

# ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF OGDEN, WEBER COUNTY, UTAH

### PARCEL INFORMATION

TAX PARCEL NO. 06-119-0015  
4396 HARRISON BOULEVARD  
OGDEN, UT 84403

### BENCHMARK INFORMATION

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 10  
NORTHING = 10000.32  
EASTING = 19972.85  
ELEVATION = 4776.87'

### ZONING

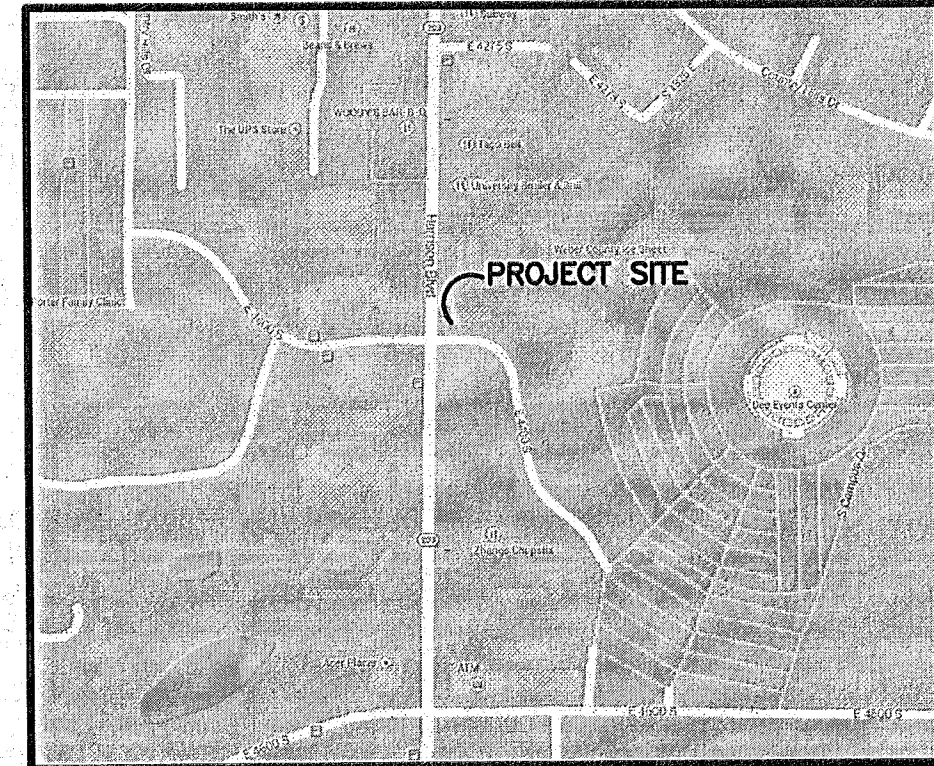
ZONED CP-2 (COMMUNITY COMMERCIAL)  
FRONT SETBACK: 20 FEET  
SIDE SETBACK: NONE, EXCEPT 10 FEET ADJACENT TO A RESIDENTIAL OR O-1 ZONE. FOR BUILDINGS OVER 35 FEET IN HEIGHT NEXT TO A RESIDENTIAL OR O-1 ZONE AN ADDITIONAL 1 FOOT SETBACK IS REQUIRED FOR EVERY FOOT THE BUILDING IS OVER 35 FEET IN HEIGHT  
REAR SETBACK: NONE, EXCEPT 10 FEET ADJACENT TO A RESIDENTIAL OR O-1 ZONE. FOR BUILDINGS OVER 35 FEET IN HEIGHT NEXT TO A RESIDENTIAL OR O-1 ZONE AN ADDITIONAL 1 FOOT SETBACK IS REQUIRED FOR EVERY FOOT THE BUILDING IS OVER 35 FEET IN HEIGHT  
MAXIMUM BUILDING HEIGHT: 45 FEET

### FLOOD INFORMATION DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0437E 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.  
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
(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.)

