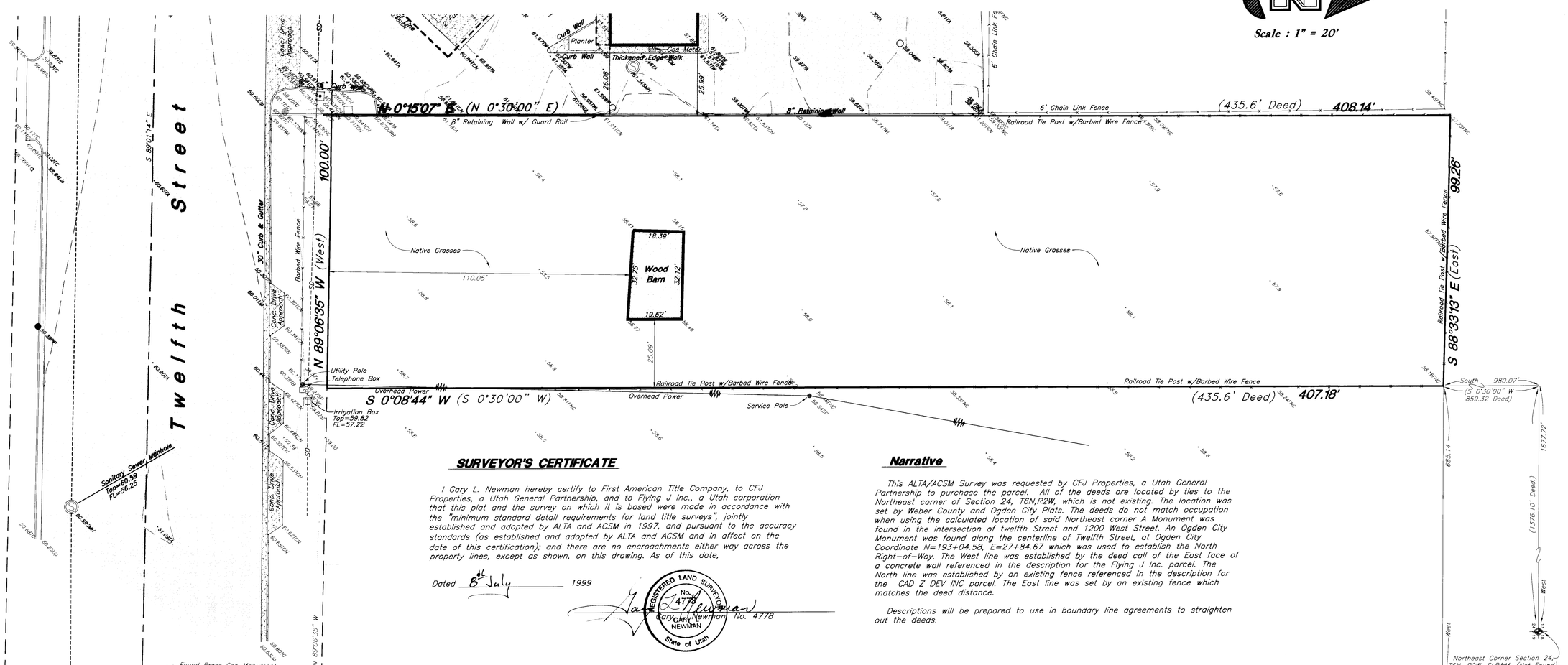

SURVEYOR'S CERTIFICATE

I Gary L. Newman hereby certify to First American Title Company, to CFJ Properties, a Utah General Partnership, and to Flying J Inc., a Utah corporation that this plat and the survey on which it is based were made in accordance with the "minimum standard detail requirements for land title surveys", jointly established and adopted by ALTA and ACSM in 1997, and pursuant to the accuracy standards (as established and adopted by ALTA and ACSM and in affect on the date of this certification); and there are no encroachments either way across the property lines, except as shown, on this drawing. As of this date,

Dated 8th July 1999

Gary L. Newman No. 4778

REGISTERED LAND SURVEYOR No. 4778 GARY L. NEWMAN State of Utah

Narrative

This ALTA/ACSM Survey was requested by CFJ Properties, a Utah General Partnership to purchase the parcel. All of the deeds are located by ties to the Northeast corner of Section 24, T6N,R2W, which is not existing. The location was set by Weber County and Ogden City Plats. The deeds do not match occupation when using the calculated location of said Northeast corner A Monument was found in the intersection of Twelfth Street and 1200 West Street. An Ogden City Monument was found along the centerline of Twelfth Street, at Ogden City Coordinate N=193+04.58, E=27+84.67 which was used to establish the North Right-of-Way. The West line was established by the deed call of the East face of a concrete wall referenced in the description for the Flying J Inc. parcel. The North line was established by an existing fence referenced in the description for the CAD Z DEV INC parcel. The East line was set by an existing fence which matches the deed distance.

