

SETBACK REQUIREMENTS FOR ZONE (C2) COMMUNITY COMMERCIAL

MINIMUM LOT AREA = NONE
 MINIMUM LOT WIDTH = NONE
 MINIMUM YARD SETBACKS:
 FRONT = 10'
 SIDE = NONE, EXCEPT 10' ADJACENT TO RESIDENTIAL BOUNDARY
 SIDE FACING STREET ON CORNER LOT = 10'
 REAR = NONE, EXCEPT 10' WHERE BUILDING REARS ON A RESIDENTIAL ZONE OR STREET
 BUILDING HEIGHT:
 MINIMUM = 1 STORY
 MAXIMUM = NONE
 MAXIMUM LOT COVERAGE = NOT OVER 60% OF LOT AREA OF BUILDINGS OR ACCESSORY BUILDINGS
 PARKING REQUIREMENTS:
 1 SPACE PER EMPLOYEE ON HIGHEST SHIFT.

LEGEND

- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SEWER LINE
- GAS METER
- STORM DRAIN LINE
- GAS LINE
- IRRIGATION LINE
- BUILDING
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- MAILBOX
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- ROOF DRAIN
- ELECTRICAL BOX
- TELEPHONE RISER
- WATER MANHOLE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- POWER POLE
- SIGN
- FIRE DEPT CONNECTION
- RECORD & MEASURED
- RECORD
- MEASURED

LEGAL DESCRIPTION PER TITLE REPORT

LOT 405, FASHION POINTE PHASE NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED NOVEMBER 14, 2003 IN BOOK 58 AT PAGE 93 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

WITH RESPECT TO THIS SURVEY, THE UNDERSIGNED HEREBY CERTIFIES TO WEST STAR PLAZA AT FASHION POINTE, LLC, A UTAH LIMITED LIABILITY COMPANY, AMERICAN NATIONAL INSURANCE COMPANY, THE CLAWSON GROUP, NATIONAL TITLE AGENCY, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS FOLLOWS: (1) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, IS CORRECT ACCORDING TO THE RECORD DESCRIPTION OF THE LAND, CORRECTLY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL LOADING DOCKS AND PARKING SPACES AND FACILITIES AND THE LOCATION OF ALL WATER COURSES, WATER BODIES, LOT LINES AND MONUMENTS; (2) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS BENEFITING OR BURDENING THE PREMISES OR RIGHTS-OF-WAY ACROSS THE LAND, OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; NO PARTY WALLS, NO ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS ON THE PREMISES AND NO ENCROACHMENTS ON THE LAND BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; (3) UNLESS SPECIFICALLY NOTED UPON, THE PREMISES DO NOT LIE WITHIN ANY AREA DESIGNATED UNDER ANY FEDERAL, STATE OR MUNICIPAL LAW OR REGULATIONS AS A FLOOD PLAIN; (4) ALL ACCESS TO AND EGRESS FROM THE PREMISES ARE SHOWN; (5) MUNICIPAL WATER SERVICE, STORM SEWER, SANITARY SEWER FACILITIES AND TELEPHONE, ELECTRIC AND GAS SERVICES ARE AVAILABLE TO THE PREMISES WITHOUT THE NEED FOR EASEMENTS ACROSS THE LAND OF OTHERS; AND (6) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLES" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS AND INCLUDE ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11(a), 11(b) AND 13 OF TABLE A, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA/ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY; AND (7) AS OF THE DATE HEREOF, THE PROPERTY SURVEYED IS LOCATED WITHIN THE CITY OF SOUTH OGDEN CITY AND IS ZONED COMMUNITY COMMERCIAL.

