

STATEMENT OF ENCROACHMENTS

A THE EAST END OF THE BUSINESS SIGN IS ENCRACHING INTO THE RIGHT-OF-WAY OF WASHINGTON BLVD BY 1.95 FEET.

NOTES CORRESPONDING TO SCHEDULE "B"

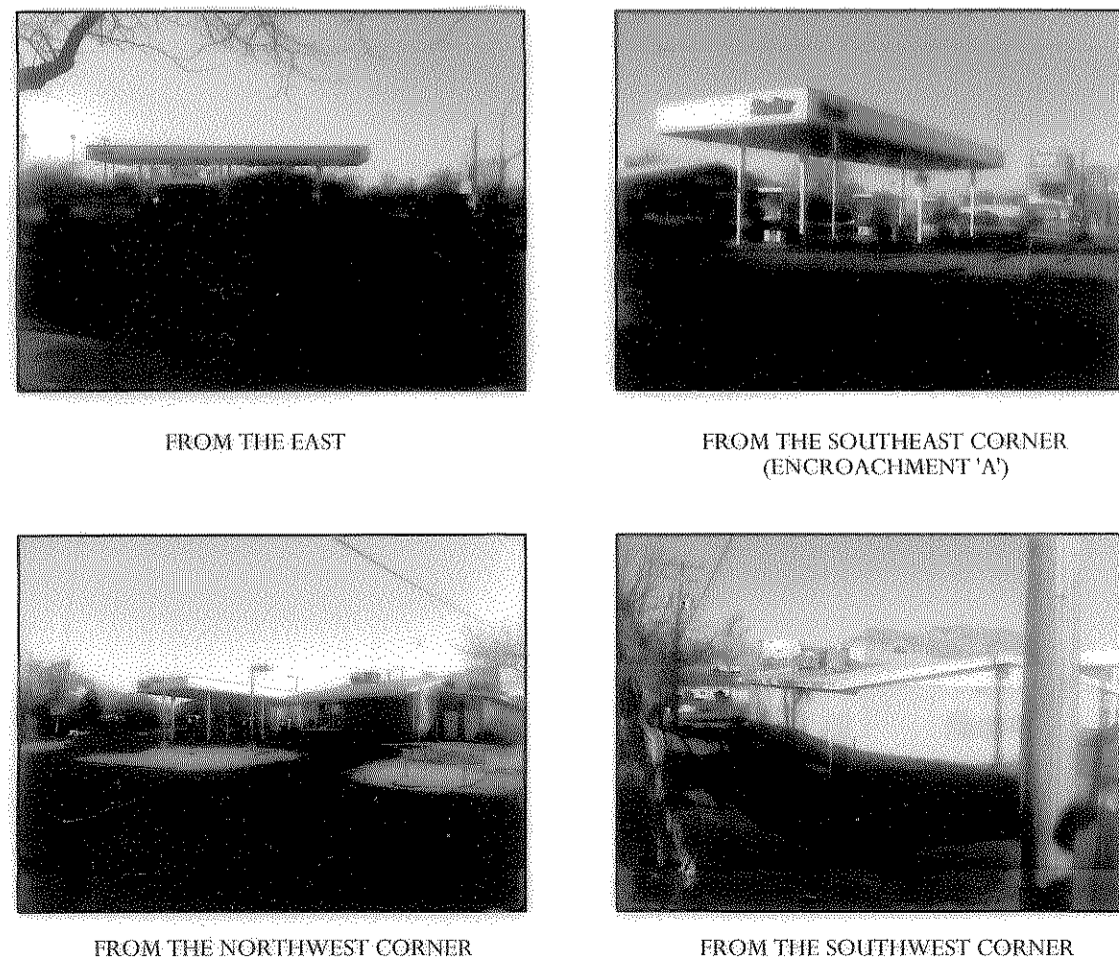
- 12.** Any existing easements for utilities which may have been constructed through, over or under that portion of the land shown as being a portion of a vacated street and/or alley. [NO EASEMENTS WERE FOUND TO FALL WITHIN THE VACATED ALLEY BUT AN OVERHEAD POWER LINE WITH POWER POLES WERE LOCATED WITHIN SAID VACATED ALLEY.]
- 13.** The rights of Weber Canal Water Company, a Utah corporation, in and to that portion of property through which its existing pipeline and canal run, by reason of an Agreement dated February 09, 1983, executed by Kar Kwik, Inc., to Weber Canal Water Company, a Utah corporation, by Instrument recorded February 18, 1983 in Book 1418 at Page 1028 of Official Records. [SAID AGREEMENT IS NOT SPECIFIC TO THE EXACT LOCATION OF THE MENTIONED IRRIGATION PIPE. HOWEVER, AN EXISTING CONCRETE HEADWALL AND 36" PIPE WAS FOUND ON THE WEST SIDE OF THE SUBJECT PROPERTY RUNNING IN AN EASTERLY DIRECTION AS NOTED ON THIS SURVEY PLAT.]
- 19.** Any facts, rights, interest or claims which would be disclosed by a correct ALTA/ACSM survey. [ANY INFORMATION IS FOUND ON THIS CORRECT ALTA/ACSM LAND TITLE SURVEY.]

