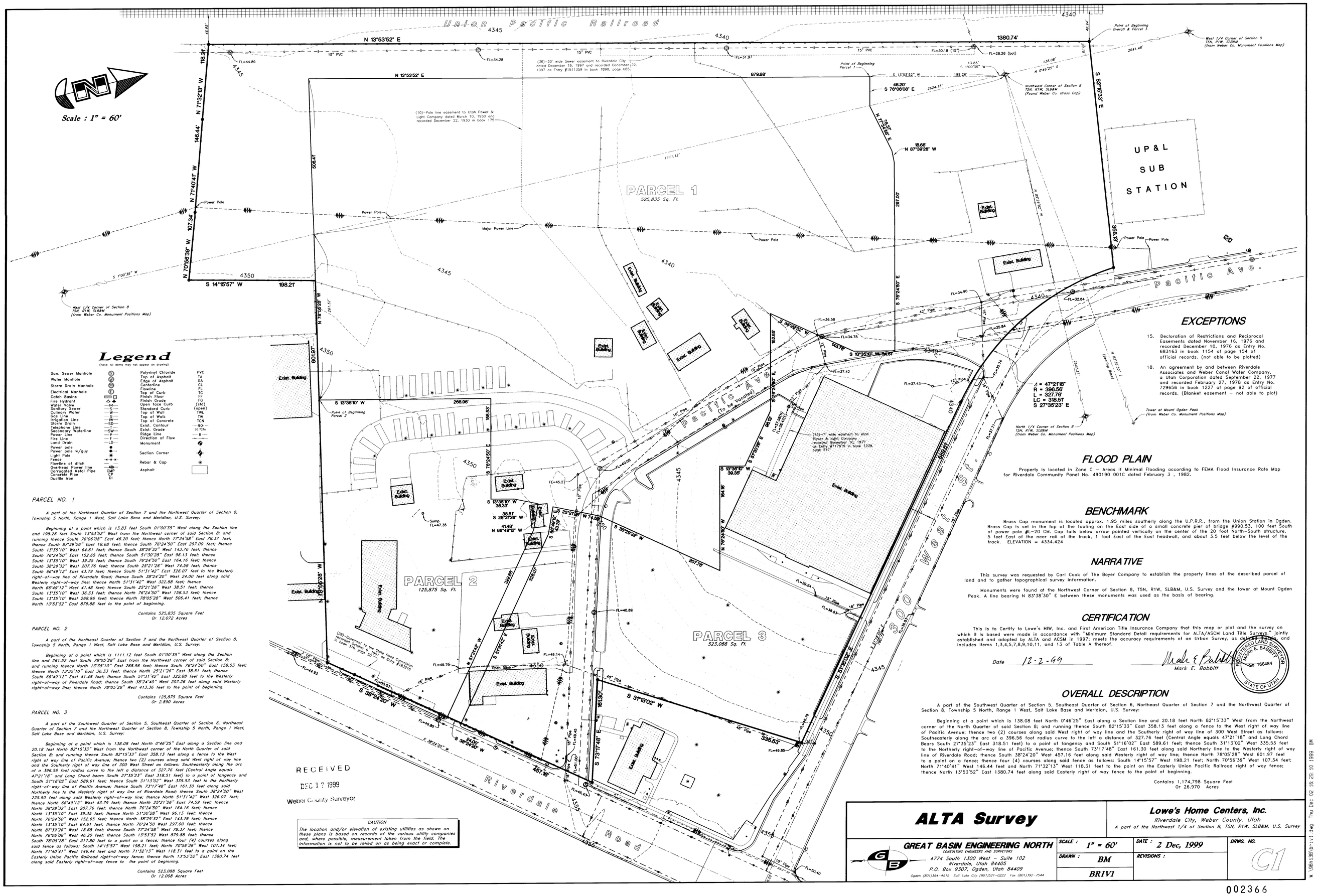
DRAWING NUMBER 002366
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 01734A



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Polyvinyl Chloride	PVC
Water Manhole	W	Top of Asphalt	TA
Storm Drain Manhole	SD	Edge of Asphalt	EA
		Centerline	CL
Electrical Manhole	E	Flowline	FL
Catch Basins		Top of Curb	TC
Fire Hydrant		Finish Floor	FF
Water Valve	wv	Finish Grade	FG
Sanitary Sewer	S	Open face Curb	(std)
Culinary Water	W	Standard Curb	(open)
Gas Line	G	Top of Wall	TWL
Irrigation Line	IW	Top of Walk	TW
Storm Drain	SD	Top of Concrete	TCN
Telephone Line	T	Exist. Contour	90
Secondary Waterline	SW	Exist. Grade	95.72TN
Pressure Line	P	Ridge Line	R
Fire Line	F	Direction of Flow	
Land Drain	LD	Monument	
Power pole			
Power pole w/guy		Section Corner	
Light Pole			
Fence		Rebar & Cap	
Flowline of ditch			
Overhead Power line	HP	Asphalt	
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Ductile Iron	DI		

