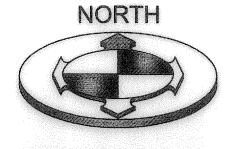
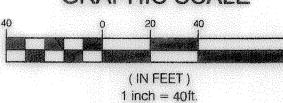
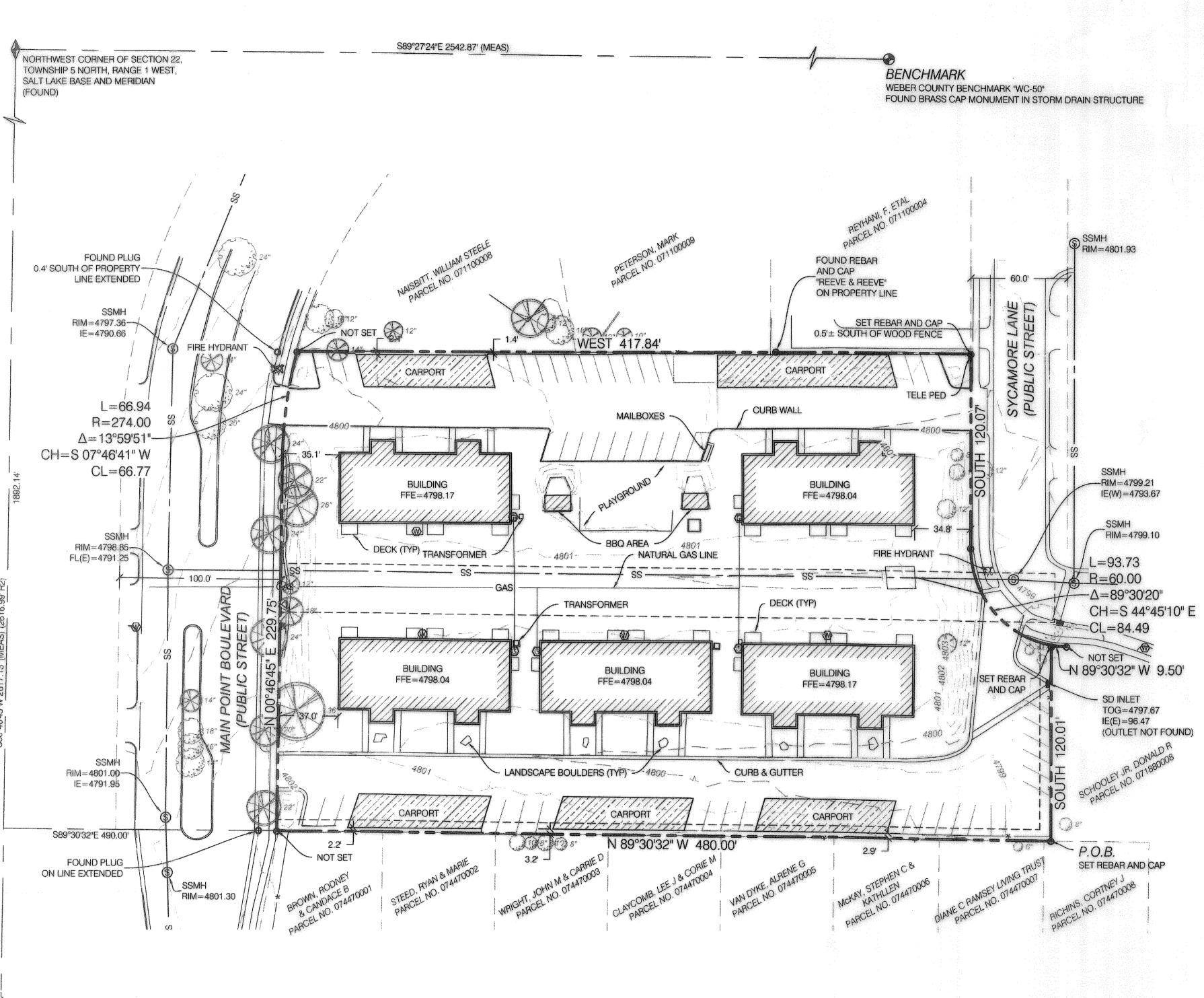
# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN OGDEN CITY, WEBER COUNTY, UTAH







WEST QUARTER CORNER OF SECTION 22,

TOWNSHIP 5 NORTH, RANGE 1 WEST,

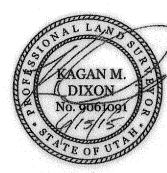
SALT LAKE BASE AND MERIDIAN

(FOUND)

SURVEYOR'S CERTIFICATE

BI-SKAN, LTD.; MERIDIAN TITLE 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 2, 4, 5, 8, 11(b), AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 5, 2015.



