

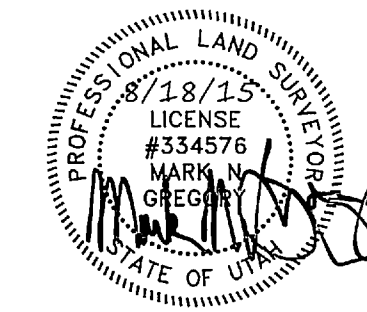
P:\YOUNG - OGDEN BIG 5\SURVEY\dwg\Big\_5.dwg

**SURVEYOR'S CERTIFICATE:**

To Sub S & S, L.L.C., First American Title Company National Commercial Services 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. The field work was completed on August 14, 2015.

Date: August 18, 2015



Mark N Gregory  
P.L.S. No 334576

**BOUNDARY DESCRIPTION (Entry No. 1291090)**

All of Lots 22, 23, and 24, Chimes View Acres Amended Plat, according to the official plat thereof on file and of record in the Weber County Records Office.

**LESS and EXCEPTING (Entry No. 2437382)**

A parcel of land in fee being part of an entire tract of property, situate in Lots 22, 23, and 24 of the amended plat of Chimes View Acres, a subdivision in Weber County, Utah and in the SE1/4SW1/4 of Section 5, Township 5 North Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

**BEGINNING** at a point in the southeasterly right of way line of the existing Highway State Route 26, said point is 17.94 feet South 38°21'00" West from the Northwest Corner of said Lot 22, said point is also 48.50 feet perpendicularly distant southeasterly from the control line of said Project SP-0026(4)0 opposite approximate engineer station 173+01.25, and running thence South 37°12'17" West 150.06 to a point 51.50 feet perpendicularly distant southeasterly from said control line opposite engineer station 171+51.22, thence South 38°20'57" West 16.53 feet along a line parallel with said control line to a point opposite engineer station 171+34.69; thence South 02°43'59" EAST 33.83 feet to the Northeasterly right of way line of 40th Street at a point 73.73 feet perpendicularly distant southeasterly from said control line opposite engineer station 171+09.19; thence North 51°39'00" West 25.23 feet along said northeasterly right of way line to the southeasterly right of way line of said Highway; thence north 38°21'00" east 192.06 feet along said southeasterly right of way line parallel with said control line to the POINT OF BEGINNING as shown on the official map of said project on file in the office of the Utah Department of Transportation.

**NARRATIVE:**

The purpose of this survey is to retrace Chimes View Acres in order to perform an ALTA/ACSM Land Title Survey on 22, 23 and 24 as a part of a pending transaction. The street monuments found in Riverdale Road at the intersections with 36th Street and Lincoln Avenue are used to control the location of the subject property.

**BASIS OF BEARING:**

The basis of bearing for this survey is South 38°21'00" West along the Riverdale Road monument line per the plat of Chimes View Acres.

**SCHEDULE B - SECTION 2 EXCEPTIONS:**

First American Title Company National Commercial Services Order No. NCS-725697-CC dated April 2, 2015.

**Exception No. 10:** Deed of Easement in favor of South Ogden Conservation District recorded September 11, 1940 in Book 136 at Page 312 of official records.  
Survey findings: A 15 foot wide pipeline easement exists along the easterly line of Lot 24 and is shown hereon.

**Exception No. 11:** Deed of Easement in favor of South Ogden Conservation District recorded September 11, 1940 in Book 136 at Page 313 of official records.  
Survey findings: A 15 foot wide pipeline easement exists along the easterly line of Lot 23 and is shown hereon.

**Exception No. 12:** Deed of Easement in favor of South Ogden Conservation District recorded September 11, 1940 in Book 136 at Page 319 of official records.  
Survey findings: A 15 foot wide pipeline easement exists along the easterly line of Lot 22 and is shown hereon.

**Exception No. 13:** Right of Way and Easement in favor of Mountain States Telephone and Telegraph recorded December 21, 1983 as Entry No. 897860 in Book 1438 at Page 53 of official records.  
Survey findings: A 5 foot wide telephone easement exists in the northeasterly portion of the subject property and is shown hereon.

**Exception No. 14:** The terms and provisions contained in the Document Entitled "Notice of Adoption of Redevelopment Plan Entitled "Riverdale Road Neighborhood Development Plan" and dated August 28, 1989" recorded October 31, 1989 as Entry No. 1092972 in Book 1570 at Page 1697 of official records.  
Survey findings: The subject property is located within the area described and is subject to the terms of the redevelopment plan.

**Exception No. 15:** Easements, notes and restrictions as shown on the recorded plat.  
Survey findings: There are no easements, notes or restrictions shown on the recorded plat.

