# RECORD OF SURVEY

## A PART OF THE NORTHWEST QUARTER, SEC. 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH

#### NARRATIVE

HE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND TO GATHER THE NECESSARY DATA TO DETERMINE THE TOPOGRAPHIC CONFIGURATION OF THE GROUND AND THE PLANIMETRIC LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATIONS. THE INTENDED USE OF THIS PLAT IS TO PROVIDE A BASE MAP FOR DESIGN AND DEVELOPMENT OF A COMMERCIAL RETAIL FACILITY ON THE PROPERTY.

HE FOLLOWING DOCUMENTS OF RECORD WERE RELIED UPON FOR PREPARATION OF THIS

OGDEN CITY PLATS DRAWINGS NO. 2633, 2634 AND 2637 UDOT RIGHT OF WAY PLANS FOR PROJECT NO. CM-0039(12)4

THE FIELD SURVEY WAS PERFORMED: NOVEMBER 22, 2008 - JANUARY 19, 2009 THE DATE THE SURVEY DRAWING WAS COMPLETED: JANUARY 21, 2009

#### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (2007) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING FOUR NGS HARN STATIONS:

"RED BUTTE CORS ARP" (PID: AF9633), ADJUSTED BY NGS IN AUGUST 2007, "EAST OGDEN GPS BASE STATION ARP" (PID: AI5833), ADJUSTED BY NGS IN FEBRUARY 2007, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: AI5835), ADJUSTED BY NGS IN FEBRUARY 2007. AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: AI5836), ADJUSTED BY NGS IN

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE CENTERLINE LINE OF GIBSON AVENUE BETWEEN BETWEEN 17TH STREET AND 12TH STREET, SHOWN HEREON AS N00'17'50"E.

#### BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS THE NGS BENCHMARK Y 370 RESET (PID: MR0894), WITH A PUBLISHED NAVD 88 DATUM ELEVATION, DESCRIBED MORE PARTICULARLY AS

#### IS A NGS BENCHMARK 4" BRASS CAP, SET FLUSH WITH THE CONCRETE, ON THE WEST SIDE

OF A TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF THE INTERSECTION OF 12TH STREET AND WASHINGTON BLVD. THE BRASS CAP IS STAMPED " Y 370 RESET 1987.

ELEVATION: 1311.06 METERS; 4301.369 US SURVEY FEET.

#### NOTES

Y 370 RESET

1. FOR ALL TITLE RELATED MATTERS, CLC ASSOCIATES, INC. RELIED UPON THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE

ORDER NO. NCS-373958-OR1 AMENDMENT NO. 5; EFFECTIVE DATE-JUNE 29, 2009 AT

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THI UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS

OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATION DOES NOT EXTEND TO

ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

4. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (2007) NORTH ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999751715 TO ÒBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

- 5. CURRENT ZONING IS, "C-3" REGIONAL COMMERCIAL MINIMUM LOT AREA, COMMERCIAL
- MINIMUM LOT WIDTH
- MAXIMUM IMPERVIOUS COVERAGE MAXIMUM BUILDING HEIGH
- BUILDING SET BACK FOR FRONT YARD, 15 FT FOR PARKING LOT OR DISPLAY BUILDING SET BACK FOR SIDE YARD FACING A STREET, 15 FT FOR PARKING 0 FT LOT OR DISPLAY
- BUILDING SET BACK FOR SIDE YARD EXCEPT 10 FT ADJACENT TO A RESIDENTIAL OR 0-1 ZONE BUILDING SET BACK FOR REAR YARD EXCEPT 10 FT ADJACENT TO A
- RESIDENTIAL OR 0-1 ZONE

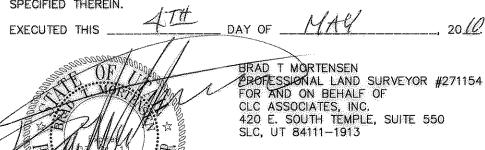
THIS PROPERTY IS IN ZONE X, OF OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 49057C0425E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2005.