## TITLE DESCRIPTION

PART OF LOT 1, MAIN POINT SOUTH SUBDIVISION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, AND A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SURVEY, MORE PARTICULARLY DESCRIBED

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE NORTH 89°30'32" WEST 480.0 FEET, THENCE NORTH 0°46'45" EAST 229.75 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A REGULAR CURVE TO THE RIGHT 66.92 FEET (R=274.84 FEET), THENCE EAST 417.84 FEET TO THE WEST LINE OF 1350 EAST STREET, THENCE SOUTH 120.07 FEET ALONG SAID WEST LINE OF STREET, THENCE SOUTHEASTERLY ALONG THE ARC OF A REGULAR CURVE TO THE LEFT 93.73 FEET (R=60.00 FEET), THENCE NORTH 89°30'32" WEST 9.47 FEET, THENCE SOUTH 120.00 FEET TO THE POINT OF BEGINNING.

#### REFERENCE DOCUMENTS

VICINITY MAP

- R1) COMMITMENT FOR TITLE INSURANCE PROVIDED BY MERIDIAN TITLE COMPANY, DATED JANUARY 26, 2015, COMMITMENT NO. 228866. R2) MAIN POINT SOUTH SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY
- R3) MAIN POINT SOUTH SUBDIVISION NO. 2, ON FILE WITH THE OFFICE OF THE WEBER
- OVERLOOK POINTE SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY

### NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY NED SKANCHY OF BI-SKAN, LTD. TO PERFORM AN ALTA/ACSM SURVEY OF SUBJECT PROPERTY AS SHOWN

BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°46'45" WEST BETWEEN THE MONUMENTS FOUND MARKING THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS

SHOWN HEREON.

BENCHMARK
WEBER COUNTY BENCHMARK "WC-50" ELEVATION: 4816.791 (AS PUBLISHED BY THE WEBER COUNTY SURVEYOR)

UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD EVIDENCE IN CONJUNCTION WITH UTILITY MAPS PROVIDED BY THEIR RESPECTIVE PUBLIC UTILITY COMPANIES. NOT ALL UTILITIES MAY BE SHOWN ON THIS SURVEY.

## **GENERAL NOTES**

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY MERIDIAN TITLE COMPANY, DATED JANUARY 26, 2015, COMMITMENT NO. 228866.

DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED

ITEMS 1 - 10 NOT ADDRESSED BY THIS SURVEY.

ITEM 11 AN EASEMENT(S) FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP. (AS SHOWN HEREON)

ITEM 12 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT; TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. PURPOSE: A RIGHT OF WAY EASEMENT AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, FROM TIME TO TIME, AS SAID GRANTEE MAY REQUIRE UPON, OVER, UNDER AND ACROSS. RECORDED: DECEMBER 12, 1972 AS ENTRY NO. 583958 IN BOOK 1011 AT PAGE 647

OF OFFICIAL RECORDS. (AFFECTS ALL OF SUBJECT PROPERTY)

ITEM 13 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED TO: CITY OF SOUTH OGDEN PURPOSE: UTILITIES AND/OR INSTALLATION AND MAINTENANCE OF SEWER AND

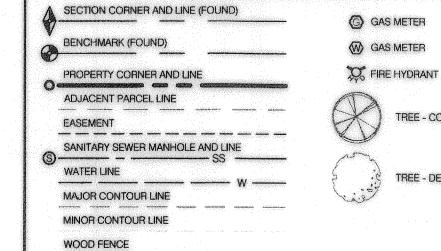
WATER LINES. RECORDED: JUNE 19, 1972 AS ENTRY NO. 573008 IN BOOK 996 AT PAGE 642 OF OFFICIAL RECORDS. (AS SHOWN HEREON)

ITEMS14-17 NOT ADDRESSED BY THIS SURVEY

DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS

COMMITMENT FOR TITLE INSURANCE PROVIDED BY MERIDIAN TITLE COMPANY, DATED JANUARY 26, 2015, COMMITMENT NO. 228866.

#### LEGEND AND ABBREVIATIONS



SSMH = SANITARY SEWER MANHOLE POB = POINT OF BEGINNING SD = STORM DRAIN

CHAIN LINK FENCE

AUG 11 2015

TREE - CONIFEROUS

TREE - DECIDUOUS

PROJECT NO. 1505085

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**ALTA/ACSM** LAND TITLE SURVEY

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