DAVID B. DRAPER
 LICENSE NO. 8861999

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. 5344266 AMENDMENT NO. 1 PREPARED BY NATIONAL TITLE AGENCY, LLC. EFFECTIVE DATE: OCTOBER 8, 2010, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

SCHEDULE B-2 EXCEPTIONS:

- 1-10. NOT A SURVEY MATTER
- (THE FOLLOWING AFFECTS THE NORTHERLY BOUNDARY OF PARCELS 1 AND 2)
 - 11 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND SANITARY SEWER PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO UTAH HIGHLANDS WATER SEWER IMPROVEMENT DISTRICT, A BODY POLITICAL OF WEBER COUNTY, UTAH, AND ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED JULY 13, 1987 AS ENTRY NO. 1018022 IN BOOK 1521 AT PAGE 2111 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
- (THE FOLLOWING AFFECTS A PORTION OF PARCEL 2)
 - 12 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A DRAINAGE PIPE AND INCIDENTAL PURPOSES AS GRANTED TO WEBER COUNTY, STATE OF UTAH, BY INSTRUMENT RECORDED APRIL 02, 1997 AS ENTRY NO. 1465499 IN BOOK 1855 AT PAGE 621 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
- (THE FOLLOWING AFFECTS THE EASTERLY PORTION OF PARCEL 1)
 - 13 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SANITARY SEWER PIPELINES, MANHOLES, LATERALS AND OTHER COLLECTION AND TRANSMISSION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UTAH HIGHLANDS IMPROVEMENT DISTRICT, A BODY POLITICAL OF THE STATE OF UTAH, BY INSTRUMENT RECORDED FEBRUARY 04, 1996 AS ENTRY NO. 1519608 IN BOOK 1905 AT PAGE 2196 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
- (THE FOLLOWING AFFECTS THE SOUTHWESTERLY PORTION OF PARCEL 2)
 - 14 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CULINARY WATER PIPELINES, VALVES, LATERALS, AND OTHER COLLECTION AND TRANSMISSION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES THEREOF AS GRANTED TO UTAH HIGHLANDS IMPROVEMENTS DISTRICT, A BODY POLITICAL OF THE STATE OF UTAH, BY INSTRUMENT RECORDED FEBRUARY 04, 1998 AS ENTRY NO. 1519610 IN BOOK 1905 AT PAGE 2200 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
 - 15 EASEMENT AND RELEASE AGREEMENT BY AND BETWEEN SOUTH OGDEN CITY, UTAH AND LANDSTAR DEVELOPMENT, RECORDED NOVEMBER 19, 1999 AS ENTRY NO. 1674976 IN BOOK 2044 AT PAGE 2280 OF OFFICIAL RECORDS. (BLANKETS SUBJECT PARCEL)
 - 16 ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED NOVEMBER 19, 1999 AS ENTRY NO. 1674976 IN BOOK 2044 AT PAGE 2314 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C).
- 17 A 10 FOOT UTILITY AND DRAINAGE EASEMENT ALONG NORTH, EAST AND SOUTH LINE; DETENTION POND EASEMENT; AND A NO-ACCESS LINE ALONG THE WEST LINE AS SHOWN ON THE OFFICIAL PLAT RECORDED NOVEMBER 14, 2003 IN BOOK 58 AT PAGE 93. (AS SHOWN HEREON)
- 18 NOT A SURVEY MATTER.
- 19 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED APRIL 08, 2008 AS ENTRY NO. 2333428 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
- NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION. (AS SHOWN HEREON)
- 20 AFFIDAVIT NOTICE OF VACATION OF A PORTION OF EASEMENT RECORDED OCTOBER 8, 2008 AS ENTRY NO. 2369171 OF OFFICIAL RECORDS.
- 21 ORDINANCE NO. 08-21, AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, VACATING A PORTION OF A CITY UTILITY EASEMENT LOCATED AT APPROXIMATELY 5926 FASHION POINTE DRIVE, PRESERVING THE BALANCE OF THE EASEMENT OVER THAT PROPERTY; AND ESTABLISHING AN EFFECTIVE DATE, RECORDED MARCH 5, 2009 AS ENTRY NO. 2385764 OF OFFICIAL RECORDS.
- 22 A LETTER RECORDED MARCH 31, 2009 AS ENTRY NO. 2401449 OF OFFICIAL RECORDS.
- ORDINANCE NO. 09-01, AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, VACATING A PORTION OF A CITY UTILITY EASEMENT LOCATED AT APPROXIMATELY 5926 FASHION POINTE DRIVE, PRESERVING THE BALANCE OF THE EASEMENT OVER THAT PROPERTY; AND ESTABLISHING AN EFFECTIVE DATE, RECORDED JULY 30, 2009 AS ENTRY NO. 2427002 OF OFFICIAL RECORDS.
- 23 SUBJECT TO THOSE ITEMS DISCLOSED IN THAT CERTAIN MCNEIL GROUP SURVEY DATED AUGUST 30, 2010 IDENTIFIED AS PROJECT NO. 10398 AS FOLLOWS:
 - A. POWER LINE ALONG THE NORTHWEST CORNER OF LOT 405.
 - B. WATER LINE ALONG THE WEST LINE OF LOT 405.
 - C. CATV LINE ALONG THE NORTH LINE LIES OUTSIDE OF UTILITY EASEMENT.
 - D. THREE SIGNS ALONG THE SOUTHWEST LINE OF LOT 405. (AS SHOWN HEREON)