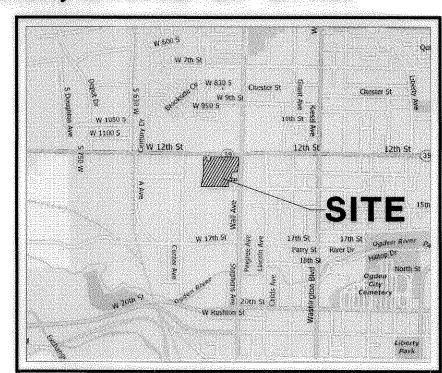
#### SURVEYOR'S CERTIFICATION

TO: WRIGHT DEVELOPMENT GROUP, INC.

MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (NOT A SURVEY MATTER.) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7A, 8, 9, 10, 11B, 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 ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE





NORTH

VICINITY MAP (NTS)

LEGAL DESCRIPTION AND EXCEPTIONS FROM TITLE REPORT ORDER #NCS-373958-OR1 AMENDMENT NO. 5 DATED JUNE 19, 2009

ALL THAT LAND BEING A PART OF THE NORTHWEST QUARTER, OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 12TH STREET, AS SHOWN ON THE UDOT RIGHT OF WAY PLANS FOR PROJECT NO. CM-0039(12)4, AND THE WEST LINE OF REEVES AVENUE AS SHOWN ON THE OGDEN CITY PLAT DRAWING #2634, SAID POINT BEING S88'43'25"E GRID (NAD83(2007) UTAH NORTH ZONE) ALONG THE MONUMENTED LINE OF 12TH STREET A DISTANCE OF 856.37 FEET AND S01"16'35"W 41.78 FEET, FROM THE OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF SAID MONUMENTED LINE AND THE CENTER LINE OF GIBSON AVENUE, AS SHOWN ON SAID OGDEN CITY PLAT, WHICH POINT OF COMMENCEMENT IS N88'49'43"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 2091.79 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID GIBSON AVENUE, AND NO1"17'50"E ALONG SAID CENTERLINE 1022.34 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, AS SHOWN ON SAID OGDEN CITY PLAT; THENCE FROM SAID POINT OF BEGINNING N88"0'58"E ALONG SAID SOUTH LINE OF 12TH STREET 60.10 FEET; THENCE S01"17'50"W 141.77 FEET; THENCE S88"24'30"E 295.89 THENCE S01"35'30"W 428.91 FEET; THENCE N88'24'30"W 113.68 FEET; THENCE S01'35'30"W 386.43 FEET, TO THE NORTH LINE OF THE 60 FOOT WIDE 14TH STREET AS SHOWN ON SAID OGDEN CITY PLAT; THENCE N88'42'10"W ALONG SAID LINE 503.00 FEET, TO THE EAST LINE OF THE LAND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO 2012825, ON 19 FEBRUARY 2004, SAID DESCRIPTION BEING WRITTEN AS PART OF THE SURVEY PERFORMED BY GREAT BASIN IN 1990 ON FILE AT THE COUNTY SURVEYORS OFFICE AS NUMBER 0422; THENCE NO6'30'10"W ALONG SAID LINE 177.36 FEET; THENCE NO7'21'39"W ALONG THE WEST LINE CONVEYED PER THE QUIT CLAIM DEED RECORDED AS ENTRY NO. 2326234, ON 05 MARCH 2008, OFFICIAL RECORDS, AS SHOWN ON A RECORD OF SURVEY PERFORMED BY GREAT BASIN IN 1991, ON FILE AT SAID COUNTY SURVEYOR'S OFF AS NUMBER 0558, A DISTANCE OF 3.20 FEET: THENCE CONTINUING ON THE NEXT LINE OF SAID DEED AND SURVEY NO4"27"31"W A DISTANCE OF 121.75 FEET, TO A FOUND GREAT BASIN REBAR AND CAP; THENCE CONTINUING ON SAID LINE NO4'27'31W 47.21 FEET, PER THE WARRANTY DEED RECORDED AS ENTRY NO. 1418658. ON 18 JULY 1996, OFFICIAL RECORDS. TO A MOUNTAIN WEST SURVEY REBAR AND CAP AT THE END OF AN EXISTING FENCE LINE, AS SHOWN ON A RECORD OF SURVEY FILED AS NO. 01664, AT THE COUNTY SURVEYORS OFFICE; THENCE N54'04'50"E ALONG SAID FENCE LINE AS SHOWN ON BOTH ABOVE REFERENCED RECORD OF SURVEYS 234.00 FEET. TO A FENCE LINE RUNNING NORTHERLY AS SHOWN ON SAID SURVEYS: THENCE NO0"18'59"E ALONG SAID FENCE LINE AND THE PROLONGATION OF SAID FENCE LINE 228.84 FEET; THENCE N88'43'25"W 50.88 FEET; THENCE NO1"16'35"E 101.12 FEET; THENCE S88'43'25"E 174.97 FEET, TO THE WEST LINE OF SAID REEVES AVENUE; THENCE NO1'17'50"E ALONG SAID WEST LINE 136.24 FEET, TO THE POINT OF BEGINNING.

