

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF OGDEN, WEBER COUNTY, UTAH

CBDI ZONE

CBDI (CENTRAL BUSINESS INTENSIVE DISTRICT) AS PER OGDEN CITY WEBSITE

YARD SETBACKS:

A. FRONT:

ZERO FEET (0') MAXIMUM, EXCEPT THE PLANNING COMMISSION MAY PERMIT OR REQUIRE A SETBACK OF NOT MORE THAN TWENTY FEET (20') IF CONSISTENT WITH SETBACKS OF NEIGHBORING PROPERTIES AND NOT OUT OF CHARACTER WITH THE EXISTING DEVELOPMENT ALONG THE BLOCK WHERE THE STREET FRONTAGE OCCURS. AT LEAST FIFTY PERCENT (50%) OF THE BUILDING FRONTAGE SHALL BE BUILT ON THE APPROVED SETBACK LINE.

B. SIDE:

(1) MAIN BUILDING: ZERO FEET (0') MAXIMUM, EXCEPT THE PLANNING COMMISSION MAY PERMIT OR REQUIRE A SETBACK BASED ON A FINDING THAT THE SETBACK DOES NOT IMPACT THE CHARACTER OF THE STREET FACE WHEN CONSIDERING EXISTING CONDITIONS, DESIGN OF OTHER BUILDINGS ON THE BLOCK, AND FUTURE PLANNING FOR THE AREA. WHEN ADJACENT TO A RESIDENTIAL ZONE, SETBACK SHALL BE NO LESS THAN TEN FEET (10') PLUS AN ADDITIONAL ONE FOOT (1') FOR EACH TWO FEET (2') OF MAIN BUILDING OVER THIRTY FIVE FEET (35') HIGH.

(2) ACCESSORY BUILDINGS: EIGHT FEET (8'), EXCEPT ONE FOOT (1') IF LOCATED AT LEAST SIX FEET (6') FROM REAR OR MAIN BUILDING, BUT NOT CLOSER THAN EIGHT FEET (8') TO DWELLING ON ADJACENT LOT.

C. SIDE, FACING STREET ON CORNER LOT:

ZERO FEET (0') MAXIMUM, EXCEPT THE PLANNING COMMISSION MAY PERMIT OR REQUIRE A SETBACK OF NOT MORE THAN FIFTEEN FEET (15') IF A PLAZA OR OPEN SPACE IS THEREBY PROVIDED OR IF THE SETBACK IS CONSISTENT WITH SETBACKS OF NEIGHBORING PROPERTIES AND IS NOT OUT OF CHARACTER WITH THE EXISTING DEVELOPMENT ALONG THE BLOCK WHERE THE STREET FRONTAGE OCCURS. AT LEAST FIFTY PERCENT (50%) OF THE BUILDING FRONTAGE SHALL BE BUILT ON THE APPROVED SETBACK LINE.

