

Grant Avenue

Ogden River Drive Subdivision  
Lot 5

Ogden River Drive Subdivision  
Lot 7

Lot 8

Washington Boulevard  
(Paved Public Highway)

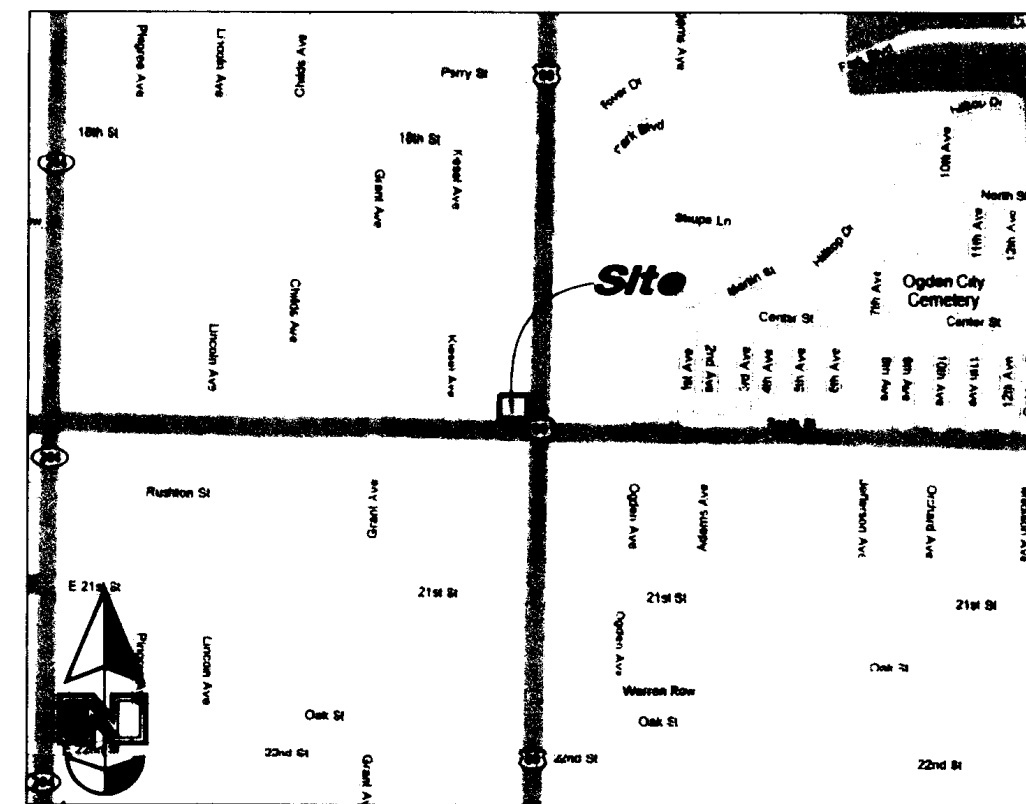
20th Street  
(Paved Public Street)

**Benchmark**  
Brass Cap Monument in Park Boulevard  
Elevation = 4295.12 feet (assigned)  
Observed RTK for this project 26 Nov, 2007

**Zoning Information**  
Zone = CBD (Central Business District)  
Building Setback Requirements =  
Front yard 10'  
Back yard none  
Side yard none  
Height Restrictions = One Story



Scale: 1" = 30'  
30 0 30 60



**Narrative**

This Survey was requested by Mr. Mike Sanders of Sanders Architects prerequisite to development of this property.  
A line between monuments found along 20th Street at Washington Boulevard and Grant Avenue was assigned the bearing of N 88°41'22" W as the Basis of Bearings to retrace and honor the Ogden River Drive Subdivision.  
Seems add to this Surveyor that the Ogden City Standard Bearing Base of N 0°58' E and N 89°02' W were not reconciled or even mentioned with the Ogden River Drive Subdivision Plat.  
It appears that the existing overhead power poles and lines shown on this survey are not covered by an easement.  
Property Corners were recovered as shown on this Survey.

