CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

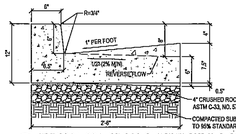
OGDEN CITY SURVEY MONUMENT 36th & WALL AVENUE (FOUND)

ELEVATION = 4337.70

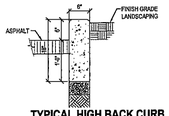
NOTE: ELEVATION TAKEN FROM A SURVEY RECORDED IN WEBER COUNTY SURVEYORS OFFICE FOR PARCEL AT THE NORTHWEST CORNER OF WALL AVENUE AND 36th STREET

LEGEND

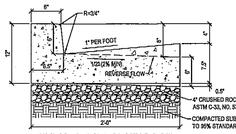
SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
SET ENSIGN NAIL & WASHER	CENTERLINE
WATER METER	PROPERTY LINE
WATER MANHOLE	ADJACENT PROPERTY LINE
WATER VALVE	DEED LINE
FIRE HYDRANT	FENCE
IRRIGATION VALVE	EDGE OF ASPHALT
SANITARY SEWER MANHOLE	SANITARY SEWER
STORM DRAIN CLEAN OUT	STORM DRAIN LINE
STORM DRAIN CATCH BASIN	WATER LINE
SIGN	GAS LINE
UTILITY POLE	COMMUNICATIONS LINE
ELECTRIC BOX	OVERHEAD POWER LINE
COMMUNICATION BOX	ELECTRICAL LINE
LIGHT POLE	EXISTING CONTOURS
TREE	EXISTING CONCRETE
DRAINAGE FLOW DIRECTION	EXISTING BUILDING
TOA TOP OF ASPHALT	EXISTING SPOT ELEVATION (TBC, UNLESS OTHERWISE NOTED)
TOC TOP OF CONCRETE	
TBC TOP BACK OF CURB	
FL FLOW LINE	



A TYPICAL 30" PUBLIC STREET CURB & GUTTER
SCALE: NONE



2 TYPICAL HIGH BACK CURB PARKING LOT ISLANDS
SCALE: NONE



3 TYPICAL 24' PARKING LOT, PRIVATE ROAD AND ISLAND CURB & GUTTER
SCALE: NONE

NOTES:
1. TOP BACK OF CURB TO FLOW LINE IS 0.5 FEET
2. TOP BACK OF CURB TO LIP IS 0.33 FEET - STANDARD CURB
3. TOP BACK OF CURB TO LIP IS 0.67 FEET - REVERSE FLOW CURB

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164368 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The Basis of Bearing is as noted from found Ogden City Survey Monuments in 36th Street and Wall Avenue and 36th Street and Lincoln Avenue.

I hereby certify and represent to Dunkin, Kimley-Horn and Associates, Inc., RM 14 FK Corp., a Delaware Corporation, Newgate Mall Land Acquisition, LLC, a Delaware Limited Liability Company; as their interests may appear, Mountain View Title and Escrow Company and Stewart Title Guaranty Company, that this is a true and correct Plat of a survey made under my supervision in accordance with "Specifications for Land Survey", a copy of which has been delivered to me, of "Longhorn Steakhouse Restaurant Property at 3647 Wall Avenue, Ogden, Utah; that said Plat correctly shows the locations of all buildings, structures and improvements on said described property; that there are not encroachments from or on said described property, or rights-of-ways or easements on said described property, except as shown on said Plat of survey; and that I am a Registered Land Surveyor in the State of Utah."

Deed Description

Part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah: Beginning at a point which bears North 89°49'20" West 624.62 feet along the quarter section line and South 0°10'00" West 221.48 feet along the west line of Wall Avenue and North 89°02'00" West 64.00 feet from the Northeast Corner of said Southwest Quarter of Section 5, also being a point North 89°27'00" West 621.76 feet, South 0°10'00" West 2566.08 feet along the west line of Wall Avenue and North 89°02'00" West 61.00 feet from the Northeast Corner of the Northwest Quarter of Section 8, and running:

Thence South 0°58'00" West 238.00 feet;
Thence North 89°02'00" West 111.50 feet;
Thence North 0°58'00" East 238.00 feet;
Thence South 89°02'00" East 111.50 feet to the point of beginning.

Contains 26,537 square feet, 0.609 acres.

Note: Said point of beginning also being North 89°02'00" West 50.00 feet along the monument line in 36th Street to the west line of Wall Avenue and South 0°58'00" West 251.33 feet along the west line of Wall Avenue and North 89°02'00" West 61.00 feet from an Ogden City Survey Monument in the intersection of 36th Street and Wall Avenue.

The property is known on the records of Weber County as Tax ID no. is 05-135-0043 and is in the name of RM 14 FK Corp. at the time of this survey.