D. REAR:

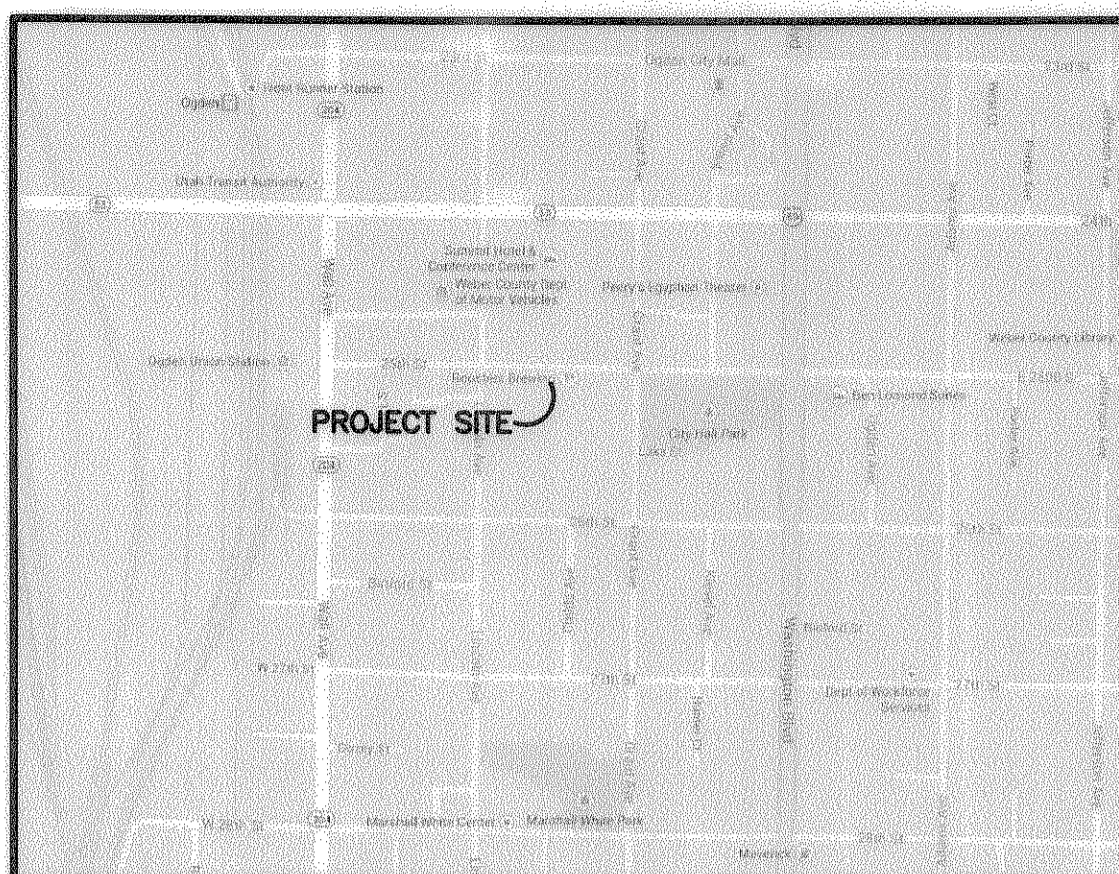
(1) MAIN BUILDING: NONE REQUIRED, EXCEPT THIRTY FEET (30') WHEN ADJACENT TO A RESIDENTIAL ZONE.

(2) ACCESSORY BUILDING: ONE FOOT (1'), EXCEPT SIX FEET (6') WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT.

4. BUILDING HEIGHT:

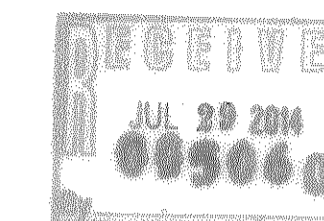
A. MINIMUM: ONE STORY.

B. MAXIMUM: NONE.



VICINITY MAP

NOT TO SCALE



FLOOD INFORMATION DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0426E DATED DECEMBER 16, 2005.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

NOTES

THE BASIS OF BEARINGS FOR THIS PLAT IS EAST BETWEEN FOUND CENTERLINE MONUMENTS AT THE INTERSECTIONS OF 25TH STREET AND LINCOLN AVENUE, AND 25TH STREET AND GRANT AVENUE. FOUND MONUMENTS AT ALL FOUR INTERSECTIONS WERE USED TO DETERMINE LOT AND BLOCK SIZE. LOT DIMENSIONS AND PARCELS WERE PRO-RATED ACCORDINGLY.

TOTAL AREA OF SITE IS 13,137 SQUARE FEET OR 0.302 ACRES.

THERE ARE 0 PARKING SPACES ON PROPERTY.

NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE FIELD SURVEY.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE FIELD SURVEY.

TITLE DESCRIPTION

(PER METRO NATIONAL TITLE COMPANY ORDER NO. 39611E DATED JUNE 3, 2014)

PARCEL 1:
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF BLOCK 19, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH; SAID POINT BEING 199.40 FEET EAST AND 49.50 FEET SOUTH FROM A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 25TH STREET (BASIS OF BEARING BEING EAST BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF LINCOLN AVENUE AND 25TH STREET, AND GRANT AVENUE AND 25TH STREET); AND RUNNING THENCE EAST 44.00 FEET; THENCE SOUTH 00°07'00" WEST 132.70 FEET; THENCE SOUTH 89°59'49" WEST 44.00 FEET; THENCE NORTH 00°07'00" EAST 132.70 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF BLOCK 19, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH; SAID POINT BEING 164.40 FEET EAST AND 49.50 FEET SOUTH FROM A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 25TH STREET (BASIS OF BEARING BEING EAST BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF LINCOLN AVENUE AND 25TH STREET, AND GRANT AVENUE AND 25TH STREET); AND RUNNING THENCE EAST 35.00 FEET; THENCE SOUTH 00°07'00" WEST 132.70 FEET; THENCE SOUTH 89°59'49" WEST 34.83 FEET; THENCE NORTH 00°02'39" EAST 132.70 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
PART OF LOT 6, BLOCK 19, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 194 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 6; AND RUNNING THENCE EAST 20 FEET; THENCE SOUTH 132 FEET; THENCE WEST 20 FEET; THENCE NORTH 132 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS

