

# MOYES SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF 20, T. 6 N., R. 1 W., S.L.B.&M. OGDEN CITY, WEBER COUNTY, UTAH

**CC LEASING LLC**  
12-124-0056

**MOYES INVESTMENT COMPANY, LC**  
(AS-SURVEYED)  
12-124-0049  
81,285 SQ. FT. / 1.87 AC.  
**EXIST. BUILDING**  
F.F.E = 4286.70  
28,455 SQ. FT.

**THE STATE OF UTAH**  
12-124-0027

**1700 SOUTH**

## SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

STEPHEN J. FACKRELL DATE 1-8-2008  
LICENSE NO. 191517

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL IN ORDER TO SUBDIVIDE THE PARCEL FOR DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY WAS NORTH 00°58'00" EAST CALCULATED AS AN AVERAGE OF THE CENTERLINE MONUMENTS ALONG GRANVILLE AVENUE BETWEEN 1300 SOUTH AND 1700 SOUTH. BOUNDARY LINES HAVE BEEN RE-ESTABLISHED BASED UPON THE CURRENT DEED OF RECORD. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE".

THE UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAN. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF UTILITY LOCATIONS, WEBER COUNTY SURVEYS: OGDEN GRAIN FACILITY, PROPERTY OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, AND PROPERTY SURVEY FOR INTERMOUNTAIN FARMERS ASSOCIATION; PARCEL ID'S, QUIT-CLAIM DEED, AND OTHER DOCUMENTS AVAILABLE AT THE WEBER COUNTY RECORDER'S OFFICE.

## LEGAL DESCRIPTION (DEED)

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF WALL AVENUE WHICH IS NORTH 89°14' WEST 161.73 FEET, SOUTH 46°12' WEST 95.44 FEET, SOUTH 26°13' WEST 90.00 FEET, SOUTH 43°21' EAST 146.47 FEET, NORTH 89°02' WEST 179.73 FEET AND SOUTH 0°58' WEST 298.68 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; RUNNING THENCE SOUTH 89°23'47" EAST 287.96 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 4°56'55" EAST 18.22 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°58' WEST 263.30 TO A POINT 800.00 FEET NORTH 0°58' EAST FROM THE NORTH LINE OF 17TH STREET, THENCE NORTH 89°02' WEST 289.83 FEET TO SAID EAST LINE OF WALL AVENUE, THENCE NORTH 0°58' EAST 279.60 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

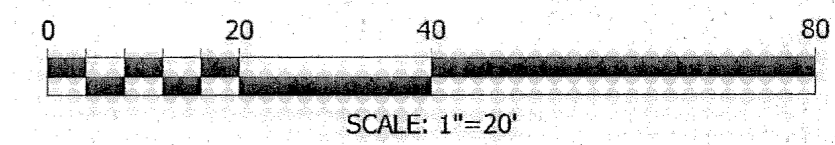
CONTAINS 1.866 ACRES

## LEGAL DESCRIPTION (AS-SURVEYED)

A PARCEL OF LAND DESCRIBED ON THAT CERTAIN RECORD OF SURVEY 422 RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING OF NORTH 00°58'00" EAST CALCULATED AS AN AVERAGE OF THE CENTERLINE MONUMENTS LOCATED IN GRANVILLE AVENUE BETWEEN 1300 SOUTH AND 1700 SOUTH) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF RECORD LOCATED NORTH 89°14'00" WEST 161.73 FEET, SOUTH 46°12'00" WEST 95.44 FEET, SOUTH 26°13'00" WEST 90.00 FEET, SOUTH 43°21'00" EAST 146.47 FEET, NORTH 89°02'00" WEST 179.73 FEET AND SOUTH 0°58'00" WEST 298.68 FEET FROM THE CENTER OF SAID SECTION, SAID POINT ALSO BEING LOCATED NORTH 00°58'00" EAST 1801.29 FEET AND EAST 40.00 FEET FROM THE CENTERLINE MONUMENT LOCATED AT 1800 SOUTH AND WALL AVENUE DESCRIBED AS FOLLOWS:  
SOUTH 89°23'47" EAST 287.96 FEET (ALONG AN EXISTING FENCE BY RECORD); THENCE SOUTH 04°56'55" EAST 18.22 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 00°58'00" WEST 263.30 FEET TO A POINT 800 FEET NORTH 00°58'00" EAST FROM THE NORTH LINE OF 1700 SOUTH BY RECORD; THENCE NORTH 89°02'00" WEST 289.83 FEET TO EAST LINE OF SAID WALL AVENUE; THENCE NORTH 00°58'00" EAST 279.60 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS - 81,285 SQ. FT. / 1.87 ACRES



## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

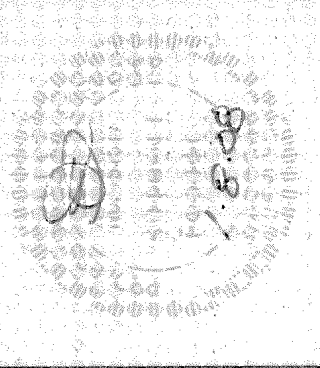
- BOUNDARY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER (NOT FOUND)
- MONUMENT
- MONUMENT (NOT FOUND)
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- CORNER TO BE SET WITH A 5/8" REBAR W/ ORANGE CAP OR NAIL & WASHER STAMPED "PINNACLE LS 191517"
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING LANDSCAPING

## BENCHMARK

BENCHMARK IS: CENTERLINE MONUMENT AT THE INTERSECTION OF 1500 SOUTH AND GRANVILLE AVENUE. ELEVATION = 4334.60

**PINNACLE**  
Engineering & Land Surveying, Inc.  
Layton • West Bountiful • Mount Pleasant • St. George  
1513 North Hillfield Rd., Suite #2 Phone: (801) 866-0676  
Layton, UT 84041 Fax: (801) 866-0678

**MOYES SURVEY**  
BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY  
FOR: LONDON MOYES  
1590 WALL AVENUE  
OGDEN, UTAH 84401  
JOB# 08-025



DATE	REVISION	BY	DATE
4/2008			
5/2008			
5/2008			

DATE	DESIGNED BY	DATE	DESIGNED BY

DATE	DRAWN BY	DATE	DRAWN BY

DATE	APPROVED BY	DATE	APPROVED BY

SHEET #	OF	SHEET #
1	1	1

P:\2008 PROJECTS\08-025\DWG\08-025\_BTS.DWG 12/29/2008 2:09 PM

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHIN THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.