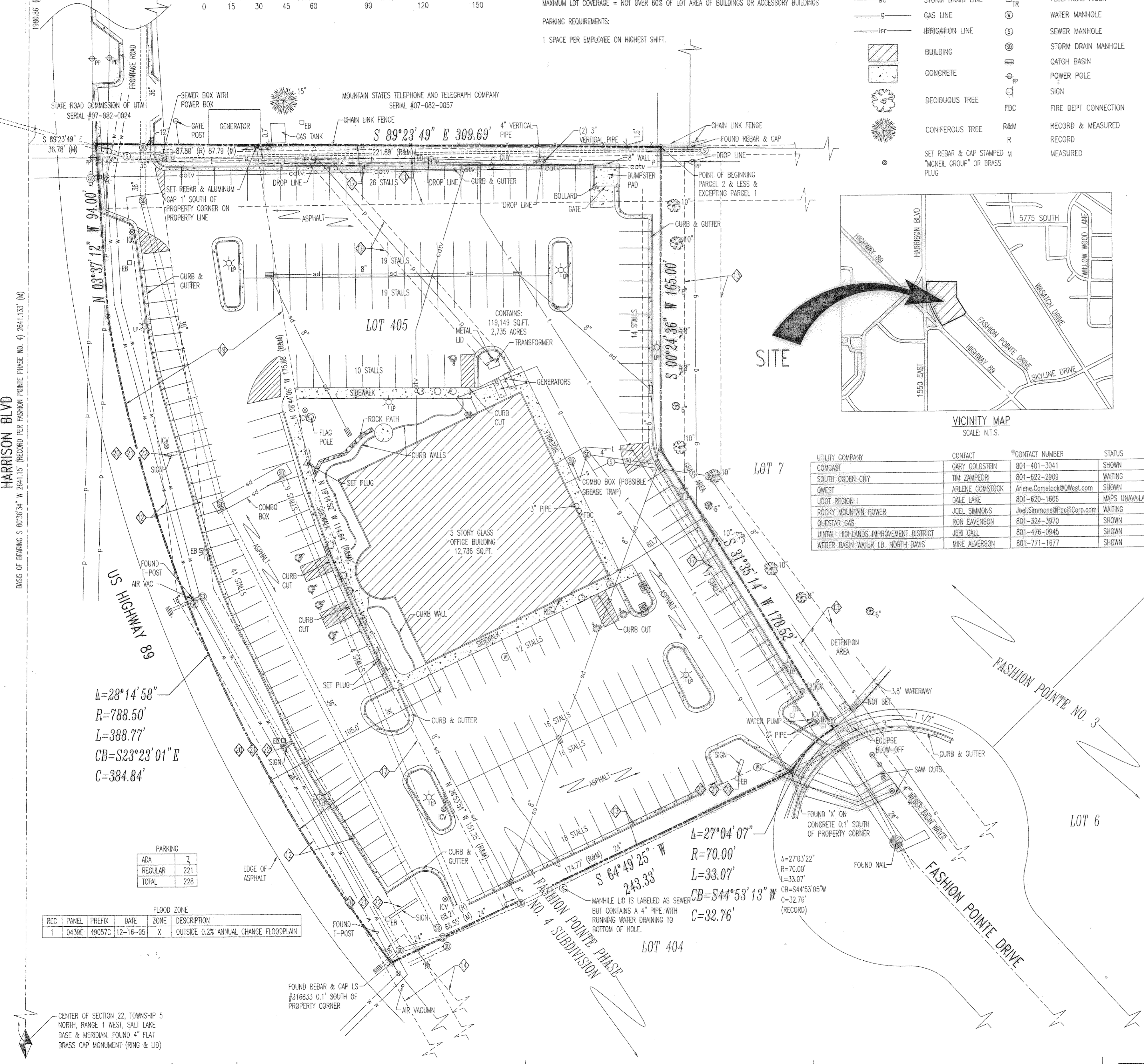
3. MCNEIL ENGINEERING - SURVEYING, L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°36'34" WEST ALONG THE SECTION LINE OF HARRISON BOULEVARD, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED AT THE INTERSECTIONS OF 5600 SOUTH & 6000 SOUTH STREETS AS SHOWN ON THIS SURVEY.