(PER METRO NATIONAL TITLE COMPANY ORDER NO. 39611E DATED JUNE 3, 2014)

EXCEPTION #1-21 & 24-32 - NOT SURVEY ITEMS AND CANNOT BE SHOWN

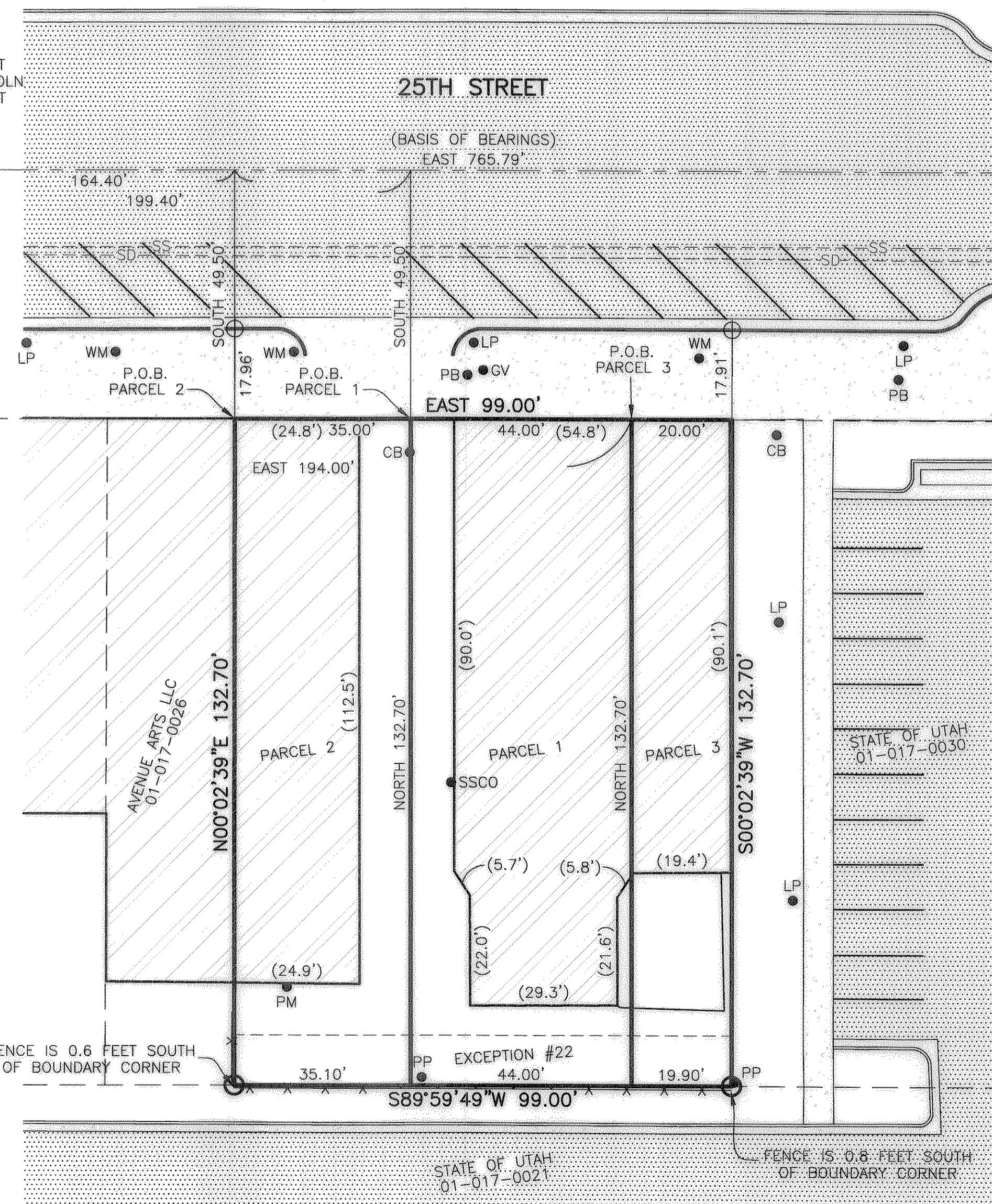
EXCEPTION #22 - RIGHT OF WAY AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: APRIL 11, 1911
BOOK/PAGE: "G" OF LEASES / 687
ORDER NUMBER: 39611B ESCROW OFFICER: SUE ANTHONY AT (801) 773-5000 (SHOWN ON PLAT)

