

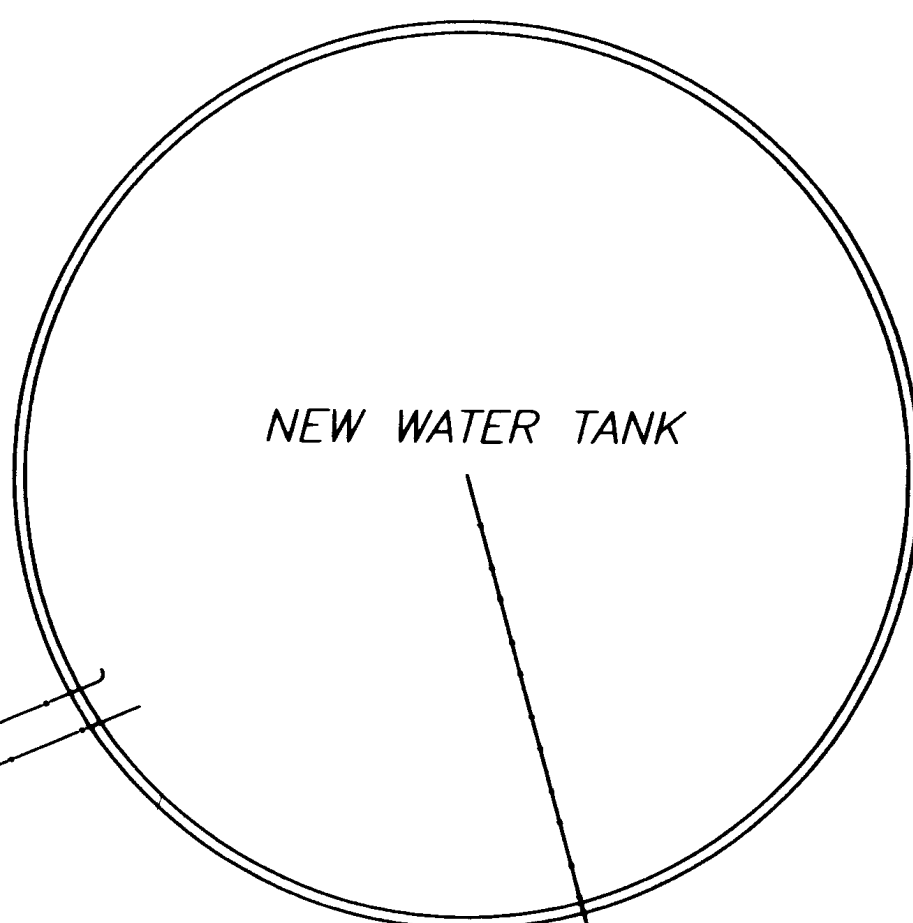
DAVID K. RICHARDS
TAX ID NO. 16-008-0013

(S 89°32'52" E) S 89°40'20" E 200.00

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

NORTH OGDEN COVE, L.C.
CONTAINS 50,000.00 SQ/FT
OR 1.15 ACRES



POINT OF BEGINNING
PARCEL C -
TANK OVERFLOW DRAINAGE EASEMENT

POINT OF BEGINNING - PARCEL A
SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

(N 89°32'52" W) N 89°40'20" W 200.00

DAVID K. RICHARDS
TAX ID NO. 16-008-0011

(N 89°37'28" W) 2603.17 (N 89°12'40" W) 2602.18

BASIS OF BEARING

NOT FOUND MONUMENT
SOUTHWEST CORNER, SECTION 16,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

FOUND MONUMENT
SOUTH QUARTER CORNER, SECTION 16,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

FOUND MONUMENT
EAST QUARTER CORNER, SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

LEGEND

- Section Monument
- Set Rebar & Cap Stamped
"Utah Land Surveying"
- North Ogden City Limits
- Property Line
- Easement Line
- Section Line
- Fence Line
- New Water Line



