEET; THENCE NORTH 00°58'00" EAST 5.00 FEET; THENCE NORTH 89°01'27" WEST 141.68 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8, SAID POINT BEING SOUTH 00°56'43" WEST ALONG SAID WESTERLY LINE 44.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00°56'43" EAST ALONG SAID WESTERLY LINE AND LINE EXTENDED 177.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89°01'21" EAST ALONG THE NORTHERLY LINE OF SAID LOT 7 A DISTANCE OF 311.74 FEET TO THE POINT OF BEGINNING.

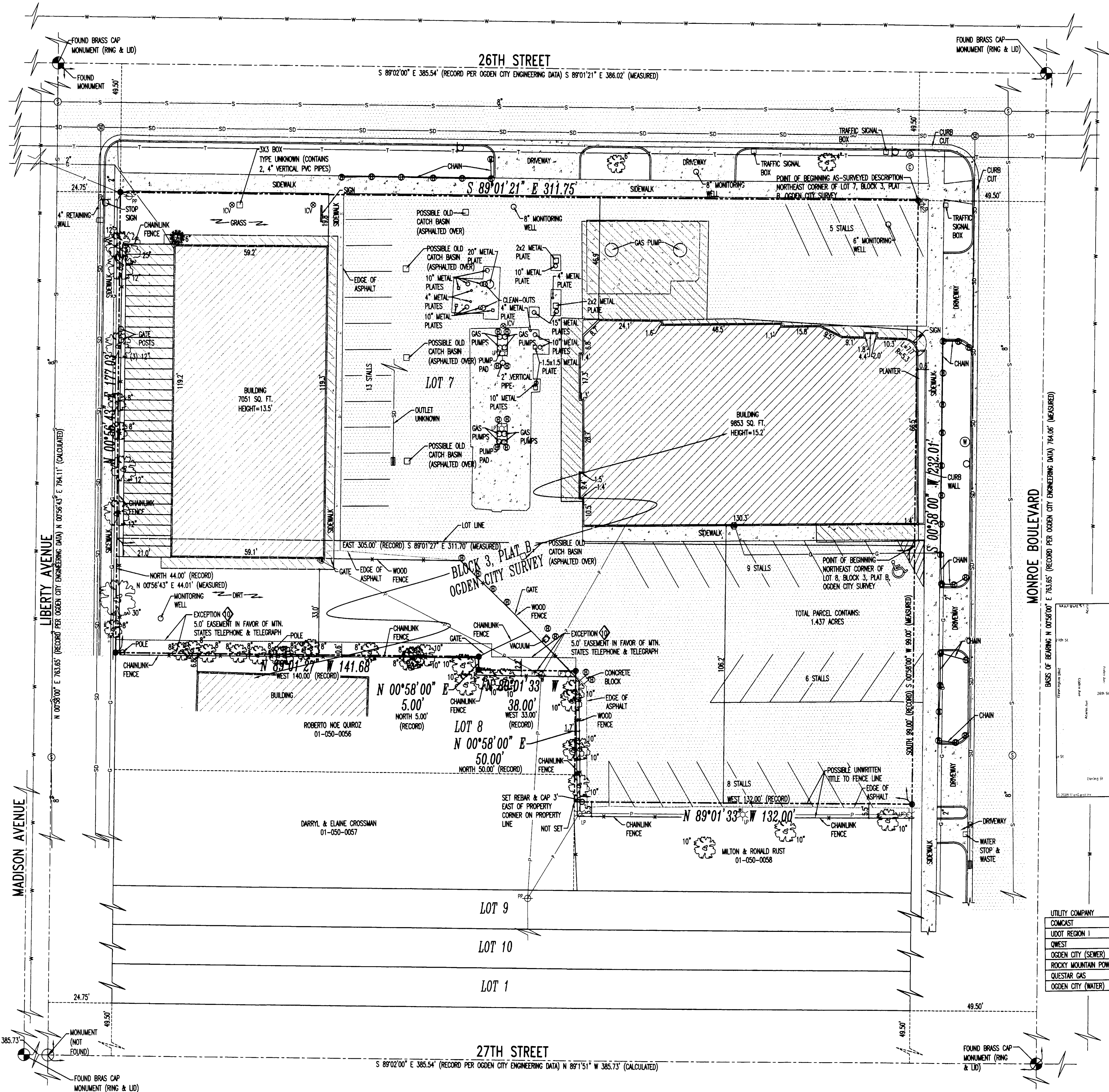
PARCEL CONTAINS 62,630 SQ. FT. OR 1.437 ACRES

NARRATIVE

- 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 071-5072610 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JULY 14, 2008, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

ALL APPLICABLE PLOTTABLE SCHEDULE B-2 EXCEPTIONS:

