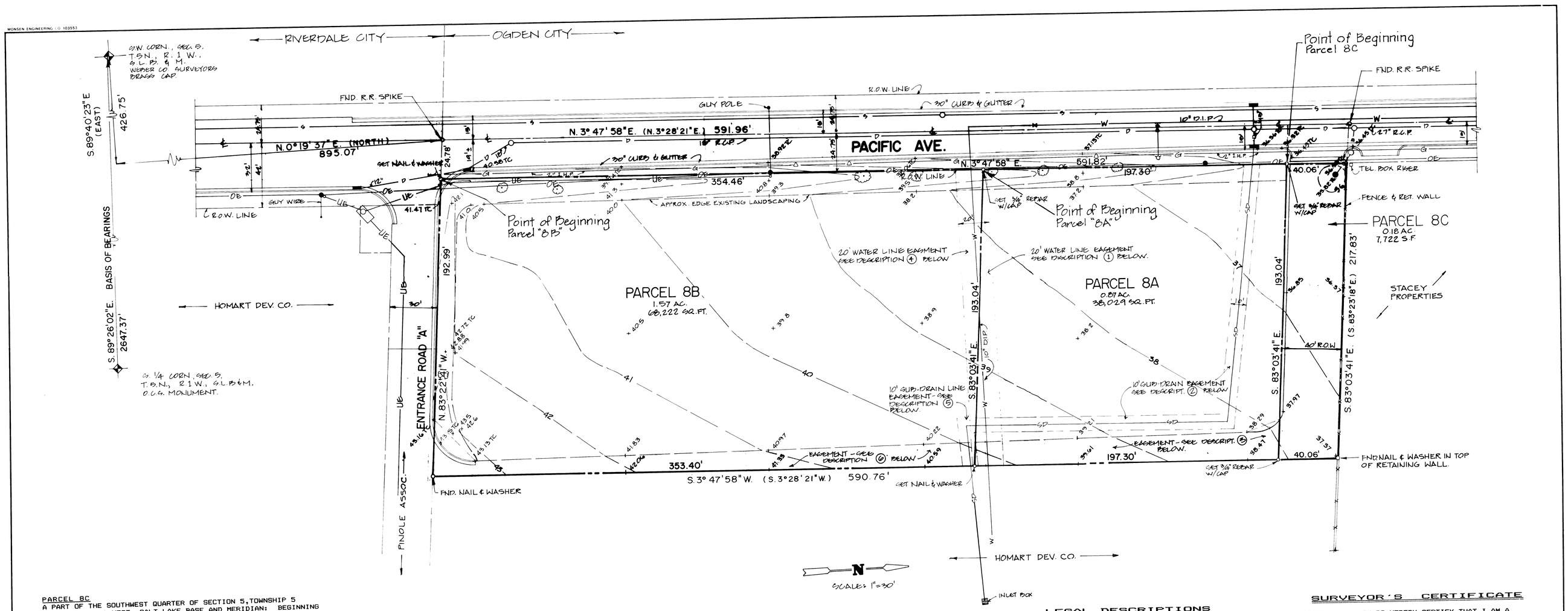

PARCEL 8C
A PART OF THE SOUTHWEST QUARTER OF SECTION 5,TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S. 89° 40' 23" E. (EAST) 426.75 FEET, N. 0° 19' 37" E. (NORTH) 895.07 FEET TO THE CENTER OF A 3 ROD ROAD (PACIFIC AVENUE), S. 83° 22' 41" E. 24.78 FEET, AND N. 3° 47' 58" E. 551.76 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5 (BASIS OF BEARINGS BEING STATE PLANE GRID BEARING OF S. 89° 26' 02" E. ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION AS MONUMENTED); AND RUNNING THENCE N. 3° 47' 58" E. (N. 3° 28' 21" E.) 40.06 FEET, THENCE S. 83° 03'41" E. (S. 83° 23' 18" E.) 193.04 FEET, THENCE S. 3° 47' 58" W. (S. 3° 28' 21" W.) 40.06 FEET, THENCE N. 83° 03' 41" W. 193.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.18 ACRES (7,722 SQUARE FEET), MORE OR LESS.

