

NO SCALE

VICINITY MAP RIVERDALE CITY

SURVEYOR'S CERTIFICATE

I, Keith R. Russell do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 164386 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/ACSM Land Title Survey of the property for use by

The Basis of Bearing for this survey is the line between the found section corners at the South Quarter Corner and the Southwest Corner of Section 7, Township 5 North, Range I West, Salt Lake Base and Meridian. The record and measured information for these corners is on the survey. Thave noted the record information to the Center of Section T but did not look for or locate this corner. The deed description is shifted from the true location of the property and 1 have prepared a new legal description for the property titled "Surveyed Description" which places the subject parcel in the proper location with respect to the adjoining properties. The reasons for this shift are as follows: 1/ There is a survey on file in the Weber County Surveyor's Office under drawing no. 000059 received therein on January 19, 1987 which is a survey of the parcel immediately west of and adjoining the subject parcel. The survey discloses an old fence line as the boundary line. This fence was visible on the ground prior to the construction of the existing building and improvements on this site. I located the fence line and honored that line as the west line of the subject property, which also matched the survey of the property to the west referred to above. On the east side of the subject property is a legal description of record that matches the road (700 West Street). After placing this description on the map I measured the distance between the Southeast Corner of the aforementioned, recorded survey and the Southwest Corner of the deed to the east and the distance between these points is 199.90. This is the dimension of the subject parcel on the Parcel Information sheet for Serial Number 06-016-0017 in the Weber County Recorder's Office. I also utilized a survey recorded on the opposite side of Riverdale Road to assist me in placing the Riverdale Road right of way. This survey was received in the Weber County Surveyor's Office on December 22, 1992 and is Drawing no. 000806.

I further represent that (a) this map of survey and the property description with respect thereto are true and correct and represent an actual field survey of the real property shown hereon; (b) such survey was conducted under the direct supervision of the undersigned Registered Land Surveyor; (c) such map of survey shows the premises specifically described in the Preliminary Title Report from Founders Title Company of Layton, Utah under Order No. SLO5085IUT, dated effective January 5, 2007, and (d) such map of survey was made in accordance with minimum standard details for ALTA/ACSM Land Title Surveys. (See ALTA Certificate below)

> PROPERTY DESCRIPTIONS DEED DESCRIPTION

Tax I.D. No. 06-016-0017

SECTION T

SDIB 3xl.5

TREE 2"

TREE 2"

SOUTH QUARTER CORNER

SECTION T

T5N, RIW

SLB€M

(FOUND)

H.4P. INVESTMENTS -

DIVINO PROPERTIES INC.

T5N, RIW

SLB#M (NOT FOUND)

H.4P. INVESTMENTS -

II PARKING STALLS

ELEC BOX

BUILDING

3077 SQ. FT.

'∰ LIGHT

BOLLARD(S)

4 PARKING STALLS

18000

BOLLARD(2)

SDIB ROUND

SDIB ROUND

DEED LINE

BOLLARD(3)

TREE 2"

6 89'31'55" E

SET BAR AND CAP

BOX

IRRIGATION

BOX (RR)

POLE

TREE 12"

LIGHT

LIGHT

TREE 2" BOX

TREE 2"

BASIS OF BEARING N 89°09'48" W 2647.98' RECORD 2647.90' MEASURED

BOX

SDIB 2x2

SDIB 2×2 F

LEGEND

SECTION CORNER

STREET HONLITENT EXISTING

ADJACENT PROPERTY LINE

ADJACENT RIGHT OF HAY

STORM DRAIN MAN HOLE

STORM DRAIN INLET BOX

STORM DRAIN INLET BOX SQUARE

STORM DRAIN INLET BOX ROUND

- H.4P. INVESTMENTS -

SANITARY SEHER HAN HOLE

IRRIGATION BOX

TELEPHONE BOX

SOUTHWEST CORNER

SECTION T

T5N, RIW SLB¢M

(FOUND)

UTILITY POLE

LIGHT POLE

BOLLARD

RIGHT-OF-HAY LINE

EDGE OF ASPHALT

Part of the Southwest Quarter of Section 7, Township 5 North, Range I West, Salt Lake Base and Meridian, U.S Survey:

Beginning at a point 1186.37 feet North and 156.92 feet West from the Southeast Corner of said Quarter Section, said point of beginning being on the North line of a Highway F.A.P. no. 114-B, running:

Thence North 265 feet; Thence East 180 feet

Thence South 178.21 feet to the North line of Highway;

Thence South 6415' West 199.9 feet to place of beginning.

SURVEYED DESCRIPTION

Part of the Southwest Quarter and Southeast Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S Survey:

Beginning at the intersection of the north line of Riverdale Road and the quarter section line, said point being North 052'35" East 1270.78 feet along the quarter section line from the South Quarter Corner of Section 7, Township 5 North, Range I West, Salt Lake Base and Meridian, and running;

Thence South 6444'07" West 180.39 feet along the north line of Riverdale Road to the Southeast Corner of a survey on file in the office of the Weber County Surveyor under Drawing no. 000059, received January 19, 1987, said point also being on the projection of a line defined by an old fence line, (fence line has been removed);

Thence North 046'03" East 265.00 feet along the east line of said survey, (being to and along the said old fence

Thence South 8931 55" East 180.00 feet;

Thence South 053'20" West 178.21 feet to the north line of Riverdale Road; Thence South 6444'07" West 19.51 feet along the north line of Riverdale Road to the point of beginning.

Contains 39,838 square feet, 0.915 acres.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum" Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional of this survey does

License No. 164386

1) For conditions of record not shown hereon, please refer to a title report supplied by Founders Title Company of Layton, Utah under Order no. SLO5085IUT, dated effective January 5, 2007. 2) Under Schedule B-2 there are no exceptions that can be plotted on the drawing.

3) The property is located in a Zone "C" according to the REMA Flood Plain Map, Community Panel no. 49019-0001-D, dated effective September 6, 1995.

003839

RECEIVED JUN 2 7 2007 **WEBER CO SURVEYOR** GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.

LOCATED IN THE SOUTHWEST GUARTER AND THE SOUTHEAST QUARTER OF SECTION 1 TOWNSHIP 5 NORTH, RANGE I WEST SALT LAKE BASE AND MERIDIAN

ENSIGN 90 E. Fort Union Blvd Suite 100

Midvale UT 84047 Phone: 801.255.0529 Fax: 801.255.4449

1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315

795 South Main Street Pleasant Grove UT 84062 Phone: 801.796.8145 Fax: 801.796.8147

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ARBY'S WEST REGION 9311 NORTH MERDIAN INDIANAPOLIS, INDIANA, 46260

MARY BEATTY PHONE: 317-566-5407

8 WEST RIVER **160**

R

ALTA/ACSM TITLE SURVEY

DATE 12/12/2006 DRAWN BY

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