### AS-SURVEYED DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARRISON BOULEVARD, SAID POINT BEING N00°49'46"E 2581.87 FEET AND S88°51'46"E 53.79 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N89°34'49"E 158.91 FEET TO A POINT 2' WEST OF A BUREAU OF RECLAMATION ALUMINUM CAP MONUMENT; THENCE S35°20'23"E 127.03 FEET; THENCE N89°27'11"W 234.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARRISON BOULEVARD; THENCE N01°19'04"E ALONG SAID EAST RIGHT-OF-WAY LINE, 100.25 FEET TO THE POINT OF BEGINNING.  
CONTAINING 20,143 SQUARE FEET OR 0.462 ACRES



VICINITY MAP  
NOT TO SCALE

### TITLE DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES ORDER NO: NCS-717591-SLC1 AMENDMENT NO. 1 DATED 03-04-15)  
PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE EAST LINE OF HARRISON BOULEVARD, WHICH IS 53.5 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 0°58' WEST 100 FEET ALONG THE EAST LINE OF HARRISON BOULEVARD; THENCE SOUTH 89°02' EAST 247.44 FEET; THENCE NORTH 35°55' WEST 123.49 FEET TO THE QUARTER SECTION LINE; THENCE WEST 175 FEET, MORE OR LESS, ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING

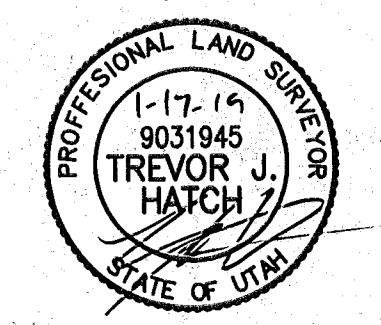
### EXCEPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES ORDER NO: NCS-717591-SLC1 AMENDMENT NO. 1 DATED 03-04-15)  
EXCEPTION #1-10, & 12-13 - NOT SURVEY ITEMS AND CANNOT BE SHOWN  
EXCEPTION #11 - RIGHT OF WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AN TELEGRAPH COMPANY RECORDED OCTOBER 30, 1972 AS ENTRY NO. 581440 IN BOOK 1008 AT PAGE 184 OF OFFICIAL RECORDS. (5'X160' EASEMENT AS SHOWN ON SOUTH PROPERTY LINE)

### CERTIFICATION

TO WADSWORTH ACQUISITIONS, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES  
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 JANUARY 06, 2014.  
DATE OF PLAT OR MAP: MARCH 11, 2015  
SIGNED THIS 17th DAY OF January, 2015

TREVOR J. HATCH  
UTAH L.S. NO. 9031945

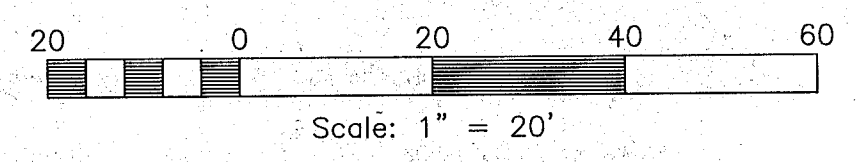


### NOTES

SITE ADDRESS: 4396 HARRISON BOULEVARD OGDEN, UT 84403  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 10  
TOTAL AREA OF SITE IS 20,143 SQUARE FEET OR 0.462 ACRES  
THERE ARE 23 PARKING SPACES ON PROPERTY, 2 OF WHICH ARE HANDICAPPED.  
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