Descriptions will be prepared to use in boundary line agreements to straighten out the deeds.

RECORD DESCRIPTION

A Part of the Northeast Quarter of Section 24, Township 6 North, Range 2 West of the Salt Lake Meridian, U.S. Survey: Beginning at a point 20.85 Chains West and South 1/2" West 859.32 feet, more or less, to the South line of Warranty Deed from the Northeast corner of said Quarter Section, and running thence South 1/2" West 435.6 feet to the North line of Road; thence West along the North line of Road 100 feet; thence North 1/2" East 435.6 feet more or less to the South line of said Deed; thence East 100 feet along said South line of Deed; to the place of Beginning Containing 1 acre of land.

AS SURVEYED DESCRIPTION

A Part of the Northeast Quarter of Section 24, Township 6 North, Range 2 West of the Salt Lake Meridian, U.S. Survey: Beginning at an existing fence corner, which is West 1677.72 feet and South 980.07 feet from the Northeast corner of said Section 24, said point also being North 40°22'02" West 1472.73 feet to a found Brass Cap Monument in the intersection of Twelfth South and Twelfth West Street, North 484.12 feet and West 685.14 feet from the found Monument at the East 1/4 corner of said Section 24 ; and running thence South 0°08'44" West 407.18 feet along an existing fence line & fence line extended to the North Right-of-Way line of Twelfth Street (1200 South); thence North 89°06'35" West 100.00 feet along said North Right of Way line to the East face of an existing concrete wall; thence North 00°15'07" East 408.14 feet along said East face & East face extended to an existing fence line; thence South 88°33'13" East 99.26 feet along said existing fence line to the place of beginning.

Contains 40,609 sq.ft.
or 0.932 acre

EXCEPTIONS TO COVERAGE

10. A Blanket type Easement in Favor of Wasatch Gas Company, a Utah Corporation Recorded January 17, 1930– in Book "S" Page 343 of Records

"Caution"
The Location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Flood Plain
This property falls within flood Zone "C" designated area of minimal flooding as shown on the Flood Insurance Rate Map, Community Panel No. 490187 0407 B, dated July 19, 1982.

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Corrugated Metal Pipe	CMP
Water Manhole	W	Concrete Pipe	CP
Storm Drain Manhole	D	Reinforced Concrete Pipe	RCP
Electrical Manhole	E	Ductile Iron	DI
Catch Basins		Polyvinyl Chloride	PVC
Exist. Fire Hydrant		Top of Asphalt	TA
Fire Hydrant		Edge of Asphalt	EA
Exist. Water Valve	WV	Centerline	CL
Water Valve	WV	Flowline	FL
Sanitary Sewer	S	Finish Floor	FF
Culinary Water	W	Top of Curb	TC
Gas Line	G	Top of Wall	TWL
Irrigation Line	IW	Top of Walk	TW
Storm Drain	SD	Top of Concrete	TCN
Telephone Line	T	Finish Contour	90
Secondary Waterline	SD	Exist. Contour	90
Power Line	P	Finish Grade	95.33TA
Fire Line	F	Exist. Grade	95.72TA
Land Drain	LD	Ridge Line	R
Power pole		Direction of Flow	
Power pole w/guy		Existing Asphalt	
Light Pole			
Fence		New Asphalt	
Flowline of ditch			
Overhead Power line		Heavy Duty Asphalt	
W.C.S.– Weber County Surveyor		Concrete	
		Open Face Curb & Gutter	

RECEIVED
JUL 13 1999
Weber County Surveyor

ALTA/ACSM Land Title Survey

Flying 'J' 12th & Interstate
A Part of the Northeast Quarter Section 24, T6N, R2W, SLB&M, U.S. Survey
Ogden City, Weber County Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah 84401
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)539-8515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 20'	DATE : 8 Jul, 1999	DRWG. NO.
DRAWN : CT	REVISIONS :	99N107A
99N107A		

DRAWING 1
PLAN HOLD CORPORATION REORDER BY NUMBER

DRAWING NUMBER 002276
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07SAR

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C:\ACAD\P\99N107A.DWG Thu Jul 08 08:45:33 1999 GW