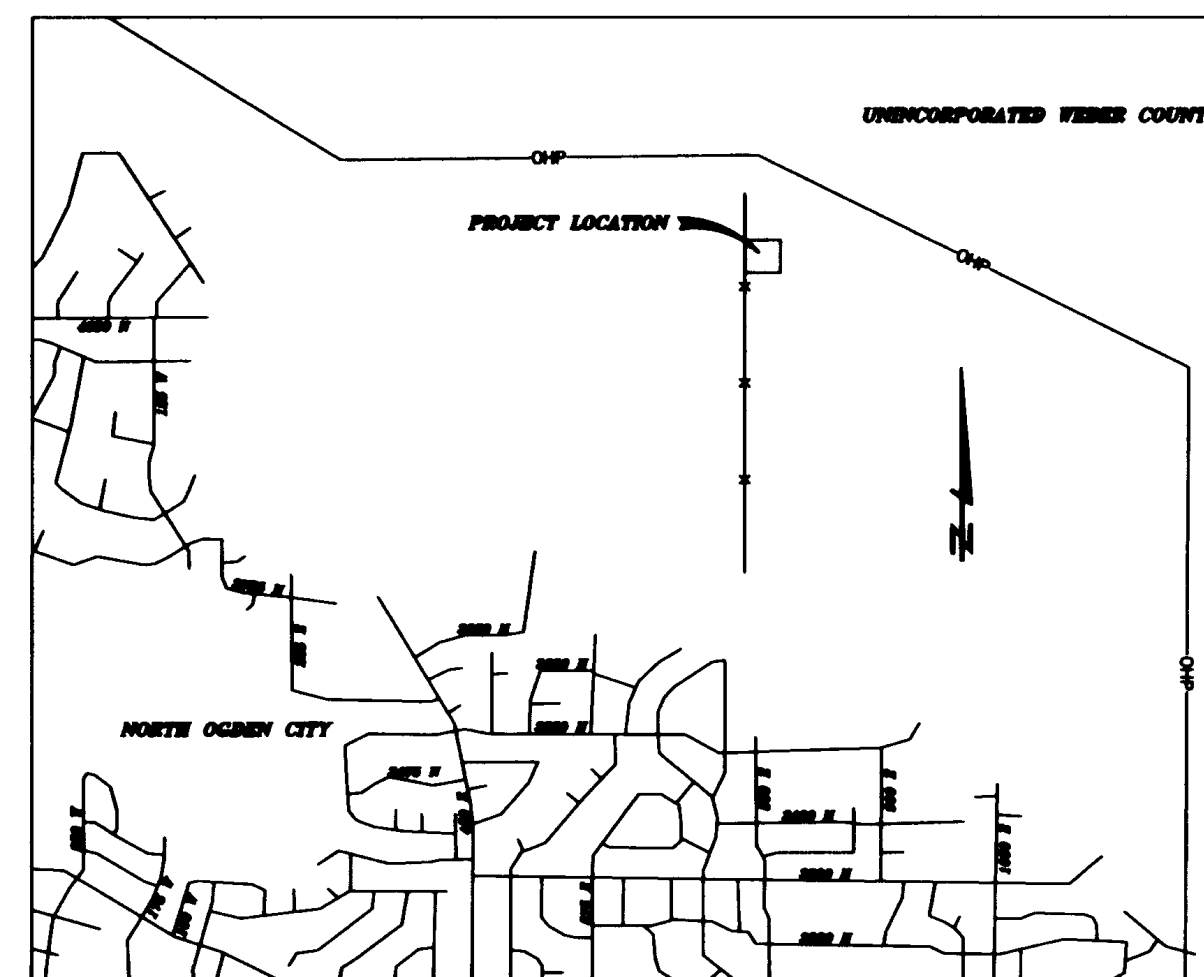
0' 5' 10' 20' 40'
SCALE: 1" = 20'

DAVID K. RICHARDS
TAX ID NO. 16-008-0010

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND MONUMENTS OF THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND 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. THE LOCATION OF ALL UNDERGROUND UTILITIES WERE LOCATED BY VISIBLE EVIDENCE AFTER THE REQUEST FOR BLUE STAKES TO MARK THE LOCATION OF THE UNDERGROUND UTILITIES. BLUE STAKES MARKINGS ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. THE PHONE NUMBER TO CONTACT BLUE STAKES IS 811.
5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0120 E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 21, 2001.

