

**LEGEND**

- BOUNDARY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EX SECONDARY WATER LINE
- EXISTING ASPHALT
- EXISTING FENCE
- EXISTING
- EX SSMH SANITARY SEWER MANHOLE
- SDCB STORM DRAIN CATCH BASIN
- WATER VALVE
- FOUND CENTERLINE MONUMENT
- EXISTING CONTOUR
- CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
- SECTION CORNER
- BOLLARD
- SPOT ELEVATION

**SURVEYOR'S CERTIFICATE**

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 NSPS IN 2005, AND INCLUDES ITEMS (NONE REQUESTED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS 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.

I, STEPHEN 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 HEREON DESCRIBED PROPERTY.

STEPHEN FACKRELL  
DATE: 1-20-2011

**NARRATIVE**

- TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY BONNEVILLE SUPERIOR TITLE COMPANY, ORDER NO.: 123980 AND 123978, AT EFFECTIVE DATE(S): AUGUST 10, 2007 AT: 8:00 A.M.
- SCHEDULE B-SECTION 2 SPECIFIC EXCEPTIONS 123980 / 123978
- #11 EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY EXISTING ROADS, STREETS, ALLEYS, DICHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES NOW EXISTING OVER, UNDER OR ACROSS SUBJECT PROPERTY. (AS DIPICTED HEREON) - 123980/123978
- #12 RIGHTS OF WAY FOR CANALS, LATERALS, DICHES, ROADS AND UTILITIES, IF ANY, OVER, UNDER OR ACROSS SAID LAND INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: 5200 SOUTH (AS DIPICTED HEREON) 123980/123978
- #13 A RIGHT OF WAY EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND/OR QWEST COMMUNICATIONS RECORDED AUGUST 23, 1919, IN BOOK N, PAGE 121, OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED) 123980/123978
- #14 A RIGHT OF WAY EASEMENT FOR ELECTRICAL TRANSMISSION AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED FEBRUARY 6, 1978, IN BOOK 1224, PAGE 141, OF OFFICIAL RECORDS. (AS DIPICTED HEREON)

3. CORNERS FOR THIS PROPERTY WILL BE MARKED WITH A 5/8" REBAR, 1.5 FEET IN LENGTH, WITH A PLASTIC CAP STAMPED "PINNACLE" AND/OR A BRASS SLUG OR NAIL AND BRASS WASHER STAMPED "PINNACLE".

**EXHIBIT A LEGAL DESCRIPTION FROM TITLE REPORT 123980**

BEGINNING AT A POINT ON THE SECTION LINE AND THE CENTERLINE OF 5200 SOUTH STREET, SAID POINT BEING SOUTH 89°37'41" EAST ALONG SAID SECTION LINE 283.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°37'41" EAST ALONG SAID SECTION LINE 376.42 FEET TO THE NORTHWEST CORNER OF MIRAGE ESTATES PHASE NO. 3 SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER, THENCE SOUTH 0°17'52" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 347.33 FEET TO THE NORTHEAST CORNER OF WHEATRIDGE ESTATES SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER, THENCE NORTH 89°37'41" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 385.73 FEET, THENCE NORTH 0°15'04" EAST 347.45 FEET TO THE POINT OF BEGINNING. CONTAINS: 4.98 ACRES, MORE OR LESS.

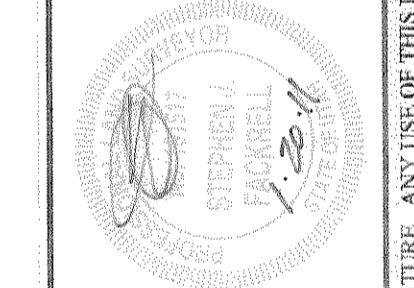
**EXHIBIT A LEGAL DESCRIPTION FROM TITLE REPORT 123978**

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°37'41" EAST ALONG SECTION LINE, SAID LINE ALSO BEING THE CENTERLINE OF 5200 SOUTH STREET 283.66 FEET; THENCE SOUTH 0°15'04" WEST 347.45 FEET TO THE NORTH LINE OF WHEATRIDGE ESTATES SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE NORTH 89°37'41" WEST ALONG SAID NORTH LINE 274.27 FEET TO THE SECTION LINE, SAID LINE ALSO BEING THE CENTERLINE OF 3500 WEST STREET; THENCE NORTH 0°17'49" EAST ALONG SAID SECTION LINE 347.33 FEET TO THE POINT OF BEGINNING. LESS ANY PORTION LYING WITHIN 3500 WEST (120-516)

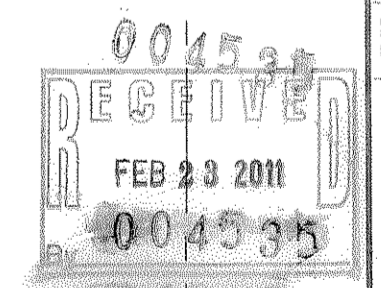
DATE	REVISION
10/2007	

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

**OGDEN CLINIC INVEST. CO., LLC**  
ALTA/ACSM LAND TITLE SURVEY  
FOR: RAY BROCK  
5220 SOUTH 3500 WEST  
ROY, UTAH  
07-097



BY	DATE	REVISION
JAMES/TRISTAN	10/2007	
DESIGNED BY	N/A	
DRAWN BY	BT/SJF	
APPROVED BY	SJF	



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