

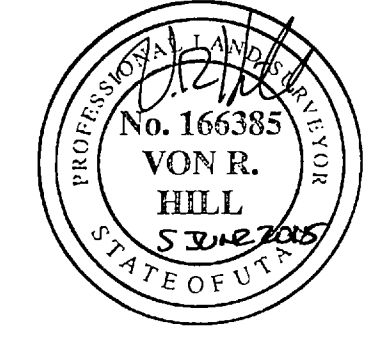
LOMONO VIEW RETIREMENT APARTMENTS  
PARCEL# 12-079-0069

**ALTA/ACSM CERTIFICATE**

TO MURRAY FAMILY HOLDINGS, L.L.C., THIS SURVEY IS BASED UPON INFORMATION FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-701623-SLC1, AMENDMENT NO. 1, EFFECTIVE APRIL 15, 2015.

THIS IS TO CERTIFY THAT THIS MAP OF 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 NO ITEMS OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2015.

DATE OF MAP JUNE 5, 2015.  
VON R. HILL, P.S.  
STATE OF UTAH LICENSE NO. 166385



**DESCRIPTIONS**

**DEED DESCRIPTION FROM TITLE REPORT**  
TAX PARCELS# 12-079-0068 & 12-079-0049

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 7TH STREET IN OGDEN CITY, WEBER COUNTY, UTAH, SAID POINT LIES NORTH 00°50'15" EAST ALONG THE CENTER LINE OF WASHINGTON BOULEVARD A DISTANCE OF 577.07 FEET AND NORTH 89°09'45" WEST A DISTANCE OF 314.34 FEET FROM THE OGDEN CITY SURVEY BRASS CAP MONUMENT AT THE INTERSECTION OF 8TH STREET AND WASHINGTON BOULEVARD; THENCE NORTH 89°25'53" WEST ALONG THE NORTH RIGHT OF WAY LINE OF 7TH STREET 63.12 FEET; THENCE NORTH 01°19'01" EAST, 145.89 FEET; THENCE NORTH 89°16'08" WEST 42.23 FEET; THENCE NORTH 89°20'37" WEST 55.69 FEET; THENCE NORTH 00°43'52" EAST 10.26 FEET; THENCE NORTH 89°15'30" WEST 87.11 FEET; THENCE SOUTH 00°43'52" WEST 13.20 FEET; THENCE NORTH 89°21'05" WEST 50.39 FEET; THENCE NORTH 00°43'52" EAST 88.00 FEET; THENCE SOUTH 89°21'05" EAST 50.39 FEET; THENCE NORTH 00°55'34" EAST 100.20 FEET; THENCE SOUTH 89°16'08" EAST 269.66 FEET; THENCE SOUTH 00°43'52" WEST 100.00 FEET; THENCE NORTH 89°04'00" WEST 22.91 FEET; THENCE SOUTH 00°50'15" WEST 230.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO PORTIONS, DESCRIBED AS FOLLOWS:  
PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF SEVENTH STREET WHICH POINT IS 1171.9 FEET NORTH 0°48' EAST AND 1018.2 FEET NORTH 89°12' WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 89°12' WEST 40 FEET, THENCE NORTH 0°48' EAST 155 FEET, THENCE SOUTH 89°12' EAST 40 FEET, THENCE SOUTH 0°48' WEST 155.00 FEET TO THE PLACE OF BEGINNING.

ALSO: A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF SEVENTH STREET 216.2 FEET WEST FROM THE INTERSECTION ON THE WEST LINE OF WASHINGTON BLVD, AND THE NORTH LINE OF SEVENTH STREET, AND RUNNING THENCE WEST 10 FEET; THENCE NORTH 155 FEET; THENCE EAST 10 FEET; THENCE SOUTH 155 FEET TO THE POINT OF BEGINNING.