**Title Information**

This survey was completed using Title Report Order No. WB33166JDS Amendment 2 dated August 8, 2008 from First American Title Insurance Company, issued by U.S. Title Company.  
The following survey related items from Schedule B - Section 2 of the title report could not be plotted:  
#13 Ogden City Resolution recorded November 1, 1993 as Entry No. 1255293 in Book 1687 at Page 1110 of Official Records blankets this site along with more ground but contains nothing to plot.  
#14 Ordinance No. 2000-27 recorded June 7, 2000 as Entry No. 1709915 in Book 2076 at Page 217 of Official Records blankets this site along with more ground but contains nothing to plot.  
#15 Ordinance No. 2003-83 recorded January 4, 2004 as Entry No. 2004067 and re-recorded March 23, 2004 as Entry No. 2019270 of Official Records blankets this site along with more ground but contains nothing to plot.  
#16 Notice of Adoption of "Ogden River Redevelopment Project Area" recorded September 19, 2002 as Entry No. 1875896 in Book 2264 at Page 236 of Official Records, and Ordinance 2002-52 recorded September 19, 2002 as Entry No. 1875897 in Book 2264 at Page 2941 of Official Records blankets this site along with more ground but contains nothing to plot.

**Notes**

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies, design plans and, where possible, measurements taken in the field. No underground explorations were performed.  
According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

**Record Descriptions**

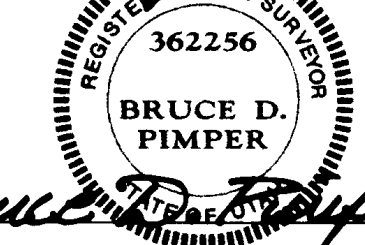
All of Lot 8, Ogden River Drive Subdivision, Ogden City, Weber County, Utah, according to the Official Plat thereof.  
Together with an Access Easement recorded December 19, 2006 as Entry No. 2229760 of Official Records.

**Certification**

To American First Federal Credit Union, H & P Investments, General Partnership, U.S. Title Company and First American Title Insurance Agency:

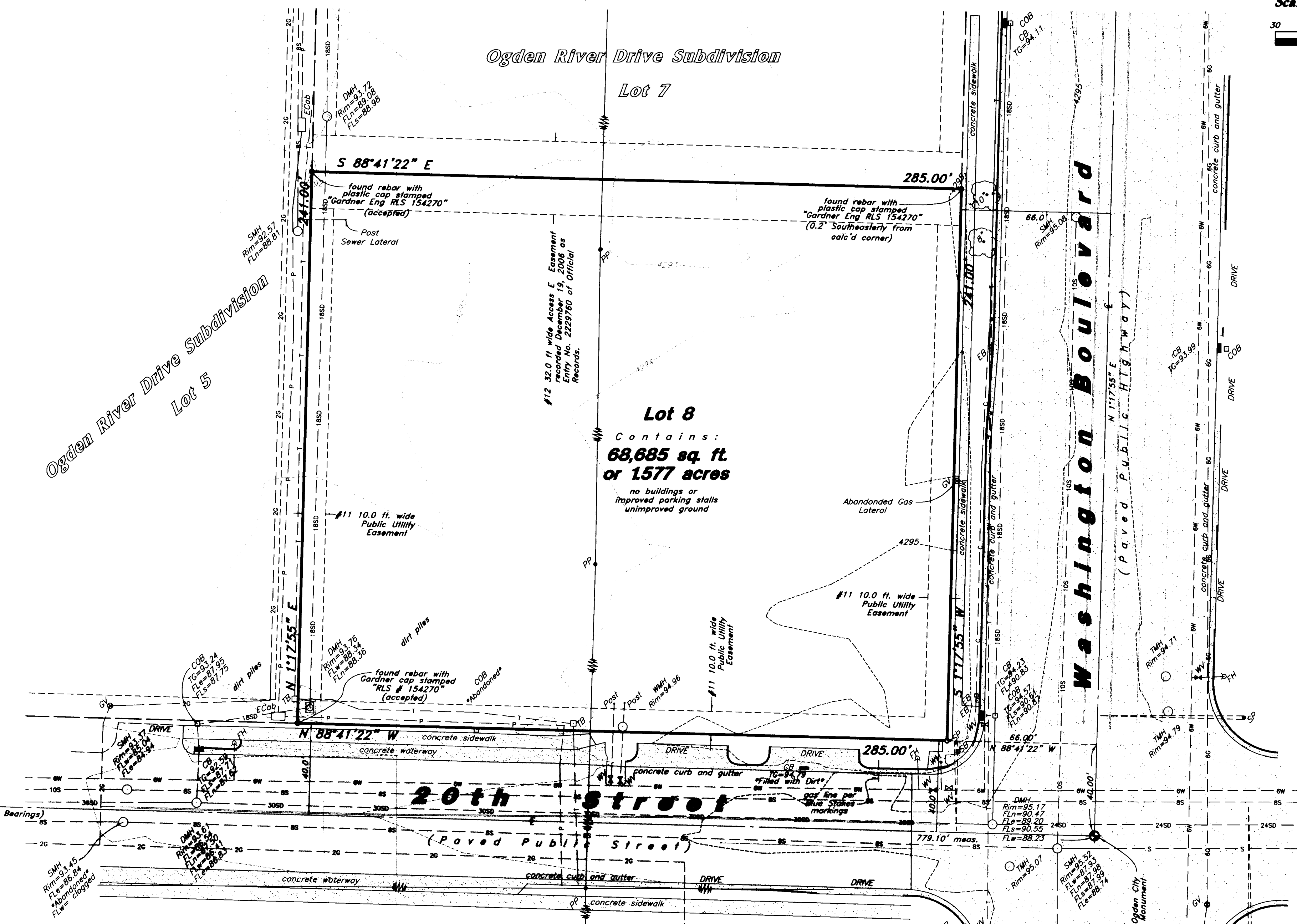
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, and NSPS in 2005, and includes Items 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 4 Sep 2008



