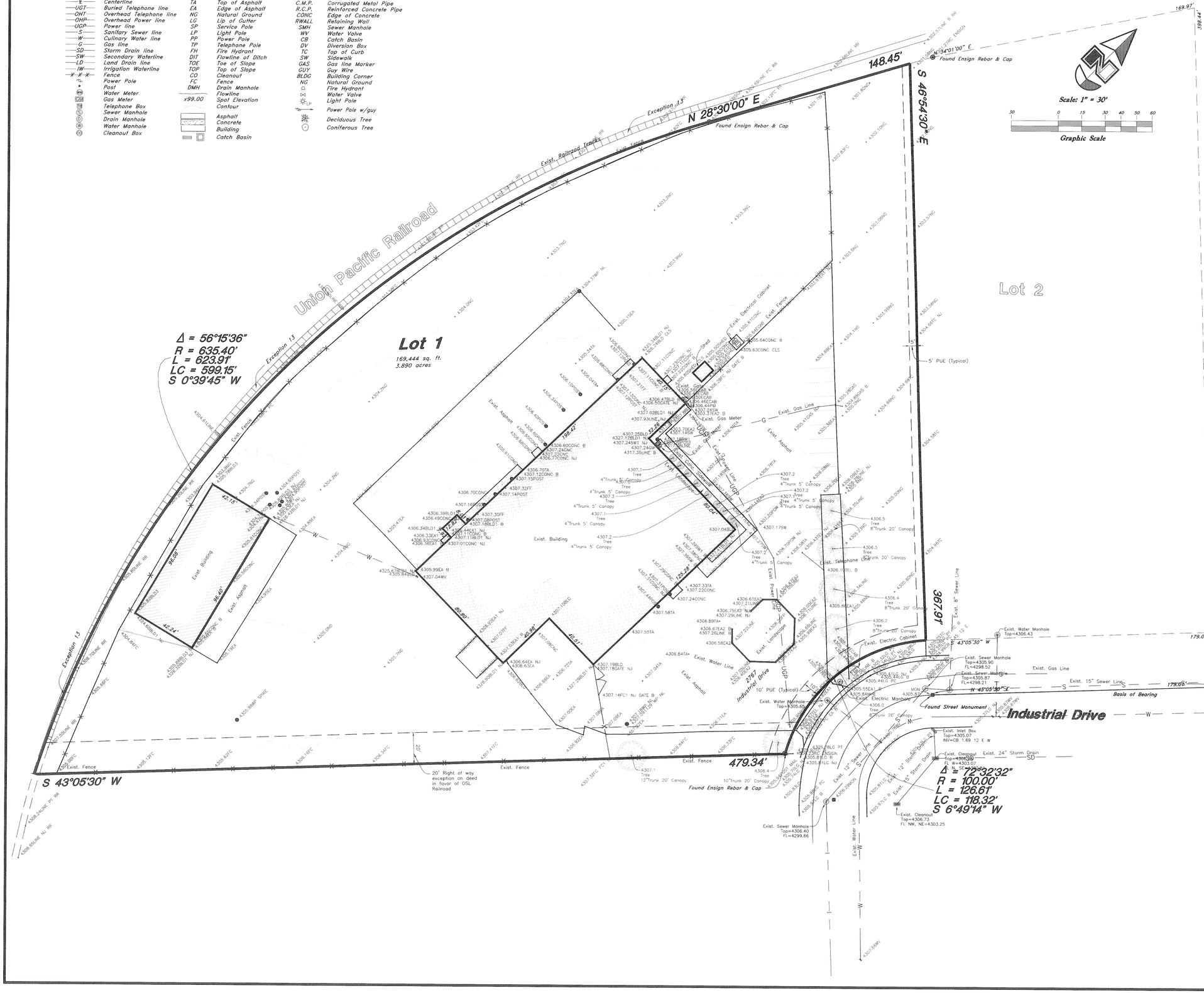
LEGEND

℄	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
UGT	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
OHT	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
OHP	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
UGP	Power line	SP	Service Pole	SMH	Sewer Manhole
S	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
W	Culinary Water line	PP	Power Pole	CB	Catch Basin
G	Gas line	TP	Telephone Pole	DV	Diversion Box
SD	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
SW	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
LD	Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
IW	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
x x x	Fence	CO	Cleanout	BLDG	Building Corner
	Power Pole	FC	Fence	NG	Natural Ground
	Post	DMH	Drain Manhole		Fire Hydrant
	Water Meter		Flowline		Water Valve
GM	Gas Meter	x99.00	Spot Elevation		Light Pole
TB	Telephone Box		Contour		Power Pole w/guy
S	Sewer Manhole		Asphalt		Deciduous Tree
D	Drain Manhole		Concrete		Coniferous Tree
W	Water Manhole		Building		
CO	Cleanout Box		Catch Basin		



NARRATIVE

This ALTA Survey was requested by Reid Lealand from Leanwerks LLC, Inc.