**Exception No. 16:** A Memorandum of Shopping Center Lease, executed by Alan J. Wallock, as trustee of the Wallock Revocable Trust U/A 1987, as Lessor and Michaels Stores, Inc., a Delaware corporation, as Lessee, recorded July 6, 1994 as Entry No. 1300364 in Book 1722 at Page 922 of official records. Memorandum of Assignment and Assumption of Lease executed by Michaels Stores, Inc., a Delaware corporation as Assignor and Big 5 Corp., a Delaware corporation as Assignee recorded April 2, 2003 as Entry No. 1926454 in Book 2344 at Page 710 of official records.  
Survey findings: The issues cited in this exception are not matters of survey.

**Exception No. 17:** The terms and provisions contained in the Document Entitled "Ordinance No. 03-20 - An Ordinance of South Ogden City, Utah, Adopting the Northwest Area Redevelopment Project Area Plan" recorded September 08, 2003 as Entry No. 1972513 of official records. Ordinance No. 627 - An Ordinance Amending Riverdale Redevelopment Agency Project Area Number One (Riverdale Road) and Excluding Specific Properties or Portions of Property from said Project Area Number One recorded November 21, 2003 as Entry No. 1993480 of official records.  
Survey findings: The subject property is located within the Northwest Area Redevelopment Project Area and is subject to its terms.

**Exception No. 18:** A Resolution No. 23-2005 of the Board of County Commissioners of Weber County Creating and Establishing a Special Service District throughout All of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401 of official records.  
Survey findings: The resolution cited in this exception is blanket in nature affecting all of Weber County, Utah.

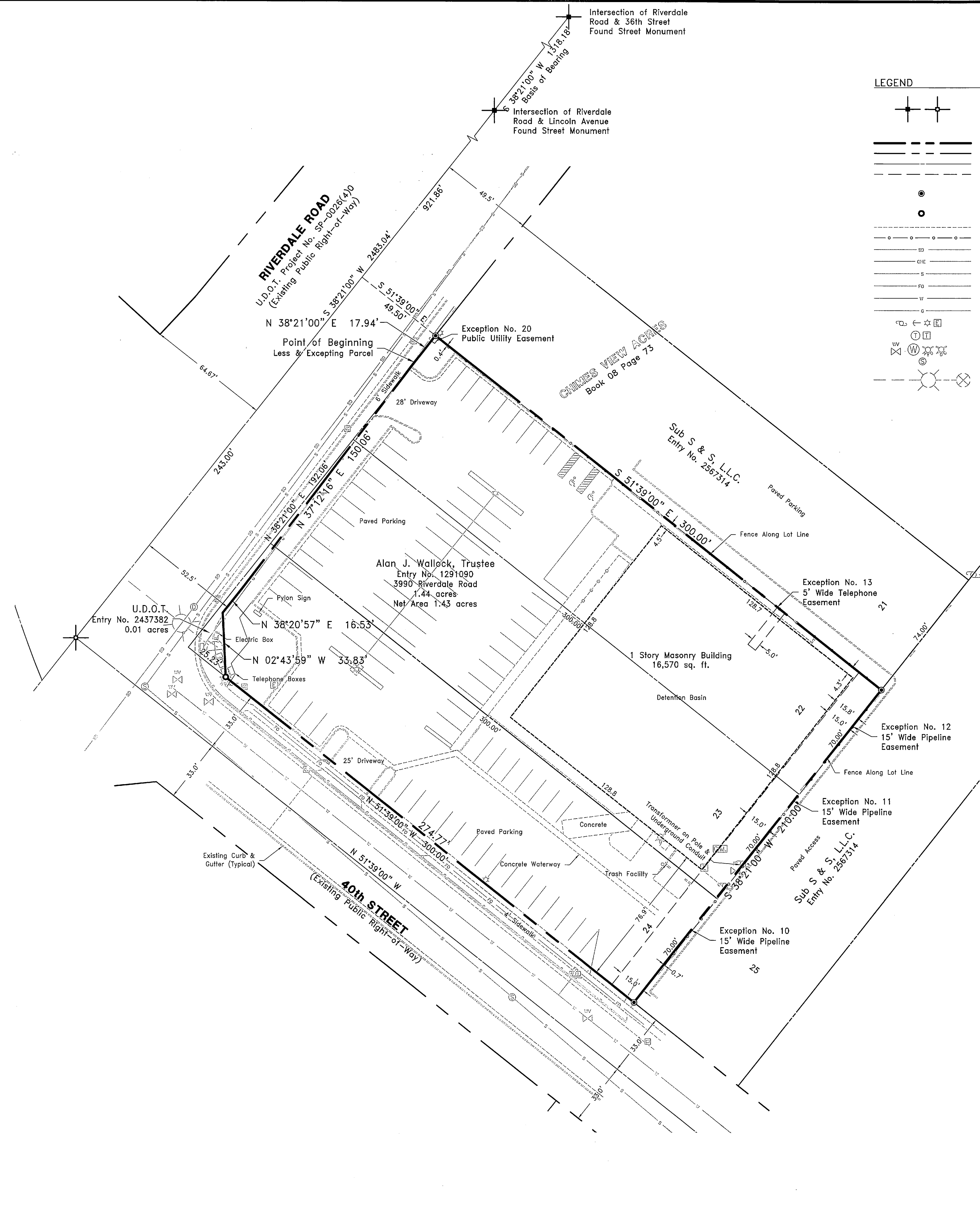
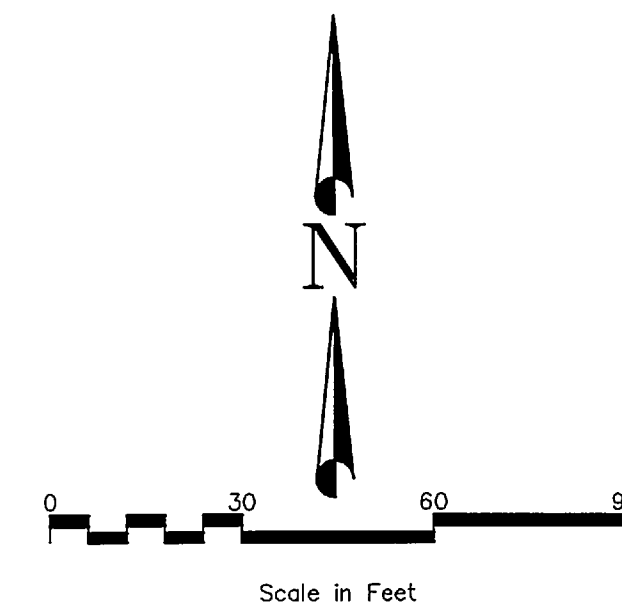
**Exception No. 19:** Easement in favor of the Utah Department of Transportation recorded October 1, 2009 as Entry No. 2437380 of official records.  
Survey findings: The temporary construction easement cited in this exception has expired and no longer affects the subject property.