The property hereon described is the same as the pertinent property as described in Republic Title of Texas, Inc., Order No. NCS-522174-RTT, effective date DECEMBER 27, 2011 at 7:30 a.m.

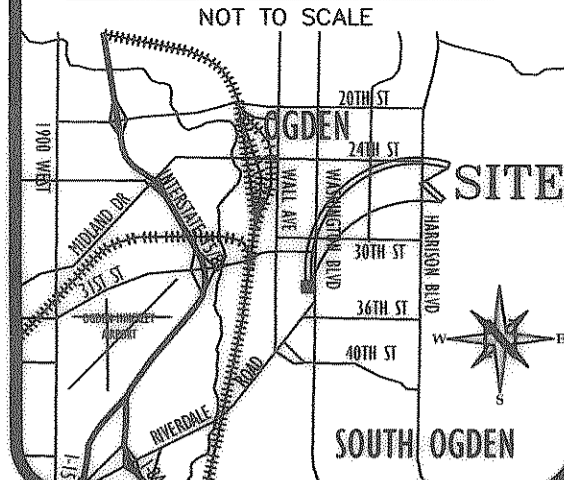
GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
5. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
6. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
8. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
9. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BY VISIBLE EVIDENCE AND BLUE STAKE MARKINGS.
10. THE SUBJECT PROPERTY HAS DIRECT ACCESS FROM 40TH STREET AND ADAMS AVENUE AND IS MAINTAINED BY SOUTH OGDEN CITY.
11. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY CLOSES MATHEMATICALLY AND WITH NO ERROR.

PROPERTY PICTURES



VICINITY MAP



FLOOD NOTE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 49057C0428E, which bears an effective date of DECEMBER 16, 2005 and IS NOT in a Special Flood Hazard Area. By telephone call dated JANUARY 16, 2012 to the National Flood Insurance Program (800-638-6620) we have learned this community DOES participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND OGDEN CITY SURVEY MONUMENTS LOCATED AT THE INTERSECTIONS OF 34TH STREET AND 38TH STREET ALONG WITH WASHINGTON BOULEVARD AS SHOWN ON THIS SURVEY PLAT. BEARING 500°58'00" WEST

PARKING STALLS

THIS SURVEYED PROPERTY HAS A TOTAL OF TWELVE (12) PARKING STALLS, AND ZERO (00) OF WHICH IS RESERVED FOR THE HANDICAP.

LAND AREA

TOTAL PROPERTY
21,385 SQ/FT
OR 0.49 ACRES

BENCHMARK

THE BENCHMARK MONUMENT USED WAS WEBER COUNTY MONUMENT WC-55 WITH AN ELEVATION OF 4455.359 FEET. IT IS LOCATED AT THE NORTHEAST CORNER OF WASHINGTON BLVD. AND 40TH STREET MOUNTED IN THE CONCRETE BASE OF THE TRAFFIC SIGNAL POLE.