LEGEND

—D—	STORM DRAIN LINE
—S—	SEWER LINE
—SD—	SUBDRAIN LINE
—OE—	OVERHEAD ELECTRIC
—UE—	UNDER GROUND ELECTRIC
—G—	GAS LINE
●	POWER POLE
○	MANHOLE
×4245	SPOT ELEVATION
—41—	CONTOUR LINE
———	PROPERTY LINE
———	EDGE OF ASPHALT PAVEMENT
—W—	WATER LINE
(IN PARENTHESIS)	PER DEED
NO PARENTHESIS	AS MEASURED ON STATE PLANE BEARINGS.
△	EXIST. SPRINKLER VALVE

PARCEL 8B
A PART OF THE SOUTHWEST QUARTER OF SECTION 5,TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S. 89° 40' 23" E. (EAST) 426.75 FEET, N. 0° 19' 37" E. (NORTH) 895.07 FEET TO THE CENTER OF A 3 ROD ROAD (PACIFIC AVENUE), AND S. 83° 22' 41" E. 24.78 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 5 (BASIS OF BEARINGS BEING STATE PLANE GRID BEARING OF S. 89° 26' 02" E. ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION AS MONUMENTED); AND RUNNING THENCE N. 3° 47' 58" E. (N. 3° 28' 21" E.) 354.46 FEET, THENCE S. 83° 03'41" E. (S. 83° 23' 18" E.) 193.04 FEET, THENCE S. 3° 47' 58" W. (S. 3° 28' 21" W.) 353.40 FEET, THENCE N. 83° 22' 41" W. 192.99 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.57 ACRES. (68,222 SQUARE FEET, MORE OR LESS).

(4) SUBJECT TO A 20 FOOT WIDE WATER LINE EASEMENT FOR THE PURPOSE OF MAINTAINING OF WATER LINE, CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF ABOVE DESCRIBED PROPERTY S. 3° 47' 58" W. 8.00 FEET FROM THE NORTHWEST CORNER OF SAID PROPERTY, AND RUNNING THENCE S. 88° 15' 53" E. 88.08 FEET TO THE NORTHLINE OF SAID PROPERTY.

(5) ALSO BEING SUBJECT TO A 10 FOOT WIDE SUB-DRAIN EASEMENT FOR THE PURPOSE OF MAINTAINING OF SAID SUB-DRAIN, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ABOVE DESCRIBED PROPERTY: AND RUNNING THENCE N. 83° 03' 41" W. 32.59 FEET ALONG NORTH LINE OF SAID PROPERTY, THENCE S. 4° 13' 26" W. 10.46 FEET, THENCE S. 88° 37' 52" E. 32.65 FEET TO EAST LINE OF SAID PROPERTY, N. 3° 47' 58" E. 7.29 FEET TO POINT OF BEGINNING.FROM

(6) ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ABOVE DESCRIBED PROPERTY, AND RUNNING THENCE S. 3° 47' 58" W. 353.40 FEET TO SOUTHEAST CORNER OF SAID PROPERTY, THENCE N. 83° 22' 41" W. 37.75 FEET ALONG SOUTH LINE OF SAID PROPERTY, THENCE N.50° 14' 19 E. 37.10 FEET, THENCE N.3° 00' 18" E. 326.85 FEET TO NORTH LINE OF SAID PROPERTY, THENCE S. 83° 03' 41" E. 15.37 FEET TO POINT OF BEGINNING.

LEGAL DESCRIPTIONS

PARCEL 8A
A PART OF THE SOUTHWEST QUARTER OF SECTION 5,TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S. 89° 40' 23" E. (EAST) 426.75 FEET, N. 0° 19' 37" E. (NORTH) 895.07 FEET TO THE CENTER OF A 3 ROD ROAD (PACIFIC AVENUE), S. 83° 22' 41" E. 24.78 FEET, AND N. 3° 47' 58" E. 354.46 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5 (BASIS OF BEARINGS BEING STATE PLANE GRID BEARING OF S. 89° 26' 02" E. ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION AS MONUMENTED); AND RUNNING THENCE N. 3° 47' 58" E. (N. 3° 28' 21" E.) 197.30 FEET, THENCE S. 83° 03'41" E. (S. 83° 23' 18" E.) 193.04 FEET, THENCE S. 3° 47' 58" W. (S. 3° 28' 21" W.) 197.30 FEET, THENCE N. 83° 03' 41" W. 193.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.87 ACRES (38,029 SQUARE FEET), MORE OR LESS.