EXCEPTION #23 - (THE FOLLOWING AFFECTS PARCEL 2)
THE EFFECTS IF ANY OF RIGHT OF WAY FOR ACCESS TO AND FROM THE SECOND FLOOR OF THE BUILDING, OVER, ACROSS AND THROUGH AN EXISTING DOORWAY, STAIRWELL AND HALLWAY, AS SHOWN IN MESNE INSTRUMENTS OF RECORD INCLUDING PERSONAL REPRESENTATIVES DEED RECORDED MAY 01, 2008 AS ENTRY NO. 2338979 OF THE OFFICIAL RECORDS.
(DESCRIPTION COVERS PARCEL 2)

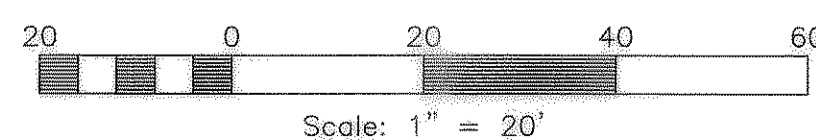
LEGEND

- ⊕ = FOUND OGDEN CITY BRASS CAP CENTERLINE MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ⊕ = SET LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
- = GAS VALVE
- = POWER METER
- = POWER BOX
- = POWER POLE
- = SANITARY SEWER CLEANOUT
- = STORM DRAIN CATCH BASIN
- = WATER METER
- = LIGHT POLE
- (##-#) = BUILDING DIMENSIONS
- — — — — = BOUNDARY LINE
- x - x - x - = EXISTING FENCE
- - - - - = ADJOINING PROPERTY
- - - - -SD- - - - - = ROAD CENTERLINE
- - - - -SS- - - - - = STORM DRAIN LINE
- - - - -SS- - - - - = SANITARY SEWER LINE
- [Hatched Box] = EXISTING BUILDING
- [Dotted Box] = EXISTING CONCRETE
- [Stippled Box] = EXISTING PAVEMENT

FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 25TH STREET



FOUND OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF GRANT AVENUE AND 25TH STREET



CERTIFICATION

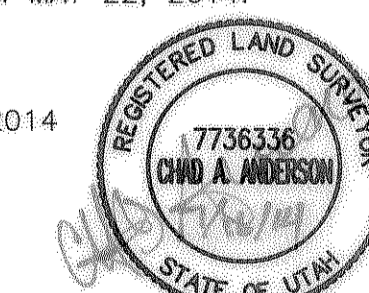
TO STAR NOODLE LLC, METRO NATIONAL TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND BANK OF AMERICA, N.A.

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, 6A, 6B, 7A, 8, 9, 11A, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2014.

DATE OF PLAT OR MAP: JUNE 30, 2014

SIGNED THIS 16 DAY OF July, 2014

CHAD A. ANDERSON
UTAH L.S. NO. 7736336



AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 25TH STREET, SAID POINT BEING EAST 164.40 FEET AND SOUTH 49.50 FEET FROM A FOUND OGDEN CITY MONUMENT IN THE INTERSECTION OF LINCOLN AVENUE AND 25TH STREET, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF LOT 6, BLOCK 19, PLAT "A" OGDEN CITY SURVEY, WEBER COUNTY, UTAH; THENCE EAST 99.00 FEET ALONG SAID NORTHERLY LOT LINE; THENCE S00°02'39"W 132.70 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 6; THENCE S89°59'49"W ALONG SAID SOUTHERLY BOUNDARY 99.00 FEET; THENCE N00°02'39"E 132.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,137 SQUARE FEET OR 0.302 ACRES

Reeve & Associates, Inc.
600 CHAMBERS STREET, SUITE 10, OGDEN, UT 84403
TEL: (801) 671-3100 FAX: (801) 671-2968 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

ALTA/ACSM LAND TITLE SURVEY
SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M., U.S. SURVEY
CITY OF OGDEN, WEBER COUNTY, UTAH

STAR NOODLE LLC

Project Info.

Surveyor:	C. ANDERSON
Designer:	N. ANDERSON
Begin Date:	06-05-14
Name:	ALTA/ACSM
Scale:	1"=20'
Checked:	
Number:	6306-02