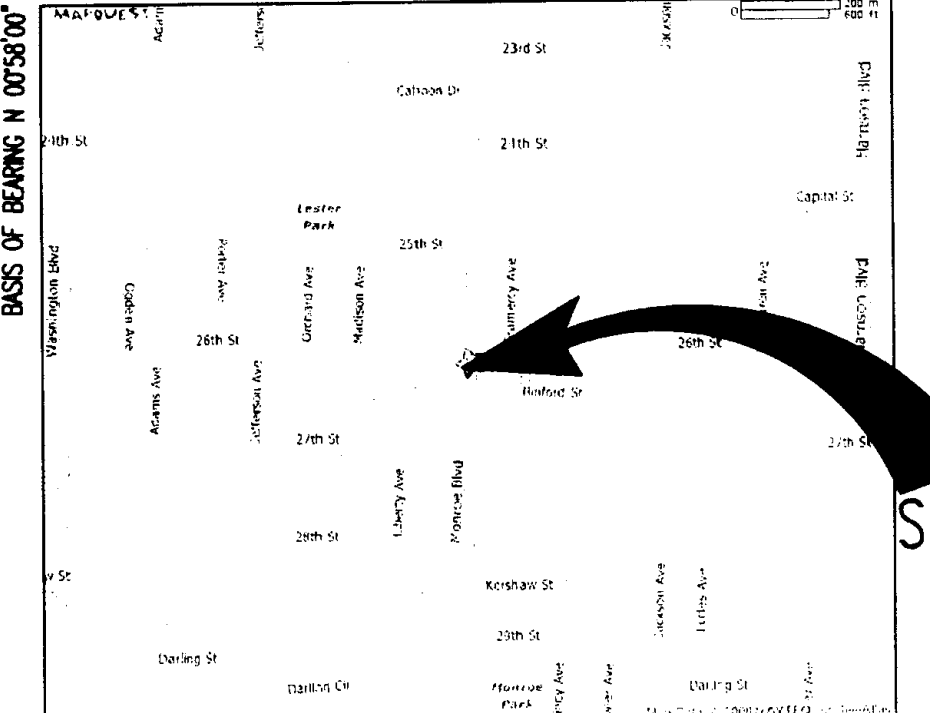
- 10. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, ITS SUCCESSORS, ASSIGNS, LESSEES, LICENSEES AND AGENTS BY INSTRUMENT RECORDED APRIL 24, 1973 AS ENTRY NO. 591889 IN BOOK 102 AT PAGE 593 OF OFFICIAL RECORDS, (AS SHOWN HEREON)
- 3. McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- 4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°58'00" EAST ALONG THE MONUMENT LINE OF MONROE AVENUE, BETWEEN THE FOUND BRASS CAP MONUMENTS, LOCATED AT THE INTERSECTION OF 26TH AND MONROE BOULEVARD, BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, T.5N, R.1W., SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.
- 5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "MCNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.
- 6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY COMPANIES AND BLUE STAKES SHOULD BE CONTACTED FOR ACTUAL LOCATIONS. ALL APPLICABLE UTILITY COMPANIES WERE CONTACTED AND REQUESTS WERE MADE FOR MAPS OF SUBJECT AREA. ALL MAPS RECEIVED TO THIS DATE ARE SHOWN HEREON. UTILITIES SHOWN AS THE STATUS "WAITING" MAY EXIST AND HAVE NOT BEEN RECEIVED AND ARE NOT DETECTED ON THIS SURVEY.
- 7. THE SUBJECT PARCEL DOES NOT FALL IN ANY FLOOD PLAIN PER: FEMA MAP NO. 49057C0429E EFFECTIVE DECEMBER 16, 2005.



LEGEND

- LOT LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- ASPHALT
- CONCRETE
- BUILDING
- OVERHANG
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- POWER POLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRICAL METER
- LIGHT POLE
- BOLLARD
- SIGN
- TELEPHONE RISER
- COMMUNICATION MANHOLE
- TRAFFICS SIGNAL POLE
- POWER POLE / LIGHT POLE
- SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"

MONROE BOULEVARD
BASIS OF BEARING N 00°58'00" E 763.65' (RECORD PER OGDEN CITY ENGINEERING DATA) 764.05' (MEASURED)



VICINITY MAP
SCALE: N.T.S.

PARKING TABLE

REGULAR STALLS	40
ADA STALLS	1
TOTAL STALLS	41

UTILITY COMPANY	CONTACT	CONTACT NUMBER	STATUS
COMCAST	GARY GOLDSTEIN	801-401-3041	SHOWN
UDOT REGION 1	DALE LAKE	801-620-1606	MAPS UNAVAILABLE
QWEST	ARLENE COMSTOCK	Arlene.Comstock@Qwest.com	SHOWN
OGDEN CITY (SEWER)	STEVE	801-629-8363	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	Joel.Simmons@PacifiCorp.com	SHOWN
QUESTAR GAS	RON EVANSON	801-324-3970	SHOWN
OGDEN CITY (WATER)	CHUCK SHURTLEFF	801-629-8354	WAITING

004109

RECEIVED
AUG 05 2008
WEBER CO SURVEYOR

McNEIL GROUP
Designing for the Future Since 1983
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TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneil-group.com

SINGH PARCEL
GARY NIELSON
2605 SOUTH MONROE BOULEVARD
OGDEN, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 5 N, RANGE 1 W, S188M

REVISIONS

REV.	DATE	DESCRIPTION
1	7-31-08	TITLE COMMENTS
2	8-04-08	NEW TITLE REPORT

PROJECT NO: 280202.7
CAD DWG. FILE: 280202.7ALT
DRAWN BY: KSL/KES
DESIGNED BY: DBD
FIELD CREW: JSG/DMP
CHECKED BY: DBD/MDH
DATE: 05-09-08

SHEET TITLE:
"ALTA/ACSM LAND TITLE SURVEY"
SHEET: 1 OF 1