(1) SUBJECT TO A 20 FOOT WIDE WATER LINE EASEMENT FOR THE PURPOSE OF MAINTAINING OF WATER LINE, CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF ABOVE DESCRIBED PROPERTY N. 3° 47' 58" E. 9.52 FEET FROM THE SOUTHEAST CORNER OF SAID PROPERTY, AND RUNNING THENCE N. 88° 15' 53" W. 104.80 FEET TO THE SOUTH LINE OF SAID PROPERTY.

(2) ALSO BEING SUBJECT TO A 10 FOOT WIDE SUB-DRAIN EASEMENT FOR THE PURPOSE OF MAINTAINING OF SAID SUB-DRAIN, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF ABOVE DESCRIBED AT A POINT S. 3° 47' 58" W. 19.38 FEET FROM NORTHWEST CORNER OF SAID PROPERTY: AND RUNNING THENCE S. 80° 04' 52" E. 172.44 FEET, THENCE S. 4° 13' 26" W. 168.35 FEET, THENCE S. 88° 37' 52" E. 22.56 FEET TO EAST LINE OF SAID PROPERTY, THENCE S. 3° 47' 58" W. 2.72 FEET TO SOUTHEAST CORNER OF SAID PROPERTY, THENCE N. 83° 03' 41" W. 32.59 FEET ALONG SOUTH LINE OF SAID PROPERTY, THENCE N. 4° 13 26" E. 159.35 FEET, THENCE N. 80° 04' 52" W. 162.32 FEET TO WEST LINE OF SAID PROPERTY, THENCE N. 3° 47' 58" E. 10.06 FEET TO POINT OF BEGINNING.

(3) ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ABOVE DESCRIBED PROPERTY, AND RUNNING THENCE S. 3° 47' 58" W. 197.30 FEET TO SOUTHEAST CORNER OF SAID PROPERTY, THENCE N. 83° 03' 41" W. 15.37 FEET ALONG SOUTH LINE OF SAID PROPERTY, THENCE N. 3° 00' 18" E. 176.37 FEET, THENCE N. 19° 34' 50" W. 23.52 FEET TO NORTH LINE OF SAID PROPERTY, THENCE S. 83° 03' 41" E. 27.17 FEET TO POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CHESTER L. NELSON DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 4263 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AND AS DESCRIBED ABOVE AND SHOWN PER THIS PLAT.

7-26-90
DATE

REGISTERED LAND SURVEYOR No. 4263 CHESTER L. NELSON STATE OF UTAH

CHESTER L. NELSON
R.L.S. No. 4263

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS DONE TO DIVIDE A PREVIOUSLY SURVEYED PARCEL OF LAND INTO TWO PARCELS FOR THE SELLING OF. BASIS OF BEARINGS BEING STATE PLANE GRID BEARING OF S. 89° 26' 02" E. ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 5, (AS MONUMENTED) TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LOCATION MAP

RECEIVED
SEP 11 1990
Weber County Surveyor

1	MK CLN	8/17/90	ADD PARCEL 8C		
REV.	BY	DATE	DESCRIPTION		

DESIGN | SCALE 1"= 30'
DRAWN MK/BJ | ACCT. NO.
CHECKED CLN | F.B. NO.
DATE 7/90

CALDWELL, RICHARDS & SORENSEN, INC.
CONSULTING ENGINEERS — Salt Lake City, Utah

PROPERTY SURVEY 7/26/90
PARCEL 8 NEWGATE MALL
OGDEN, UTAH

CONSTRUCTION & LAND SURVEYORS INC.
2761 WASHINGTON BLVD.
OGDEN, UTAH 84401
(801) 399-4936

CLIENT: HOMART DEVLOPMENT CO.

SURVEY LOCATION: S.W. 1/4 SEC. 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

SURVEY DATE: 7-16-90
JOB No. P.S.90-29

000387
000387
000387
000387