VICINITY MAP



SURVEYOR'S CERTIFICATE

TO: NORTH OGDEN COVE, L.C. OR ITS ASSIGNS AND NORTH OGDEN CITY AND FIRST AMERICAN TITLE 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 NPSI IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NPSI, 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.

LEGAL DESCRIPTION:

PARCEL A: (A FEE SIMPLE ESTATE)

NORTH OGDEN CITY, WEBER COUNTY, UTAH
TANK SITE LEGAL DESCRIPTION

AN AREA OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH IS NORTH 00°01'36" WEST 1553.22 FEET OF THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE SECTION LINE AND RUNNING THENCE:

NORTH 00°01'36" WEST 250.00 FEET ALONG SECTION LINE OF SECTION 16; THENCE SOUTH 89°32'52" EAST 200.00 FEET; THENCE SOUTH 00°01'36" EAST 250.00 FEET; THENCE NORTH 89°32'52" WEST 200.00 FEET TO POINT OF BEGINNING.

PARCEL B (EASEMENT ESTATE)

NORTH OGDEN CITY, WEBER COUNTY, UTAH
ACCESS & UTILITY EASEMENT

A STRIP OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH IS NORTH 89°12'07" WEST 2601.18 FEET AND NORTH 00°22'48" EAST 2461.47 FEET OF THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SECTION LINE AND AT THE NORTHWEST CORNER OF PROPOSED NORTH OGDEN COVE AND RUNNING THENCE:

NORTH 00°22'48" EAST 185.97 FEET ALONG THE QUARTER SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 21; THENCE NORTH 00°01'36" WEST 1553.22 FEET ALONG SECTION LINE OF SECTION 16; THENCE SOUTH 89°32'52" EAST 200.00 FEET; THENCE SOUTH 00°01'36" EAST 1553.13 FEET PARALLEL TO SECTION LINE TO A POINT ON THE NORTH SECTION LINE OF SECTION 21; THENCE SOUTH 00°22'48" WEST 185.71 FEET TO A POINT ON THE NORTH BOUNDARY OF PROPOSED PHASE 1 OF THE NORTH OGDEN COVE SUBDIVISION; THENCE SOUTH 89°25'31" WEST 20.00 FEET ALONG SAID BOUNDARY TO POINT OF BEGINNING.

PARCEL C: (EASEMENT ESTATE)

NORTH OGDEN CITY, WEBER COUNTY, UTAH
TANK OVERFLOW DRAINAGE EASEMENT

A STRIP OF LAND 30 FEET WIDE DESCRIBED BY A CENTERLINE OF WHICH IS SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TO BE USED AS A GRADING & DRAINAGE EASEMENT FOR THE PURPOSE OF DRAINING AND OVERFLOW OF CULINARY WATER STORAGE TANK, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY NORTH OGDEN CITY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH IS NORTH 00°01'36" WEST 1584.72 FEET AND EAST 199.99 FEET OF THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE BOUNDARY LINE OF THE DEDICATED TANK SITE AND RUNNING THENCE:
EAST 49.95 FEET; THENCE SOUTH 11°32'30" WEST 28.58 FEET; THENCE SOUTH 16°26'42" WEST 52.86 FEET; THENCE SOUTH 01°12'07" WEST 50.15 FEET; THENCE SOUTH 05°26'11" EAST 26.30 FEET; THENCE SOUTH 31°33'32" EAST 29.45 FEET; THENCE SOUTH 43°45'47" EAST 27.04 FEET; THENCE SOUTH 20°55'49" EAST 30.25 FEET; THENCE SOUTH 05°08'39" EAST 41.72 FEET; THENCE SOUTH 61°44'50" EAST 977.06 FEET TO END DESCRIBED CENTERLINE.