PARCEL NO. 1

A part of the Northeast Quarter of Section 7 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 13.83 feet South 01°00'35" West along the Section line and 198.24 feet South 13°53'52" West from the Northwest corner of said Section 8; and running thence South 76°06'08" East 46.20 feet; thence North 77°34'58" East 78.37 feet; thence South 87°39'26" East 18.68 feet; thence South 76°24'50" East 297.00 feet; thence South 13°55'10" West 64.61 feet; thence South 38°29'32" West 143.76 feet; thence South 76°24'50" East 152.65 feet; thence South 51°30'28" East 96.13 feet; thence South 13°55'10" West 39.35 feet; thence South 76°24'50" East 164.16 feet; thence South 38°29'32" West 207.76 feet; thence South 25°21'26" West 74.59 feet; thence South 66°49'12" East 43.79 feet; thence South 51°31'42" East 326.07 feet to the Westerly right-of-way line of Riverdale Road; thence South 38°24'20" West 24.00 feet along said Westerly right-of-way line; thence North 51°31'42" West 322.88 feet; thence North 66°49'12" West 41.48 feet; thence South 25°21'26" West 38.51 feet; thence South 13°55'10" West 36.33 feet; thence North 76°24'50" West 158.53 feet; thence South 13°35'10" West 268.96 feet; thence North 78°05'28" West 506.41 feet; thence North 13°53'52" East 879.88 feet to the point of beginning.

Contains 525,835 Square Feet
Or 12.072 Acres

PARCEL NO. 2

A part of the Northeast Quarter of Section 7 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 1111.12 feet South 01°00'35" West along the Section line and 261.52 feet South 78°05'28" East from the Northwest corner of said Section 8; and running thence North 13°55'10" East 268.96 feet; thence South 76°24'50" East 158.53 feet; thence North 13°55'10" East 36.33 feet; thence North 25°21'26" East 38.51 feet; thence South 66°49'12" East 41.48 feet; thence South 51°31'42" East 322.88 feet; thence Westerly right-of-way of Riverdale Road; thence South 38°24'40" West 207.26 feet along said Westerly right-of-way line; thence North 78°05'28" West 413.36 feet to the point of beginning.

Contains 125,875 Square Feet
Or 2.890 Acres

PARCEL NO. 3

A part of the Southwest Quarter of Section 5, Southeast Quarter of Section 6, Northeast Quarter of Section 7 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 138.08 feet North 0°46'25" East along a Section line and 20.18 feet North 82°15'33" West from the Northwest corner of the North Quarter of said Section 8; and running thence South 82°15'33" East 358.13 feet along a fence to the West right of way line of Pacific Avenue; thence two (2) courses along said West right of way line and the Southerly right of way line of 300 West Street as follows: Southeasterly along the arc of a 396.56 foot radius curve to the left a distance of 327.76 feet (Central Angle equals 47°21'18" and Long Chord bears South 27°35'23" East 318.51 feet) to a point of tangency and South 51°16'02" East 589.61 feet; thence South 31°13'02" West 335.53 feet to the Northerly right-of-way line of Pacific Avenue; thence South 73°17'48" East 161.30 feet along said Northerly line to the Westerly right of way line of Riverdale Road; thence South 38°24'20" West 225.90 feet along said Westerly right-of-way line; thence North 51°31'42" West 326.07 feet; thence North 66°49'12" West 43.79 feet; thence North 25°21'26" East 74.59 feet; thence North 38°29'32" East 207.76 feet; thence North 76°24'50" West 164.16 feet; thence North 13°55'10" East 39.35 feet; thence North 51°30'28" West 96.13 feet; thence North 76°24'50" West 152.65 feet; thence North 38°29'32" East 143.76 feet; thence North 13°35'10" East 64.61 feet; thence North 76°24'50 West 297.00 feet; thence North 87°39'26" West 18.68 feet; thence South 77°54'58" West 78.37 feet; thence North 76°06'08" West 46.20 feet; thence North 13°53'52 West 879.88 feet; thence South 78°05'28" East 317.80 feet to a point on a fence; thence four (4) courses along said fence as follows: South 14°15'57" West 198.21 feet; North 70°56'39" West 107.34 feet; North 71°40'41" West 146.44 feet and North 71°32'13" West 118.31 feet to a point on the Easterly Union Pacific Railroad right-of-way fence; thence North 13°53'52" East 1380.74 feet along said Easterly right-of-way fence to the point of beginning.