**SURVEYED DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 7TH STREET IN OGDEN CITY, WEBER COUNTY, UTAH, SAID POINT LIES NORTH 00°50'15" EAST ALONG THE CENTER LINE OF WASHINGTON BOULEVARD A DISTANCE OF 578.40 FEET AND NORTH 89°09'45" WEST A DISTANCE OF 377.46 FEET FROM THE OGDEN CITY SURVEY BRASS CAP MONUMENT AT THE INTERSECTION OF 8TH STREET AND WASHINGTON BOULEVARD;  
THENCE NORTH 01°19'01" EAST, 145.59 FEET;  
THENCE NORTH 89°16'08" WEST 42.23 FEET;  
THENCE NORTH 89°20'37" WEST 55.69 FEET;  
THENCE NORTH 00°43'52" EAST 10.26 FEET;  
THENCE NORTH 89°15'30" WEST 87.11 FEET;  
THENCE SOUTH 00°43'52" WEST 13.20 FEET;  
THENCE NORTH 89°21'05" WEST 50.39 FEET;  
THENCE NORTH 00°43'52" EAST 88.00 FEET;  
THENCE SOUTH 89°21'05" EAST 50.39 FEET;  
THENCE NORTH 00°55'34" EAST 97.35 FEET TO A FENCE LINE;  
THENCE SOUTH 88°57'45" EAST 296.67 FEET ALONG SAID FENCE LINE;  
THENCE SOUTH 00°43'52" WEST 95.71 FEET;  
THENCE NORTH 89°04'00" WEST 34.46 FEET TO THE EXTENSION OF A FENCE LINE;  
THENCE SOUTH 01°59'00" WEST 153.59 FEET ALONG SAID EXTENSION AND FENCE LINE;  
THENCE SOUTH 00°51'16" WEST 77.45 FEET ALONG SAID FENCE LINE TO THE NORTH LINE OF 7TH STREET;  
THENCE NORTH 89°09'45" WEST 48.48 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 1.299 ACRES.

**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO PERFORM AN ALTA/ACSM SURVEY OF THE PROPERTY. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS IN WASHINGTON AVENUE, AS SHOWN. RECORD BEARINGS WERE TAKEN FROM OGDEN CITY ROAD MAPS, DRAWING NO. 2619 AND DRAWING NO. 2624, FILE NO. "M".

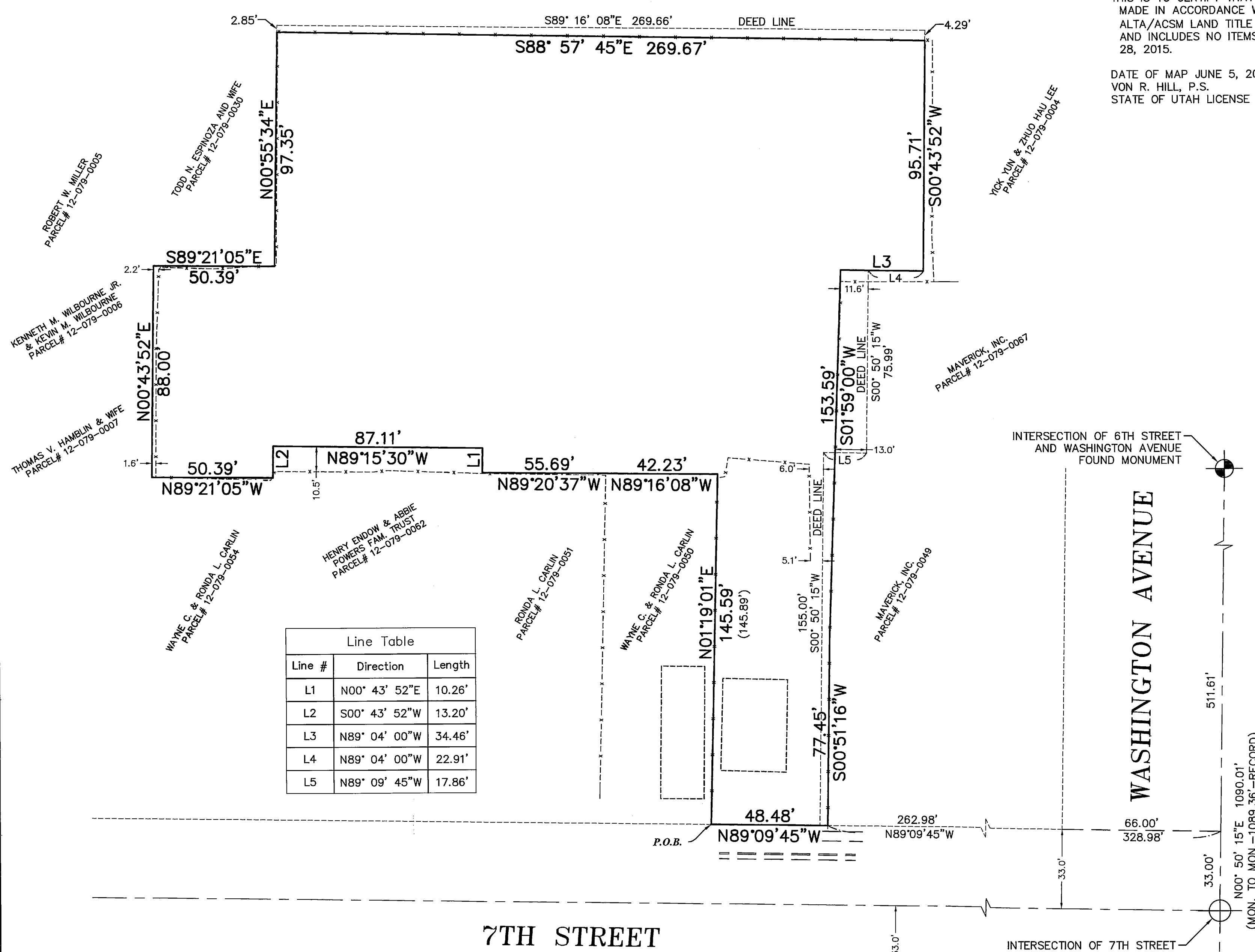
WE ALSO REFERENCED A 1990 SURVEY BY ARAVE SURVEYING, SURVEY# 000333. THE DESCRIPTION FOR PARCEL "A" ON SAID SURVEY MATCHES THE DESCRIPTIONS IN THE "LESS AND EXCEPTING" PORTION OF THE DEED DESCRIPTION.

