

NARRATIVE:

This A.L.T.A. Survey was requested by Mr. Richard Webber. Ogdan City Monuments were found at the intersection of Fowler Avenue and Sixteen Street and along the centerline of Sixteen Street at Ogdan City stationing A=172+85.70, B=153+25.05. A line bearing S 89°57'00" W between these two monuments was used as the Basis of Bearings (Ogdan City Basis). Property corners were monumented as depicted on drawing.

Note:

This property falls within Zone 'C' designating Area of minimal flooding as shown on the Flood Insurance Rate Map, Community Panel No. 490189 0004 B, dated January 19, 1983.

Zoning

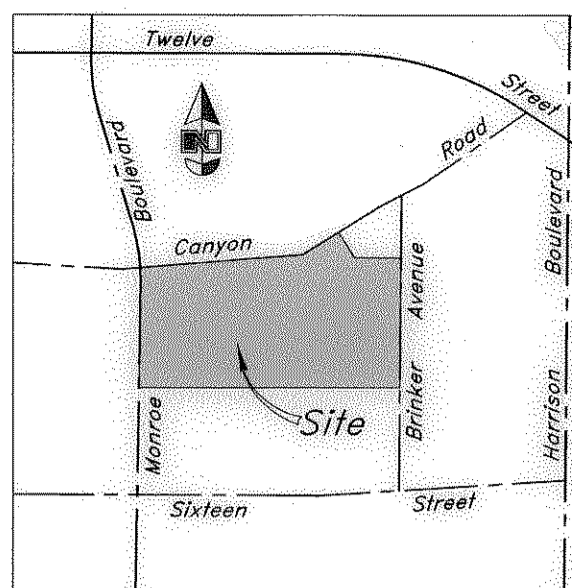
R-2 Two family residential zone

Building Setback

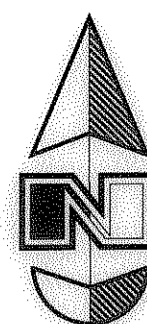
Front yard-25'
Side yard-5', with a total width of two side yards of not less than 18'
Side yard-facing street-20'
Rear yard-30'
Minimum Lot Area-6,000 sq. ft.
Corner Lot-7,000 sq. ft.
Minimum Lot Width-60', corner lot 70'

Building Height

Minimum-1 story
Maximum-2 1/2 stories or 35'

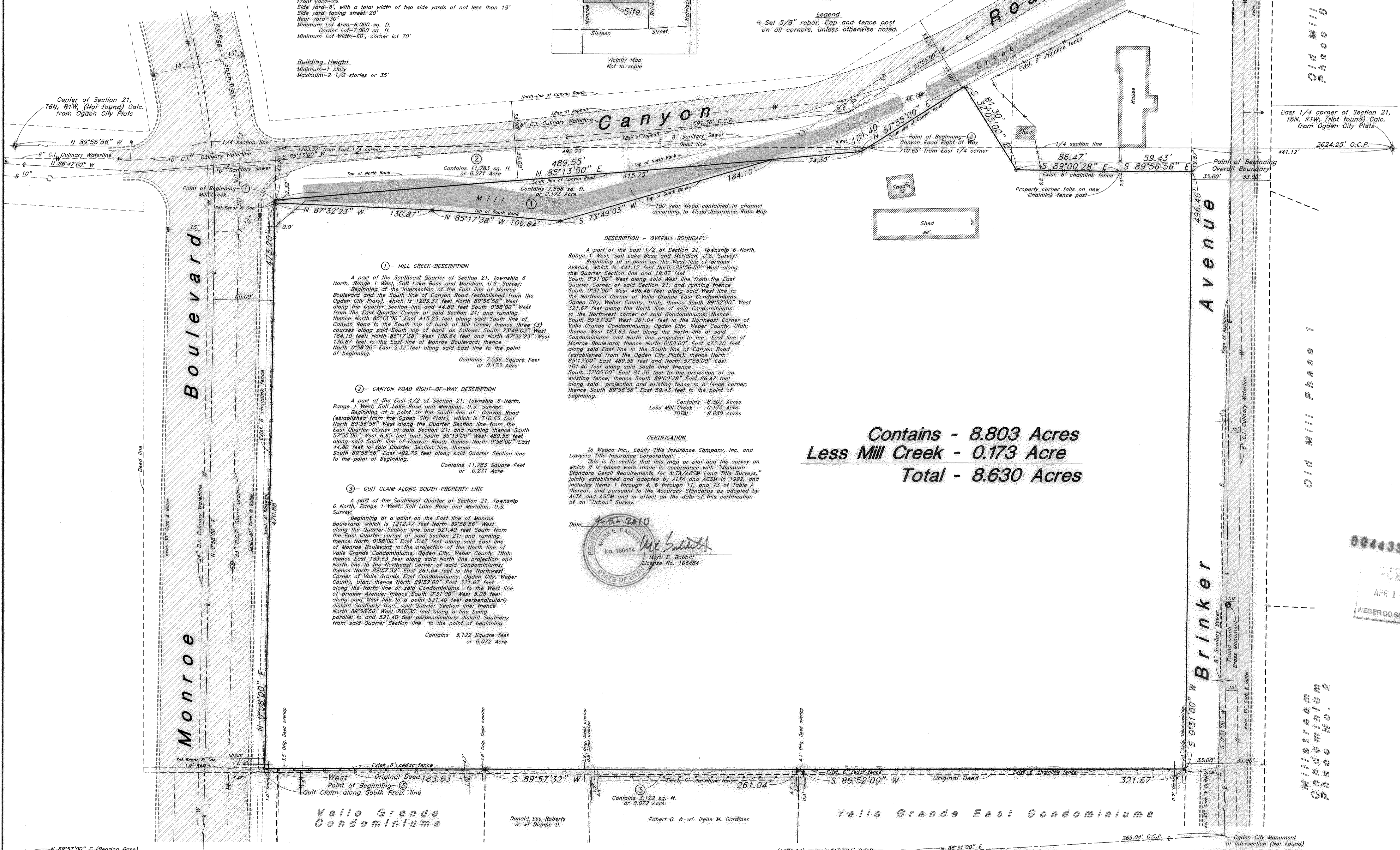


Scale: 1" = 40'



Legend

Set 5/8" rebar, cap and fence post on all corners, unless otherwise noted.



