

Cutrubus Riverdale Subdivision

Lot 1  
H&P INV. LLC  
135.48'

Narrative

This Survey was requested by Buffalo Wild Wings prerequisite to development of this property.

A line between monuments found for the Southwest Corner and the Witness Corner for the South Quarter Corner of Section 7 was assigned the bearing of N 89°19'26" E as the Basis of Bearings as calculated from the underlying subdivision to retrace and honor the Cutrubus Riverdale Subdivision.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Case No. 114522 dated July 30, 2012 from Old Republic National Title Insurance Company issued by Mountain View Title & Escrow, Inc.

The following survey related items circled from Schedule B - Section II of the title report are plotted on the survey:

The following survey related items not circled from Schedule B - Section II of the title report could not be plotted:

- #13 Temporary easement to Utah Department of Transportation recorded September 11, 2008 as Entry No. 2364331 of Weber County Records, easement expires after construction is complete or for 3 years.
- #14 Notes, Conditions and/or Restrictions as disclosed on dedication plat.
- #15 5 ft. wide Easement to Mountain States Telephone and Telegraph Company recorded in Book 1224 at Page 736 of Weber County Records. Subdivision calls for this easement to be vacated.
- #16 Public Utility and Drainage Easements over and across said lot as disclosed on dedication plat.
- #17 50 ft. right-of-way for ingress and/or egress recorded in Book 1243 at Page 127 of Weber County Records.
- #18 Notice of Adoption recorded October 31, 1989 as Entry No. 1092972 in Book 1570 at Page 1697 of Weber County Records blankets this site along with more land but contains nothing to plot.
- #19 Notice of Adoption recorded January 19, 2005 as Entry No. 2080475 of Weber County Records blankets this site along with more land but contains nothing to plot.
- #20 Notice of Adoption recorded January 25, 2006 as Entry No. 2156581 of Weber County Records blankets this site along with more land but contains nothing to plot.
- #21 Resolution No. 23-2005 recorded January 24, 2006 as Entry No. 2156401 of Weber County Records blankets this site along with more land but contains nothing to plot.
- #22 Memorandum of Lease recorded as Entry No. 2577617 of Weber County Records blankets this site along with more land but contains nothing to plot. (Parcel 2)

Description

Parcel 1:

That portion of Lot 1, Cutrubus Riverdale Subdivision, according to the official plat thereof recorded May 17, 2007 as Entry No. 2264570 in Book 66 of Plats at Page 15 in the office of the Weber County Recorder, more particularly described as follows:

Beginning at a point on the Southeast Line of said Lot 1, said point being North 00°43'45" East 1268.82 feet and North 64°44'40" East 86.82 feet, from the South Quarter Corner, of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence North 26°07'31" West 22.59 feet; thence North 04°32'04" East 182.49 feet; thence North 00°06'53" East 108.34 feet; thence South 89°53'07" East 135.48 feet; thence South 80°01'04" East 31.72 feet; thence South 89°53'07" East 33.66 feet to the East Line of said Lot 1; thence South 00°37'10" West along said Line 174.16 feet; thence North 89°22'11" West 16.85 feet; thence South 33°12'48" West 45.17 feet; thence South 26°19'07" East 15.12 feet to the Southeast Line of said Lot 1; thence South 64°44'40" West 186.09 feet along said Line, to the point of beginning.

Parcel 2:

Together with those certain access, ingress and egress easements granted in that certain Memorandum of Lease dated May 8, 2012 recorded as Entry No. 2577617 in the office of the County Recorder, Weber County, Utah, and all amendments made thereto.

All that land being a part of the South Half of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, being in Riverdale, Weber County, State of Utah, more particularly described as follows:

Beginning at a point at the intersection of the North Line of Riverdale Road and the West Line of 700 West, said point being North 00°43'45" East Grid (NAD 83(1994) Utah North Zone, said Basis of Bearings may be determined locally by the South Line of the Southwest Quarter of said Section 7, being South 89°09'45" East) along the Section Line 1268.82 feet, to the North Line of Riverdale Road and North 64°44'40" East along said North Line 311.07 feet from the South Quarter Corner of said Section 7, said point also being South 00°37'10" West along Centerline of said 700 West 759.07 feet, and North 90°00'00" West 50.00 feet from the Centerline Monument at the intersection of 4400 South and 700 West; Thence South 64°44'40" West along the North Line of said Riverdale Road 286.77 feet; thence North 01°16'07" East 175.16 feet; thence North 88°43'53" West 180.00 feet; thence North 01°10'44" East 141.67 feet; thence North 86°23'53" West 3.77 feet; thence North 01°00'58" East 410.72 feet; thence South 86°22'27" East 272.10 feet; thence South 86°16'15" East 10.00 feet; thence South 00°48'40" West 96.28 feet; thence South 86°22'52" East 154.38 feet, to the West Line of said 700 West; thence South 00°37'10" West along said West line 485.44 feet, to the point of beginning.

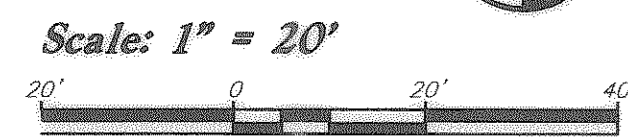
Certification

To Blazin Wings, Inc., Buffalo Wild Wings, Inc., Old Republic National Title Insurance Company and Mountain View Title & Escrow Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on July 5, 2012.

Date: 15 Aug 2012

Bruce D. Pimper  
Utah RLS No. 362256



Legend

- Manhole
- GM Gas Meter
- △ FH Fire Hydrant
- ▽ WV Water Valve
- - - T Buried Phone Cable
- - - S Sanitary Sewer Line
- - - W Culinary Water Line
- - - G Gas Line
- - - P Buried Power Line
- - - C Centerline
- - - X Fence
- ~ Overhead Power, Telephone & Cable
- TV Line
- Deciduous Tree
- TB Telephone Box
- EB Electrical Box
- Post
- ECAB Electrical Cabinet
- LP Light Pole
- Asphalt
- Concrete
- Existing Building
- Inlet Box
- Sign
- Power Pole
- Power Pole w/Guy

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8.

Pertaining to ALTA requirement No. 12: No Governmental Agency survey-related requirements were supplied to the surveyor.

Pertaining to ALTA requirement No. 14: No intersecting street was specified by the client.

Pertaining to ALTA requirement No. 16: there is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA requirement No. 17: there is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from controlling jurisdiction.

Pertaining to ALTA requirement No. 18: there is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Pertaining to ALTA requirement No. 19: there is no observable evidence of wetland on this site and no wetland areas have been flagged by appropriate authorities.

Pertaining to ALTA requirement No. 21: Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2 million to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

Contains:  
51,995 sq. ft.  
or 1.194 acres  
Unimproved Ground  
No Buildings or  
improved parking stalls



Zoning Information

Zone	=	C-3 (Regional Commercial)
Building Setback Requirements	=	
Front yard	=	50'
Back yard	=	20'
Side yard	=	none (interior) 20' (street)
Height Restrictions	=	none
Lot Coverage	=	45%

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0436E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Designed by: ---  
Drafted by: kh  
Client Name:  
Buffalo Wild Wings

12-345a

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS

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Salt Lake City, Utah 84116  
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Salt Lake City (801)521-8529

ALTA / ACSM Land Title Survey

**Buffalo Wild Wings**  
Part of Lot 1, Cutrubus Riverdale Subdivision  
Riverdale City, Weber County, Utah

A Part of the South 1/2 of Section 7, T5N, R1W, SLB&M, U.S. Survey

6 Jul, 2012

SHEET NO.  
**1**