Contains 523,088 Square Feet
Or 12.008 Acres

RECEIVED
DEC 17 1999
Weber County Surveyor

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, measurement taken from the field. The information is not to be relied on as being exact or complete.

EXCEPTIONS

15. Declaration of Restrictions and Reciprocal Easements dated November 16, 1976 and recorded December 10, 1976 as Entry No. 683163 in book 1154 at page 154 of official records. (not able to be plotted)

18. An agreement by and between Riverdale Associates and Weber Canal Water Company, a Utah Corporation dated September 22, 1977 and recorded February 27, 1978 as Entry No. 729656 in book 1227 at page 92 of official records. (Blanket easement – not able to plot)

Δ = 47°21'18"
R = 396.56'
L = 327.76'
LC = 318.51'
S 27°35'23" E

FLOOD PLAIN

Property is located in Zone C – Areas if Minimal Flooding according to FEMA Flood Insurance Rate Map for Riverdale Community Panel No. 490190 001C dated February 3 , 1982.

BENCHMARK

Brass Cap monument is located approx. 1.95 miles southerly along the U.P.R.R., from the Union Station in Ogden. Brass Cap is set in the top of the footing on the East side of a small concrete pier of bridge #990.53, 100 feet South of power pole #L-20 CM. Cap falls below arrow painted vertically on the center of the 20 foot North-South structure, 5 feet East of the near rail of the track, 1 foot East of the East headwall, and about 3.5 feet below the level of the track. ELEVATION = 4334.424

NARRATIVE

This survey was requested by Carl Cook of The Boyer Company to establish the property lines of the described parcel of land and to gather topographical survey information.

Monuments were found at the Northwest Corner of Section 8, T5N, R1W, SLB&M, U.S. Survey and the tower at Mount Ogden Peak. A line bearing N 83°38'30" E between these monuments was used as the basis of bearing.

CERTIFICATION

This is to Certify to Lowe's HIW, Inc. and First American Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ASCM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997; meets the accuracy requirements of an Urban Survey, as defined therein; and includes Items 1,3,4,5,7,8,9,10,11, and 13 of Table A thereof.

Date 12-2-99

Mark E. Babbitt

REGISTERED PROFESSIONAL LAND SURVEYOR
MARK E. BABBITT
No. 166484
STATE OF UTAH

OVERALL DESCRIPTION

A part of the Southwest Quarter of Section 5, Southeast Quarter of Section 6, Northeast Quarter of Section 7 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 138.08 feet North 0°46'25" East along a Section line and 20.18 feet North 82°15'33" West from the Northwest corner of the North Quarter of said Section 8; and running thence South 82°15'33" East 358.13 feet along a fence to the West right of way line of Pacific Avenue; thence two (2) courses along said West right of way line and the Southerly right of way line of 300 West Street as follows: Southeasterly along the arc of a 396.56 foot radius curve to the left a distance of 327.76 feet (Central Angle equals 47°21'18" and Long Chord Bears South 27°35'23" East 318.51 feet) to a point of tangency and South 51°16'02" East 589.61 feet; thence South 31°13'02" West 335.53 feet to the Northerly right-of-way line of Pacific Avenue; thence South 73°17'48" East 161.30 feet along said Northerly line to the Westerly right of way line of Riverdale Road; thence South 38°24'20" West 457.16 feet along said Westerly right of way line; thence North 78°05'28" West 601.97 feet to a point on a fence; thence four (4) courses along said fence as follows: South 14°15'57" West 198.21 feet; North 70°56'39" West 107.34 feet; North 71°40'41" West 146.44 feet and North 71°32'13" West 118.31 feet to the point on the Easterly Union Pacific Railroad right of way fence; thence North 13°53'52" East 1380.74 feet along said Easterly right of way fence to the point of beginning.

Contains 1,174,798 Square Feet
Or 26.970 Acres

ALTA Survey

Lowe's Home Centers, Inc.
Riverdale City, Weber County, Utah
A part of the Northwest 1/4 of Section 8, T5N, R1W, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West – Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 60'	DATE : 2 Dec, 1999	DRWG. NO.
DRAWN : BM	REVISIONS :	C1
BRIV1		

W:\BRIV138\brivi1.dwg Thu Dec 02 16:29:10 1999 BM