ZONING NOTES

ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA	NONE	SF
MINIMUM LOT WIDTH	NONE	FT
MAX BLD HEIGHT	NONE	FT
MAX LOT COVERAGE	60%	FT
LOT SETBACKS		
FRONT	NONE	FT
REAR	NONE	FT
SIDE (CORNER)	NONE	FT

THE SURVEYED PROPERTY IS LOCATED IN REGIONAL COMMERCIAL ZONE (CP-3) OF THE OGDEN CITY ZONING CODE.
SOURCE: WWW.ODGENCITY.COM
THIS INFORMATION WAS NOT PROVIDED BY THE BY THE TITLE INSURER. THE SURVEYOR OBTAINED THIS INFORMATION FROM THE REFERENCED SOURCES.

LEGAL DESCRIPTION

LOTS 10 TO 14, INCLUSIVE AND THE NORTH 20 FEET OF LOT 15, MCGILL'S ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

TOGETHER WITH 5 FEET OF THE ALLEY ABUTTING ON THE WEST.

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LEGEND

CL	CENTERLINE	NO. OF MONUMENT LINE	NUMBER	QCD	QUIT CLAIM DEED
TC	TOP OF CONCRETE	TA	TOP OF ASPHALT	FFE	FINISH FLOOR ELEVATION
TA	TOP OF ASPHALT	TBC	TOP BACK CURB	BK PG	BOOK & PAGE
SM	SECTION MONUMENT	TYP	TYPICAL	MON	MONUMENT
PC	PROPERTY CORNER (SEE NOTE 7)	BL	BREAK LINE	LP	LIGHT POLE
FD	FIRE HYDRANT	HP	HANDICAP PARKING	PS	PARKING STALL COUNT
SD	STORM DRAIN MANHOLE	WM	WATER METER	GM	GAS METER
SS	SANITARY SEWER MANHOLE	CB	CATCH BASIN	PM	POWER METER
CM	COMMUNICATION MANHOLE				
	PROPERTY LINE				FIBER OPTICS LINE W/ MANHOLE
	SECTION LINE				GAS LINE W/ VALVE
	CENTER LINE				IRRIGATION LINE W/ VALVE
	EASEMENT LINE				OVERHEAD POWER LINE W/ POLE
	CHAIN LINK FENCE				STORM DRAIN LINE W/ CATCH BASIN
	CURB & GUTTER				SANITARY SEWER LINE W/ MANHOLE
	CURB WALL				TELEPHONE LINE W/ BOX
	EDGE OF ASPHALT				WATER LINE W/ VALVES

SHEET TITLE

ALTA/ACSM LAND TITLE SURVEY

PROJECT

7-ELEVEN #35692
3405 WASHINGTON BLVD
OGDEN, UT 84403

SURVEYED BY:

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 WEST 2100 SOUTH, SPOKANE, UT 84075
PHONE 801.725.9395
FAX 801.820.7775
WWW.UTAHLANDSURVEYING.COM

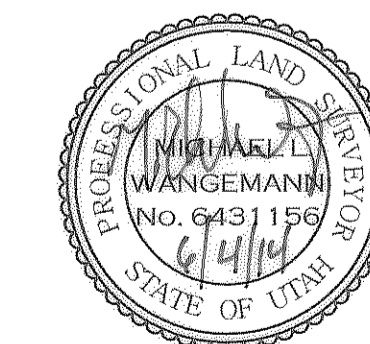
ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

To: Republic Title of Texas, Inc., 7-Eleven, Inc., a Texas Corporation and First American Title Insurance 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 1, 2, 3, 4, 5, 6b, 7a, 7(b)1, 7c, 8, 9, 11a, 11b, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 16, 2012.

Date of Plat or Map: January 18, 2012
Michael L. Wangemann, PLS
PLS# 6431156-2201



DRAWN BY: MLW
CHECKED BY: MLW

NO.	DATE	REVISION
1.	01/26/12	Comments per ORSITE review
2.	01/27/12	Added spot elevations
3.	02/10/12	Darkened building layer color
4.	02/16/12	per Title Objection Letter
5.		

COORDINATED BY:

OLD REPUBLIC SITE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

17330 Preston Road, Suite 150A
Dallas, Texas 75252
P: (469) 737-7000 F: (469) 737-7070

PROJECT NUMBER

120012-S

SHEET

1 OF 1