Together with a non-exclusive easement, appurtenant to said Parcel 1, for the purpose of parking vehicular and pedestrian ingress and egress to and from Parcel 1, for the use and benefit of the purchaser, its successors, assigns, licensees, tenants, suppliers, and customers, over, upon and across the common area portions of the Newgate Mall, Newgate Mall Acquisition LLC.

PROFESSIONAL LAND SURVEYOR REGISTERED KEITH R. RUSSELL STATE OF UTAH

Keith R. Russell
Utah No. 164368
3-28-12

Date: March 28, 2012

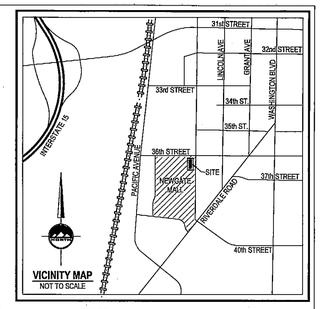
Keith R. Russell
License no. 164368

Notes:
1) The Property is located in Ogden City, Utah designated as a Regional Commercial (C-3, CP-2).
A. District Characteristics: The regional commercial zone is established on larger parcels of property which have access to major roads. The zone would be located along streets which are capable of handling traffic generated by these types of uses.
B. Purpose Of District: The regional commercial zone provides for the sale and supply of the complete range of retail and wholesale goods, entertainment and personal services for the metropolitan area and, also, a center for recreational entertainment and cultural activities for the entire region.
Minimum Lot Area – None
Maximum Lot Area – None
Minimum Lot Width – None
Maximum Building Coverage – 60% (percent)
Maximum Building Height – None
Front Yard Setback – None for Building, 15 feet form parking lot or display area
Side Yard Setback Facing Street – None for Building, 15 feet form parking lot or display area
Side Yard Setback – None, except 10 feet adjacent to a residential or O-1 zone. For buildings over 35 feet in height next to a residential or O-1 zone an additional 1 foot setback is required for every foot the building is over 35 feet in height
Rear Yard Setback - None, except 10 feet adjacent to a residential or O-1 zone. For buildings over 35 feet in height next to a residential or O-1 zone an Additional 1 foot setback is required for every foot the building is over 35 feet in height
C. Landscaping Setbacks And Coverage: See the Ogden City, Utah City Code at www.ogdencity.com
2) The Property is located in a Zone "X" as shown on the FEMA Flood Insurance Rate Map, Panel no. 49057C0428E, dated effective December 16, 2005.
3) Schedule B-2, Items no. 1-4 are general exceptions and can not be plotted.
4) Schedule B-2, Item no. 7 refers to taxes for the year 2011 and 2012 and cannot be plotted.
5) Schedule B-2, Item no. 8 refers to government and special improvement district boundaries and is subject to any changes and amendments levied by said districts, and cannot be plotted.
6) Schedule B-2, Item no. 9 refers to a Declaration of Reciprocal Easements and Burdens, dated June 6, 1911 executed by and between J. Rex Stacey and Geraldine (Jed) H. Stacey, husband and wife, and Fred Fraser, Jr., Trustee, recorded June 9, 1978 as Entry no. 835018 in Book 1098 at Page 305 and re-recorded March 31, 1978 in Book 1333 at Page 546, and cannot be plotted.
7) Schedule B-2, Item no. 10 refers to a Declaration of Restrictions and Grant of Easement, recorded August 6, 1980 in Book 1630 at Page 80; and a First Amendment to Declaration of Restrictions and Grant of Easements by and between Newmart Associates, a Utah joint venture and Pitnole Associates Limited Partnership, a Connecticut limited partnership recorded October 7, 1981, Entry no. 845130 in Book 1691 at Page 1000; and cannot be plotted.
8) Schedule B-2, Item no. 11 refers to Covenants, Conditions and Restrictions Agreement by and between Newmart Development Co., a Delaware corporation and Mervyn's, a California corporation and Mervyn's dollar savings, recorded December 22, 1982, Entry no. 870299 in Book 1415 at Page 996; and an Amendment to Covenants, Conditions and Restrictions Agreement by and between Newmart Development Co., a Delaware corporation and National Bank of Detroit, recorded September 20, 1984, Entry no. 1212310 in Book 1721 at Page 920; and cannot be plotted.
9) Schedule B-2, Item no. 12 refers to an Agreement by and between Newmart Associates, a Utah joint ventures and J. Rex Stacey and Jed H. Stacey, husband and wife, recorded April 23, 1981, Entry no. 834401 in Book 1380 at Page 1041; and cannot be plotted.
10) Schedule B-2, Item no. 13 refers to an Easement Agreement by and between Newmart Development Co., a Delaware corporation and Kurt's Cafeteries, Inc., a Texas corporation, recorded July 6, 1984, Entry no. 913233 in Book 1448 at Page 1255; and cannot be plotted.
11) Schedule B-2, Item no. 14 is a Memorandum of Lease Agreement, Landlord being RM 14 FK Corp., a Delaware Corporation and the tenant being Newgate Mall Land Acquisition, LLC, a Delaware Limited Liability Company, recorded August 28, 2011 as Entry no. 2303302; and cannot be plotted.
12) Schedule B-2, Item no. 15 refers to any unrecorded contracts, leases and/or assigns thereof and cannot be plotted.
13) Schedule B-2, Item no. 16 states that no existing Deed of Trust appears of record on the property.
14) Schedule B-2, Item no. 17 refers to judgments that were checked and cannot be plotted.
15) Schedule B-2, Item no. 18 refers to a 24 month vesting chain of title and cannot be plotted.
16) Schedule B-2, Item no. 19 refers to title subject property being serviced by utilities, improvement districts, or utility companies and cannot be plotted.
17) Schedule B-2, Item no. 20 refers to any matters in dispute that may be subject to arbitration and cannot be plotted.
18) The record information was taken from a title report supplied by Mountain View Title and Escrow Company, 3647 Wall Avenue, Ogden, Utah, 84405, Case no. 113283, dated effective February 1, 2012.
19) Buried Utility lines were observed, taken from maps provided by utility companies, or shown based upon painted lines on the site, "Blue Stakes". These locations are a representation only as to the location of the utility lines and are not to be relied upon as an exact or complete, independent field verification of buried utilities must be made at the time of construction.
20) Utility Companies:
Rocky Mountain Power
Bulletin's Hot Line 1-800-469-3981
or rockymountain@powerz.net