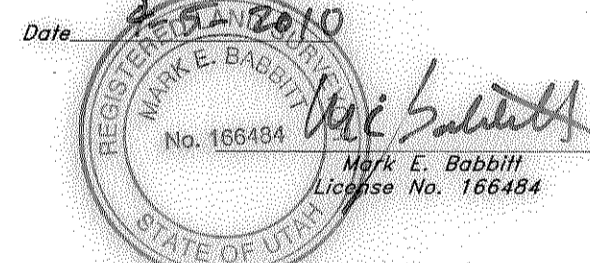
DESCRIPTION - OVERALL BOUNDARY

A part of the East 1/2 of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Brinker Avenue, which is 441.12 feet North 89°56'56" West along the Quarter Section line and 19.87 feet South 0°31'00" West along said West line from the East Quarter Corner of said Section 21; and running thence South 0°31'00" West 496.46 feet along said West line to the Northeast Corner of Valle Grande East Condominiums, Ogdan City, Weber County, Utah; thence South 89°52'00" West 321.67 feet along the North line of said Condominiums to the Northwest corner of said Condominiums; thence South 89°57'32" West 261.04 feet to the Northeast Corner of Valle Grande Condominiums, Ogdan City, Weber County, Utah; thence West 183.63 feet along the North line of said Condominiums and North line projected to the East line of Monroe Boulevard; thence North 0°58'00" East 473.20 feet along said East line to the South line of Canyon Road (established from the Ogdan City Plats); thence North 85°13'00" East 489.55 feet and North 57°55'00" East 101.40 feet along said South line; thence South 32°05'00" East 91.30 feet to the projection of an existing fence; thence South 89°00'28" East 86.47 feet along said projection and existing fence to a fence corner; thence South 89°56'56" East 59.43 feet to the point of beginning.

Contains 8,803 Acres
Less Mill Creek 0.173 Acre
TOTAL 8,630 Acres

CERTIFICATION

To Webco Inc., Equity Title Insurance Company, Inc. and Lawyers Title Insurance Corporation: 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 ACSM in 1992, and includes Items 1 through 4, 6 through 11, and 13 of Table A thereof, and pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification of an "Urban Survey."



Contains - 8.803 Acres
Less Mill Creek - 0.173 Acre
Total - 8.630 Acres

1 - MILL CREEK DESCRIPTION

A part of the Southeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the intersection of the East line of Monroe Boulevard and the South line of Canyon Road (established from the Ogdan City Plats), which is 1203.37 feet North 89°56'56" West along the Quarter Section line and 44.80 feet South 0°58'00" West from the East Quarter Corner of said Section 21; and running thence North 85°13'00" East 415.25 feet along said South line of Canyon Road to the South top of bank of Mill Creek; thence three (3) courses along said South top of bank as follows: South 73°49'03" West 184.10 feet; North 85°17'38" West 106.64 feet and North 87°32'23" West 130.87 feet; to the East line of Monroe Boulevard; thence North 0°58'00" East 2.32 feet along said East line to the point of beginning.

Contains 7,556 Square Feet or 0.173 Acre

2 - CANYON ROAD RIGHT-OF-WAY DESCRIPTION

A part of the East 1/2 of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the South line of Canyon Road (established from the Ogdan City Plats), which is 710.65 feet North 89°56'56" West along the Quarter Section line from the East Quarter Corner of said Section 21; and running thence South 57°55'00" West 6.65 feet and South 85°13'00" West 489.55 feet along said South line of Canyon Road; thence North 0°58'00" East 44.80 feet to said Quarter Section line; thence South 89°56'56" East 492.73 feet along said Quarter Section line to the point of beginning.

Contains 11,783 Square Feet or 0.271 Acre

3 - QUIT CLAIM ALONG SOUTH PROPERTY LINE

A part of the Southeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the East line of Monroe Boulevard, which is 1212.17 feet North 89°56'56" West along the Quarter Section line and 521.40 feet South from the East Quarter corner of said Section 21; and running thence North 0°58'00" East 3.47 feet along said East line of Monroe Boulevard to the projection of the North line of Valle Grande Condominiums, Ogdan City, Weber County, Utah; thence East 183.63 feet along said North line projection and North line to the Northeast Corner of said Condominiums; thence North 89°57'32" East 261.04 feet to the Northwest Corner of Valle Grande East Condominiums, Ogdan City, Weber County, Utah; thence North 89°52'00" East 321.67 feet along the North line of said Condominiums to the West line of Brinker Avenue; thence South 0°31'00" West 5.08 feet along said West line to a point 521.40 feet perpendicularly distant Southerly from said Quarter Section line; thence North 89°56'56" West 766.35 feet along a line being parallel to and 521.40 feet perpendicularly distant Southerly from said Quarter Section line to the point of beginning.

Contains 3,122 Square feet or 0.072 Acre

004439
RECEIVED
APR 14 2010
WEBER CO SURVEYOR

A.L.T.A. Survey

Project information including client name (Farr Orchard), surveyor name (GREAT BASIN ENGINEERING NORTH), scale (1" = 40'), date (17 Nov, 1997), and drawing number (WEBFARR1).