THE NORTH LINE WAS ESTABLISHED BASED ON THE LOCATION OF THE EXISTING FENCE LINE. THE FENCE LINE MATCHES A 1997 LANDMARK SURVEY PERFORMED ON THE LOT TO THE NORTH AND SUBSEQUENT SURVEYS ON SAID LOT.

A PORTION OF THE EASTERLY LINE WAS ADJUSTED TO MATCH THE EXISTING FENCE LINE, AS SHOWN, AND THE "SURVEYED DESCRIPTION" ABOVE WAS PREPARED BASED ON THE MEASURED LOCATION OF SAID FENCE LINE.

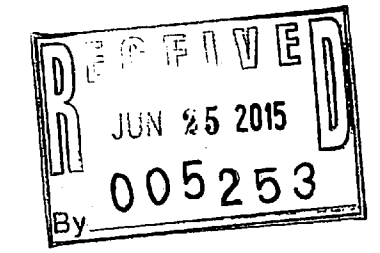
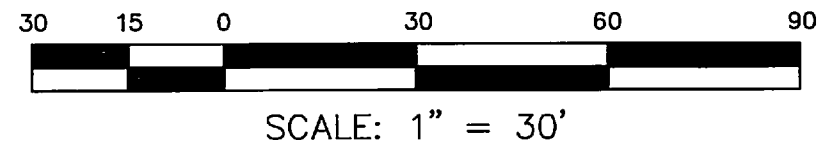
**EXCEPTIONS**

- RIGHT OF WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR MAINTENANCE AND OPERATION OF TELEPHONE LINE AND POLES, RECORDED AUGUST 31, 1915, IN BOOK "L" OF LEASES, AT PAGE 391, WEBER COUNTY RECORDER'S OFFICE.
- RIGHT OF WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR MAINTENANCE AND OPERATION OF TELEPHONE LINE AND POLES, RECORDED AUGUST 31, 1915, IN BOOK "L" OF LEASES, AT PAGE 392, WEBER COUNTY RECORDER'S OFFICE.



**LEGEND**

- PROPERTY LINE —————
- ADJACENT PROPERTY - - - - -
- ROAD CENTERLINE - - - - -
- TIE TO MONUMENT - - - - -
- FENCE LINE - - - - -
- CURB, GUTTER, SIDEWALK - - - - -
- PUBLIC UTILITY EASEMENT (P.U.E.) - - - - -
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A CAP, LS# 166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
- FOUND PROPERTY MARKER (AS NOTED) ○



**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2235 Phone, (801) 298-9983 Fax

ALTA/ACSM SURVEY REQUESTED BY  
**DAN MURRAY**  
APPROXIMATELY 340 WEST 7TH STREET  
LOCATED IN THE SE 1/4 OF SECTION 17, T.6N., R.1W., S.L.B.&M.  
OGDEN CITY, WEBER COUNTY, UTAH

DRAWN BY: JRC	DATE: 05/07/15
APPROVED VRI DATE: XX/XX/XX	DATE: 05/05/15
REV. BY: JRC	REV. DATE: 05/05/15
SHEET 1 OF 1	

SHEET NAME: ALTA  
DRAWING NAME: ALTA 5JUN15  
PROJECT NO.: 15-201