**Exception No. 20:** Easement in favor of the Utah Department of Transportation recorded October 1, 2009 as Entry No. 2437381 of official records.  
Survey findings: A public utility easement exists in the northwesterly portion of the subject property and is shown hereon.

**Exception No. 21:** Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry No. 2548552 of official records.  
Survey findings: The subject property is located within the area described and is subject to the terms of the redevelopment plan.

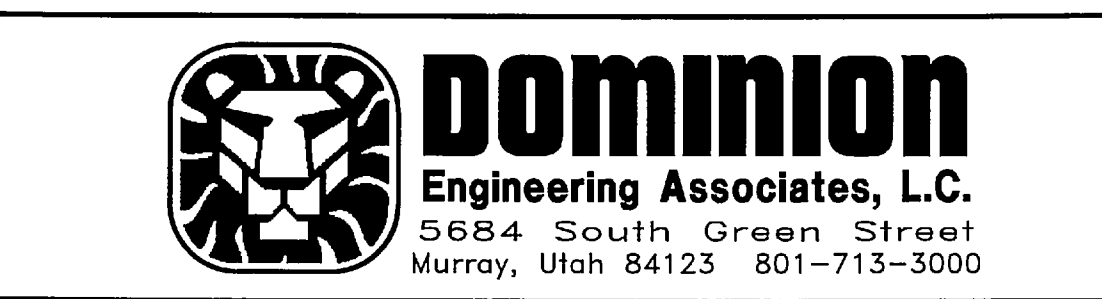
**LEGEND**

- Street Monument Found, Not Found
- Property Boundary Line
- Right-of-Way Line
- Monument Line
- Easement Line
- Set Rebar W/Cop Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
- Set Rivet in Concrete (Unless Otherwise Noted)
- Edge of Existing Improvements (As Noted)
- Existing Chain Link Fence
- Existing Storm Drain Line
- Existing Overhead Electric Line
- Existing Sewer Line
- Existing Underground Telephone Line
- Existing Water Line
- Existing Gas Line
- Existing Utility Pole, Guy, Light Pole, Electric Box
- Existing Telephone Man Hole, Box
- Existing Water Valve, Man Hole, Fire Hydrant, Fire Valve
- Existing Sewer Man Hole
- Existing Traffic Light Mast Arm



<b>DRAWN</b> MNG 8/15	<b>CHECKED</b> JDP 8/15
<b>DESIGNED</b> _____	<b>PROJECT ENGINEER</b> _____
<b>APPROVED</b> _____	<b>PROJECT MANAGER</b> _____

**SUB S & S, L.L.C**  
**SOUTH OGDEN CITY, UTAH**



**IN THE SW 1/4 SECTION 5, T5N, R1W, SLB&M**  
**ALTA/ACSM LAND TITLE SURVEY**

<b>PROJECT NO.</b>	2514-01				
<b>SHEET NO.</b>	1 of 1				
<b>NO.</b>	<b>REVISIONS</b>	<b>BY</b>	<b>DATE</b>	<b>FILE NAME:</b>	<b>SCALE:</b>
1	Revised Exception's 10, 11 & 12	MNG	8/18/15	Big 5	1"=30'

AUG 19 2015  
005300  
005300