Bruce D. Pimper  
Bruce D. Pimper  
Utah RLS No. 362256

Lot 8  
Contains:  
68,685 sq. ft.  
or 1577 acres  
no buildings or  
improved parking stalls  
unimproved ground



**Legend**

- Manhole (circle with 'M')
- Fire Hydrant (circle with 'FH')
- Water Valve (circle with 'WV')
- Buried Power Cable (dashed line with 'P')
- Buried Phone Cable (dashed line with 'T')
- Sanitary Sewer Line (dashed line with 'S')
- Culinary Water Line (dashed line with 'W')
- Gas Line (dashed line with 'G')
- Storm Drain Line (dashed line with 'SD')
- Buried Cable Line (dashed line with 'C')
- Power Pole (circle with 'PP')
- Signal Pole (circle with 'SP')
- Overhead Power, Telephone & Cable TV Line (solid line with 'PP/SP')
- Telephone Box (square with 'TB')
- Electrical Box (square with 'EB')
- Clean Out Box (square with 'COB')
- Flowline (line with 'FL')
- Centerline (line with 'C')
- Contour (dashed line with 'C')
- Deciduous Tree (cloud shape)
- Asphalt (hatched pattern)
- Concrete (solid pattern)
- Inlet Box (square with 'IB')
- Catch Basin (square with 'CB')
- Electrical Cabinet (square with 'ECAB')
- Gas Valve (square with 'GV')
- Signal Box (square with 'SB')
- Post (circle with 'P')

**Flood Plain Data**

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0426E dated 16 December 2005. Flood Zone X is defined as "Areas determined to be outside 0.2% annual chance floodplain." (no shading)

Designed by: ---  
Drafted by: jf  
Client Name:  
Sanders Architects

GREAT BASIN ENGINEERING - SOUTH  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)521-6529 Ogden (801)394-7288 Fax (801)521-9551

ALTA / ACSM Land Title Survey  
AFFCU - Ogden 2  
1979 South Washington Boulevard  
Ogden City, Weber County, Utah  
A Part of the SE 1/4 of Section 29, T6N, R1W, SLB&M

004163  
RECORDED  
OCT 27 2008  
WEBER CO SURVEYOR

19 Aug, 2008

SHEET NO.  
1