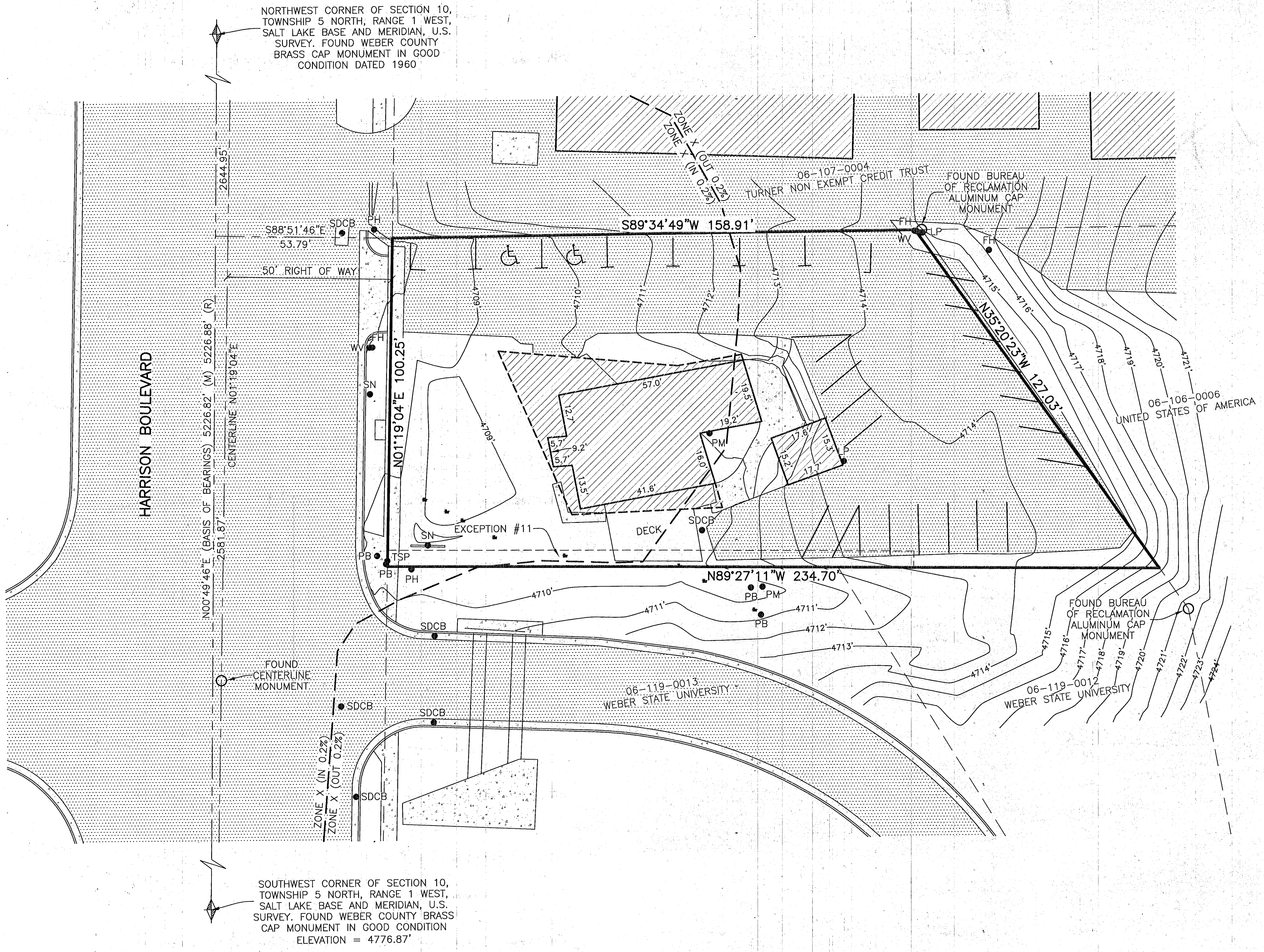
### LEGEND

- = SECTION CORNER
- = FOUND
- = SIGN
- = TRAFFIC SIGNAL POLE
- = TELEPHONE BOX
- = POWER BOX
- = WATER VALVE
- = FIRE HYDRANT
- = LIGHT POLE
- = STORM DRAIN CATCH BASIN
- = BOUNDARY LINE
- = EXISTING FENCE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EASEMENT LINE
- = FEMA ZONE X BOUNDARY
- = EXISTING BUILDING
- = EXISTING BUILDING OVERHANG
- = EXISTING CONCRETE
- = EXISTING PAVEMENT



### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE AN ALTA/ACSM SURVEY. THE BOUNDARY WAS DETERMINED BY DEED AND OCCUPATION. THE DEED FOR THE SUBJECT PROPERTY (RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY #2113476) DOES NOT CLOSE. IT WAS DETERMINED THAT THE 100' FRONTAGE WAS INTENDED, AND THE DEED WAS FORCED TO CLOSE BY CHANGING THE BEARING AND DISTANCE ON THE EAST LINE, DOING THIS AND ROTATING THE MODIFIED DEED TO MATCH THE LINE OF TWO FOUND BUREAU OF RECLAMATION ALUMINUM CAP MONUMENTS, EXISTING OCCUPATION IS MATCHED AS WELL AS SURROUNDING DEEDS. THIS DEED CALLS OUT TO THE QUARTER SECTION LINE, THE QUARTER SECTION LINE, AS COMPUTED, MISSES OCCUPATION OTHER CONTROL BY MORE THAN 40 FEET AND, GIVEN THE EXISTENCE OF THE BUREAU OF RECLAMATION MONUMENTS, IT WAS DETERMINED THAT SAID CALL WAS EITHER ERRONEOUS, OR THAT THE LINE AS COMPUTED WAS GROSSLY IN ERROR.



**Reeve & Associates, Inc.**  
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

**ALTA/ACSM LAND TITLE SURVEY**  
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CITY OF OGDEN, WEBER COUNTY, UTAH

**WADSWORTH ACQUISITIONS, LLC**

RECEIVED  
JAN 31 2015  
BY: 6170

**Project Info.**

Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	03-11-15
Name:	ALTA/ACSM
Scale:	1"=20'
Checked:	
Number:	6255-11

Sheet **1** of **1** Sheets