### EXCEPTIONS

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NOT A

2. ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (THOSE MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND

3. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. (THOSE MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)

5. UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT A SURVEY MATTER.)

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)

7. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)

8. (THE FOLLOWING AFFECTS PARCEL 1) TAXES FOR THE YEAR 2009 NOW A LIEN, NOT YET DUE. TAX PARCEL NO. 12-119-0059. (NOT A SURVEY MATTER.)

9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

10. THRU 16. TAXES FOR THE YEAR 2009. (NOT A SURVEY MATTER.)

17. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN CENTRAL WEBER SEWER AND OGDEN CITY

18. AND 19. THESE ITEMS HAVE BEEN INTENTIONALLY DELETED.

20. (THE FOLLOWING AFFECTS THE NORTHERLY PORTION) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR POLE LINES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED JULY 01, 1943 AS ENTRY NO. 76980 IN BOOK 167 OF LEASES, AT PAGE 591 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL AS IT IS THE POWER LINE AND ASSOCIATED GUY LINES AND IS PLOTTED AND SHOWN HEREON.)

21. AND 22. THESE ITEMS HAVE BEEN INTENTIONALLY DELETED.

(23) 23. (THE FOLLOWING AFFECTS THE NORTHERLY PORTION) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR POLE LINES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, BY INSTRUMENT RECORDED AUGUST 07, 1946 AS ENTRY NO. IN BOOK 244 OF LEASES, AT PAGE 507 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL AS THERE IS NO EVIDENCE OF POWER LINES IN THIS AREA AND IS OUTSIDE OF THE SUBJECT PROPERTY; PLOTTED AND SHOWN HEREON.)

24. (THE FOLLOWING AFFECTS THE NORTHERLY PORTION) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR POLE LINES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, BY INSTRUMENT RECORDED AUGUST 07, 1946 AS ENTRY NO. IN BOOK 244 OF LEASES, AT PAGE 508 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL HOWEVER THERE IS NO EVIDENCE OF POLE LINES OVER THE EASEMENT DESCRIPTION: PLOTTED AND SHOWN HEREON.)

#### CAUTION: NOTICE TO CONTRACTOR

IT'S FREE AND IT'S THE LAW. LUESTALES OF UTAH 1-800-662-4111

CALL BEFORE YOU DIG.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

#### CONTINUED EXCEPTIONS FROM TITLE REPORT ORDER #NCS-373958-OR1 AMENDMENT NO. 5 DATED JUNE 19, 2009

(25) 25. (THE FOLLOWING AFFECTS THE PORTIONS OF THE SUBJECT PROPERTY) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR POLE LINE AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED NOVEMBER 29, 1966 AS ENTRY NO. 481500 IN BOOK 850 AT PAGE 456 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL HOWEVER THERE IS NO EVIDENCE OF POLE LINES OVER THE EASEMENT DESCRIPTION; PLOTTED AND SHOWN HEREON.)

26. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(27) 27. (THE FOLLOWING AFFECTS A PORTION) THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC IMPROVEMENT COVENANT AND AGREEMENT", EXECUTED BY AND BETWEEN WESTERN GENERAL DAIRIES AND OGDEN CITY, A MUNICIPAL CORPORATION RECORDED MAY 31, 1984 AS ENTRY NO. 909996 IN BOOK 1447 AT PAGE 541 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL AND IS PLOTTED AND

(28) 28. (THE FOLLOWING AFFECTS A PORTION) ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED HROUGH, OVER OR UNDER THAT PORTION OF THE LAND SHOWN AS BEING A PORTION OF A VACATED STREET AND/OR ALLEY AS DISCLOSED BY ORDINANCE RECORDED APRIL 24, 1985 AS ENTRY NO. 935793 IN BOOK 1466 AT PAGE 1362 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON.)

