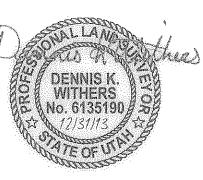
# SURVEYOR'S CERTIFICATE

TO: THE HARRISON REGENT RETIREMENT RESIDENCE II LLC, AN OREGON LIMITED LIABILITY COMPANY; & F 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, 6a, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 15, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 05, 2013.

DATE OF PLAT OR MAP: DECEMBER 10, 2013



DENNIS K. WITHERS

LICENSE NO. 6135190

## STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 01459-4297 SCHEDULE A:

PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND

BEGINNING AT A POINT WHICH IS NORTH 00°29'44" EAST 2945.63 FEET, NORTH 89°02' WEST 43.02 FEET AND SOUTH 00°58' WEST 1032.46 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; RUNNING THENCE NORTH 89°02' WEST 380.5 FEET; THENCE NORTH 04°35'16° WEST 224.05 FEET; THENCE SOUTH 89°02' EAST 402.19 FEET; THENCE SOUTH 00°58' WEST 220 FEET TO THE POINT OF BEGINNING.

### STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 01459-4297 SCHEDULE B. SECTION II:

A RIGHT-OF-WAY EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND/OR QUEST COMMUNICATION RECORDED AUGUST 7, 1988 AS ENTRY NO. 508340, IN BOOK 895, PAGE 596, OF OFFICIAL RECORDS. (AFFECTS THIS AND OTHER PARCELS. EASEMENT AREA BLANKETS ENTIRE PARCEL).

EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF CITY OF SOUTH OGDEN DECEMBER 17, 1968 AS ENTRY NO. 514220 IN BOOK 906 AT PAGE 332 OF OFFICIAL RECORDS. (WATER LINE EASEMENT AS SHOWN HEREON)

EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF THE CITY OF SOUTH OGDEN, RECORDED DECEMBER 10, 1969 AS ENTRY NO. 529063 IN BOOK 931 AT PAGE 347 OF OFFICIAL RECORDS. (ACCESS EASEMENT AND 15.0' WIDE SEWER EASEMENT AS SHOWN HEREON.)

(16) EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF PROPERTY MANAGEMENT TRUST RECORDED SEPTEMBER 04, 1984 AS ENTRY NO. 917862 IN BOOK 1453 AT PAGE 224 OF OFFICIAL RECORDS. (ACCESS EASEMENT AS SHOWN HEREON)

(17) EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF PACIFICORP AN OREGON CORP., RECORDED JULY 06, 2001 AS ENTRY NO. 1781216 IN BOOK 2151 AT PAGE 2650 OF OFFICIAL RECORDS. (3X6' POWER EASEMENT, AS SHOWN HEREON)

(18) EASEMENT AND TIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF PACIFICORP AN OREGON CORP., RECORDED OCTOBER 11, 2005 AS ENTRY NO. 2134721 OF OFFICIAL RECORDS. (AFFECTS THE SOUTHERLY PORTION OF THE SUBJECT PARCEL, AS A 10X10' POWER EASEMENT AS DEPICTED ON SUPPLIED EXHIBIT AND SHOWN HEREON)

# BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY SOUTH 0°58'00" WEST, ALONG THE HARRISON BOULEVARD MONUMENT LINE, BETWEEN MONUMENTS FOUND AT COUNTY HILLS DRIVE AND THE 4600 SOUTH STREET, AS SHOWN HEREON

# SURVEYOR'S OBSERVATIONS:

AT THE TIME OF THIS SURVEY. THERE WAS NO VISIBLE EVIDENCE OF ENCROACHMENTS OR VIOLATIONS.

# FLOOD ZONE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WEBER, COMMUNITY PANEL NO. (49057C0437E), EFFECTIVE DATE DECEMBER 16, 2005.

JAN 27 2014

004971

**REVISION HISTORY** 

M.S.I. MISCELLANEOUS CORRECTIONS

UPDATE PER NEW TITLE COMMITMENT

COMMENT:

RELEASE TO CLIENT

BY: DATE:

DKW 12-10-13

DKW 12-11-13

DKW 12-19-13

# ZONING

AS OF DECEMBER 10, 2013, WE HAVE NOT YET RECEIVED THE CURRENT ZONING INFORMATION FOR THE SUBJECT

# PARKING: 19 PARKING SPACES

**VICINITY MAP** NOT TO SCALE

McKAY-DEE ROSPITAL

4 HANDICAPPED SPACES 23 TOTAL PARKING SPACES

Transforming the Industry Surveying Zoning Environmental Real Support - Title Review Millman Surveying, Inc. Corporate Headquarters

1742 Georgetown Road, Suite H Hudson, OH 44236 Phone: 800-520-1010 Fax: 330-342-0834 www.millmansurveying.com landsurveyors@millmanland.com

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

# HOLIDAY

LAKE OSWEGO, OR 97035 PHONE: 503-586-7112

4481 HARRISON BLVD. OGDEN CITY, UTAH COUNTY OF WEBER STATE OF UTAH



1 INCH = 30 FT.

Surveyor's Seal

Sheet No. 🚺 of

MSI Project No. 30784

PM: DKW Drafter: DKW