5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH IRON BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP STAMPED "MCNEIL GROUP" OR A BRASS PLUG AS SHOWN ON THE ACCOMPANYING PLAT.

6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

7. SUBJECT PROPERTY ABUTS FASHION POINTE DRIVE AND HAS VEHICLE AND PEDESTRIAN ACCESS TO FASHION POINTE DRIVE.



HARRISON BLVD
 BASIS OF BEARING S 00°36'34" W 2641.13' (M)

$\Delta = 28^{\circ}14'58''$
 $R = 788.50'$
 $L = 388.77'$
 $CB = S23^{\circ}23'01'' E$
 $C = 384.84'$

PARKING			
ADA	2		
REGULAR	221		
TOTAL	223		

FLOOD ZONE			
REC	PANEL	DATE	DESCRIPTION
1	0439E	49057C	12-16-05 X OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

CENTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. FOUND 4" FLAT BRASS CAP MONUMENT (RING & LID)

UTILITY COMPANY	CONTACT	CONTACT NUMBER	STATUS
COMCAST	GARY GOLDSTEIN	801-401-3041	SHOWN
SOUTH OGDEN CITY	TIM ZAMPEDRI	801-622-2909	WAITING
QWEST	ARLENE COMSTOCK	Arlene.Comstock@Qwest.com	SHOWN
UDOT REGION 1	DALE LAKE	801-620-1606	MAPS UNAVAILABLE
ROCKY MOUNTAIN POWER	JOEL SIMMONS	Joel.Simmons@PacifiCorp.com	WAITING
QUESTAR GAS	RON EVANSON	801-324-3970	SHOWN
UTAH HIGHLANDS IMPROVEMENT DISTRICT	JERI CALL	801-476-0945	SHOWN
WEBER BASIN WATER LD. NORTH DAVIS	MIKE ALVERSON	801-771-1677	SHOWN

RECEIVED
 DEC 0 2010
 WEBER CO SURVEYOR

004493

MCNEIL GROUP
 Designing for the Future Since 1983
 6895 SOUTH 900 EAST MIDDY AVE. UTAH 84047
 TEL: (801) 255-7700 FAX: (801) 255-8071
 E-MAIL: info@mcneilgroup.com WEB SITE: www.mcneilgroup.com

LOT 405, FASHION POINTE PHASE NO. 4
THE CLAWSON GROUP
 5929 SOUTH FASHION POINTE DRIVE
 SOUTH OGDEN, UTAH
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS		
REV	DATE	DESCRIPTION
10-20-10		NEW TITLE REPORT
10-22-10		REVISED TITLE REPORT

PROJECT NO: 10398
 CAD DWG FILE: 10398ALT
 DRAWN BY: KSL/KES
 CALC BY: DBD
 FIELD CREW: JVS
 CHECKED BY: DBD
 DATE: 08-30-10

SHEET TITLE
ALTA/ACSM
LAND TITLE
SURVEY