Travis R. Gower
TRAVIS R. GOWER, PLS #6439364

8-6-07
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:
FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. 321-4879053
EFFECTIVE DATE: APRIL 06, 2007 AT 7:30 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 11: EASEMENT IN FAVOR OF THE EAST WILLOW SPRINGS IRRIGATION COMPANY, A NON-PROFIT CORPORATION INCORPORATED, ITS LICENSEES, SUCCESSORS AND ASSIGNS, RECORDED APRIL 30, 1957 AS ENTRY NO. 274264 IN BOOK 546 AT PAGE 137 OF OFFICIAL RECORDS.

AGREEMENT BY AND BETWEEN THE STATE OF UTAH, ACTING THROUGH THE UTAH WATER AND POWER BOARD AND THE EAST WILLOW SPRINGS IRRIGATION COMPANY, RECORDED NOVEMBER 7, 1957 AS ENTRY NO. 283919 IN BOOK 563 AT PAGE 119 OF OFFICIAL RECORDS.

CONVEYANCE OF PROPERTY AND EASEMENT BY THE EAST WILLOW SPRINGS IRRIGATION COMPANY TO THE UTAH WATER AND POWER BOARD, RECORDED NOVEMBER 7, 1957 AS ENTRY NO. 283920 IN BOOK 563 AT PAGE 127 OF OFFICIAL RECORDS.

TRANSFER AND CONVEYANCE BY AND BETWEEN THE STATE OF UTAH, ACTING THROUGH THE UTAH WATER AND POWER BOARD AND EAST WILLOW SPRINGS IRRIGATION COMPANY, A UTAH CORPORATION, RECORDED AUGUST 10, 1973 AS ENTRY NO. 599120 IN BOOK 1063 AT PAGE 389 OF OFFICIAL RECORDS.

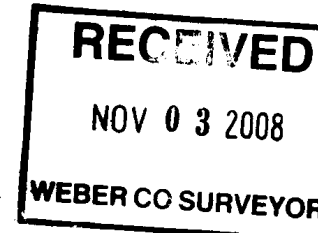
SURVEY FINDINGS: SAID EASEMENT IS NORTH AND EAST OF AND DOES NOT AFFECT THIS SURVEYED PROPERTY.

EXCEPTION 12: EASEMENTS CONVEYED TO EAST WILLOW SPRINGS IRRIGATION COMPANY AND UTAH POWER & LIGHT CO., AS STATED IN THAT CERTAIN QUIT-CLAIM DEED, ASSIGNMENT AND AGREEMENT, RECORDED AUGUST 27, 1974 AS ENTRY NO. 621948 IN BOOK 1063 AT PAGE 71 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID EASEMENT CREATES A BLANKET EASEMENT OVER THE ENTIRE PARCEL OF THIS SURVEYED PROPERTY.

EXCEPTION 14: ACCESS TO THE LAND OVER UNDEDICATED PUBLIC ROADS OR PRIVATE RIGHTS OF WAY DISCLOSED TO THE COMPANY, BUT THE COMPANY DOES NOT INSURE AGAINST ANY CONTRARY STATE OF FACT.

SURVEY FINDINGS: PARCEL 'B' IS AN ACCESS EASEMENT BEING TWENTY (20) FEET WIDE. THE WEST LINE OF SAID ACCESS EASEMENT IS THE SAME AS THE SECTION LINE AS SHOWN ON THIS SURVEY PLAT.



00416

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South
Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0816

PROFESSIONAL SURVEYOR
TRAVIS R. GOWER
No. 6439364
STATE OF UTAH

REF	DATE	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY
NORTH OGDEN WATER TANK SITE

PREPARED FOR: GARDNER ENGINEERING
DAN WHITE
5875 S. ADAMS AVENUE PKWY. STE 200
OGDEN, UT
LOCATION: SOUTH EAST 1/4, SEC 16, T7N, R1W, S18&M

JOB NO:	0122-07
DATE:	6/20/2007
SCALE:	1" = 20'
DRAWN:	MLW
CHECKED:	TRG
DESIGNED:	