Century Link Communications
Gary Weaver
2974 Washington Boulevard
Ogden, Utah 84401
Phone: 801-626-5360 office
801-915-0148 mobile
gary.weaver@centurylink.com

Questar Natural Gas
Mike Kuhn
2974 Washington Boulevard
Ogden, Utah 84401
801-629-8969

Ogden City Corporation
Russ Ritchie
2484 Washington Boulevard
Ogden, Utah 84401
801-629-8969



VICINITY MAP
NOT TO SCALE

RECEIVED
JUN 21 2012
By 004603
004693

NOTES

1. ALL SPOT ELEVATIONS TO TBC, UNLESS OTHERWISE NOTED.
2. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
3. CULINARY WATER MAINS ARE BURIED 4.0 FEET DEEP FROM THE GROUND SURFACE TYPICALLY. ACTUAL DEPTH MAY VARY AND MUST BE FIELD VERIFIED.

OLDE MILLINERY REAL ESTATE LLC
FEDERAL EMPLOYEES CREDIT UNION
KIMCO OF UTAH INC.
WALL AVENUE (PUBLIC STREET)
36th STREET (PUBLIC STREET)
GGP-NEWGATE MALL INC.
DILLARD USA INC.
PRIVATE STREET
DILLARDS RETAIL STORE
FUJI DRAGON RESTAURANT

OGDEN CITY SURVEY MONUMENT 36th & WALL AVENUE BM ELEV=4337.70 (FOUND)
NORTHEAST CORNER SOUTHWEST QUARTER SECTION 5 T5N, R1W SLB&M (NOT FOUND)
OGDEN CITY SURVEY MONUMENT 36th & LINCOLN (FOUND)

POINT OF BEGINNING SET NAIL & WASHER
S 0°58'00" W 238.00'
N 0°58'00" E 238.00'
S 89°02'00" E 111.50'
N 89°02'00" W 111.50'
TOTAL SURVEYED PARCEL CONTAINS:26,537 sq.ft. 0.609 acres

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN OGDEN CITY, WEBER COUNTY, UTAH

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: P:\L2008\dwg\Longhorn Ogden Utah 2012-03-16-BTS.dwg ENSIGN Mar 29, 2012 11:56am by: ashelby

ENSIGN
LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

SURVEYORS PROJECT #: L2008

Kimley-Horn and Associates, Inc.
(KHA ADDRESS)
CA 00000896
KHA PROJECT # (NUMBER)

DESIGN PROFESSIONAL:
(NAME)
FLORIDA REGISTRATION NUMBER:
(NUMBER)
DATE:

LONGHORN STEAKHOUSE

Issue Date:	12-29-2011
REVISION INFORMATION	
1	12-29-2011
REVISED PER KIMLEY-HORN EMAIL DATED 12-23-11	
2	3-28-2012
REVISE FOR FINAL SURVEY PER TITLE REPORT	
Restaurant #:	(XXXX)

LONGHORN STEAKHOUSE RESTAURANT
3647 WALL AVENUE
OGDEN, UTAH
PROTOTYPE (#####)

OGDEN CITY UTAH

DRAWING
BOUNDARY TOPOGRAPHY SURVEY
ENSIGN PROJECT #: L2008

1 of 1