628 PART OF THE NW.1/4, OF SECTION 15, T.5N., R.1W., S.L.B. & M. SHADOW VALLEY COMMERCIAL SUBDIVISION IN OGDEN CITY TAXING UNIT: 25 SCALE 1" = 30'4800 SOUTH ST R = 626.001231 E 4800 S SEE PAGE 14 SEE DEDICATION PLAT FOR ADDITIONAL EASEMENTS S 89*27'10" F 106.92 BIKE BOY LLC 076280002 20,892 SQ. FT. AND PAST RAND (1250 EAST ST) SEE PAGE 14 SEE PAGE 14 OLD POST ROAD EXISTING 20' ACCESS EASEMENT N 89'01'60"? W PRIVATE ROAD SUBDIVISION, A PRUD, SEE PAGE 639 N 89*32'30" W 10.00' N 89*22'00" W FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 58, PAGE 47 OF RECORDS. SEE PAGE 14 10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

JS 09-2003