

12th Street

11th Street

Washington Boulevard  
(Paved Public Street)

**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. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

**Benchmark**

Brass Cap Monument for Weber County Surveyor's Bench Mark Y-370  
Elevation = 4298.025 feet NGVD '29  
Weber County Surveyor Title Sheet, Published March 2004  
Observed January 8, 2013

- Legend**
- Manhole
  - GM Gas Meter
  - △ FH Fire Hydrant
  - ⊠ WV Water Valve
  - T Buried Phone Cable
  - S Sanitary Sewer Line
  - W Cullinary Water Line
  - G Gas Line
  - SD Storm Drain Line
  - ⊙ Sign
  - PP Power Pole
  - SP Service Pole
  - ⊕ Power Pole w/Guy
  - ⊕ Overhead Power, Telephone & Cable TV Line
  - ICB Irrigation Control Box
  - BOLL
  - TB Telephone Box
  - EB Electrical Box
  - Flowline
  - Centerline
  - Contour
  - Deciduous Tree
  - Coniferous Tree
  - ▭ Asphalt
  - ▭ Concrete
  - ▭ Existing Building
  - ▭ Inlet Box
  - ▭ Catch Basin
  - CB Catch Basin
  - PM Power Meter
  - ⊕ Post
  - ⊕ ECAB Electrical Cabinet
  - ⊕ LP Light Pole

**Narrative**

This Survey was requested by Oregon Architects prerequisite to development of this property.

This Survey retraces and honors a previous 2007 Survey by Reeve and Associates.

A line between monuments found in Washington Boulevard at 12th Street and 11th Street was assigned the Ogden City Plat bearing of North 0°50'15" East as the Basis of Bearings to retrace and honor the previous Survey.

Cardinal directions called within the surrounding deed descriptions were held to the Ogden City standard of being parallel to the controlling Lot and Block lines.

Overages verified North-South within this block have been prorated into the deed dimensions.

No Property Corners were placed with this Survey.

**Title Information**

This survey was completed using Title Report Order No. NCS-550910-SLC1 Amendment No. 2 dated October 18, 2012 from First American Title Insurance Company National Commercial Services.

No items from Schedule B - Section 2 of the title report are plotted:

**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 49057C0426E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

**Descriptions**

**Parcel 1:**

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West Line of Washington Avenue 211.97 feet North of the North Line of 12th Street, and running thence North 155 feet, thence West 129.5 feet, thence South 155 feet, thence East 129.5 feet to the point of beginning.

**Parcel 2:**

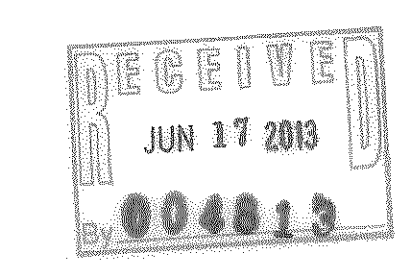
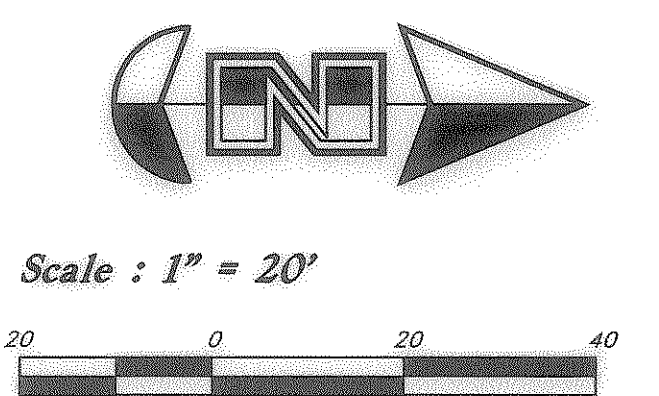
A right-of-way described as follows:

Beginning at a point on the North Line of 12th Street 129.5 feet West of the West Line of Washington Avenue, running thence North parallel to Washington Avenue 533.94 feet, thence West 15 feet, thence South 533.94 feet to a point 15 feet West of the place of beginning, thence East 15 feet to the place of beginning.

**Certification**

To Washington Coffee, LLC, Thomas Washington, LLC, Elias G. Cross, Dee H. Cross, EG Cross Family, LLC, Cheryl Naylor, Joan C. Wixom, and First American Title Insurance Company National Commercial Services:

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, 8, and 11(b) of Table A thereof. The field work was completed on January 8, 2013.



Date: 16 Jan 2013

Bruce D. Pimper  
Utah PLS No. 362256

Designed by: ---  
Drafted by: kh  
Client Name: Oregon Architects  
12-12345

**GREAT BASIN ENGINEERING - SOUTH**  
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**ALTA / ACSM Land Title Survey**

**Washington Coffee**  
1135 Washington Boulevard  
Ogden City, Weber County, Utah  
A Part of the NE 1/4 of Section 20, T6N, R1W, S16&M, U.S. Survey

15 Jan, 2013  
SHEET NO. 1