Two centerline Brass Cap monuments were found at the intersections of State and 4800 South Street and at State and Vine Street.

A line bearing N 0°05'15" E between the two Brass Cap monuments was used as the Basis of Bearings. (Salt Lake Survey Datum).

No corners were set at the time of the survey.

Benchmark Elevation= 4305.87, Street Monument in Industrial Drive

BOUNDARY DESCRIPTIONS:

LOT 1, YESCO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TITLE REPORT:

The title report for this survey was issued by Stewart Title Guaranty Company with Order No. 60881 Amended #2, with an effective date of December 3, 2012 @ 8:00 a.m.

EXCEPTIONS:

Exception 9

Said property is included within the boundaries of Weber Area Dispatch 911 and Emergency Services District, Ogden City Schools, Weber Basin Water – Ogden, Central Weber Sewer and Ogden City, and is subject to the charges and assessments therof.

Exception 10

Weber County Ordinance 12–81. An Ordinance Creating and Establishing a Count Service Area. Recorded: December 22, 1981. Entry No.:849262. Book/Page: 1394/1772.

Exception 11

In the District Court of Weber County, State of Utah Order and Decree.

In re: Ogden City's petition to withdraw territory from Bona Vista Water Improvement District. Recorded: February 23, 1988. Entry No.:1038759

Exception 12

Resolution No. 23–2005.

A resolution of the Board of County Commissioners of Weber County creating and establishing a Special Service District throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District." Recorded: January 24, 2006. Entry No.:2156401

Exception 13

The right, title and interest of existing New R.R. Spur Tract r.o.w. and Railroad along the West boundary, their successors or assigns, to maintain and operate its railroad in its present form of construction and to make any changes in the form of construction or method or operation of said railroad as disclosed by map.

Exception 14

An easement over, across or through the land for utilities and incidental purposes, as granted to Thomas Young, Jr. and Henry Schutte, Trustees of YESCO Profit Sharing Trust as disclosed by Warranty Deed Recorded August 21, 1979 as Entry No. 787180 in book 1319 at Page 375 of Official Records.

Exception 15

Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded July 09, 1976 as Entry No. 669925 in Book 1133 at Page 740 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based upon race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Exception 16

Covenants, Conditions, and restrictions in a "Covenant and Agreement" recorded August 21, 1979 as Entry No. 787181 in Book 1319 at Page 377 of Official Records.

Exception 17

Correction Affidavit Ogden Commercial & Industrial Park Subdivision Plat "A" Ogden City, Utah. Recorded: February 4, 1983. Entry No.: 873015. Book 1418 at Page 561.

Exception 18

Administrative Order No. 2010–19 vacating part of the Ogden Commercial & Industrial Park Plat 'A', by approving YESCO Subdivision
Recorded: November 1, 2010. Entry NO.: 24999771

Exception 19

Easements, Notes and/or setback lines as delineated and/or dedicated on the Official Recorded Plat.

FLOOD PLAIN

This Property is in Zone X of The Flood Insurance Rate Map, Community Panel No. 49057C0409E, which bears an effective date of December 16, 2005 and is Not in a Special Flood Hazard Area.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

To Leanwerks LLC, Title West Title Company and Stewart Title Guaranty Company. 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, 5, 6(a), 7(a), 8, and 11(b) of Table A hereof.

The field work was completed on July 13, 2012.

Date of Plat or Map December 12, 2012

Mark Babbitt, P.L.S. #166484

STATE OF UTAH — LICENSED LAND SURVEYOR — No. 166484 — 12-12-12 — MARK BABBITT

004764

RECEIVED
DEC 31 2012
By Conner Rawson

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/ACSM Land Title Survey

Leanwerks

2767 Industrial Drive, Ogden City, Weber County, Utah
A Part of Section 36, T6N, R2W, SLBTM, U.S. Survey

18 July, 2012

SHEET NO.
C1

12N225