(29) 29. (THE FOLLOWING AFFECTS A PORTION) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC FRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED APRIL 22, 1985 AS ENTRY NO.935486 IN BOOK 1466 AT PAGE 755 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL HOWEVER THERE IS NO EVIDENCE OF POLE LINES OVER THE EASEMENT DESCRIPTION; PLOTTED AND SHOWN HEREON.)

30. (THE FOLLOWING AFFECTS PARCEL 7) THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC IMPROVEMENT COVENANT AND AGREEMENT", EXECUTED BY AND BETWEEN ROBERT C. MAXWELL AND CARL BURGE UNTO OGDEN CITY, RECORDED JANUARY 28, 1988 AS ENTRY NO. 1037004 IN BOOK 1533 AT PAGE 1816 OF OFFICIAL RECORDS. (BLANKET OVER PARCEL 7.)

31. THRU 34. THESE ITEMS HAVE BEEN INTENTIONALLY DELETED.

(35) 35. (THE FOLLOWING AFFECTS A PORTION) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED OCTOBER 17, 1997 AS ENTRY NO. 1498843 IN BOOK 1886 AT PAGE 1867 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL AND IS PLOTTED AND

36. THRU 50. THESE ITEMS HAVE BEEN INTENTIONALLY DELETED.

51. (THE FOLLOWING AFFECTS A PORTION) GENERAL PROPERTY TAXES WERE NOT ASSESSED AGAINST THE LAND BECAUSE OF OWNERSHIP BY A TAX EXEMPT ENTITY. THE LAND MAY BE SUBJECT TO A POSSIBLE APPENDIX ROLL TAX FROM THE TIME OF TRANSFER INTO A NON-EXEMPT ENTITY FOR THE REMAINDER OF THE TAXING YEAR. (NOT A SURVEY MATTER.)

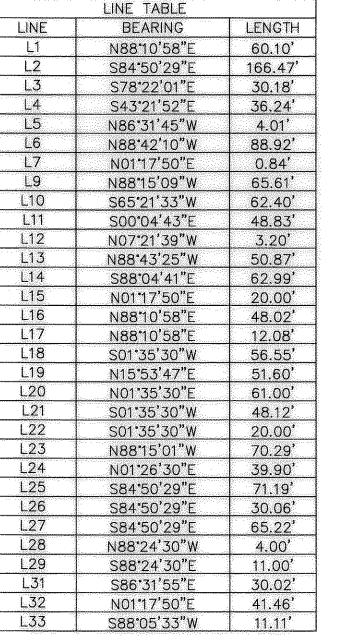
52. (THE FOLLOWING AFFECTS A PORTION) ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED THROUGH, OVER OR UNDER THAT PORTION OF THE LAND SHOWN AS BEING A PORTION OF A REEVES AVE. (BLANKET IN NATURE OVER PARCEL 8.)

53. (THE FOLLOWING AFFECTS A PORTION) A RIGHT OF WAY FOR ROAD AND INCIDENTAL PURPOSES OVER AND ACROSS SAID LAND, BEING WITHIN THE BOUNDARIES OF REEVES AVE. (BLANKET IN NATURE OVER PARCEL 8.)

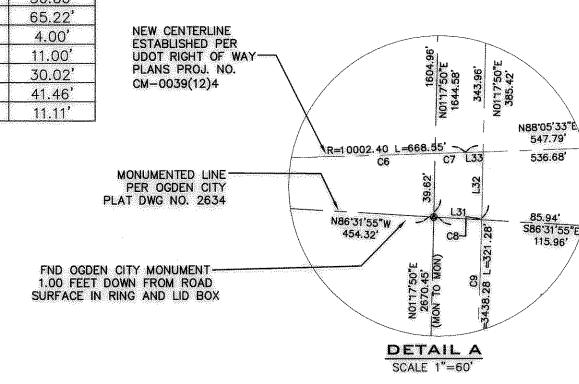
54. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. (NOT A SURVEY

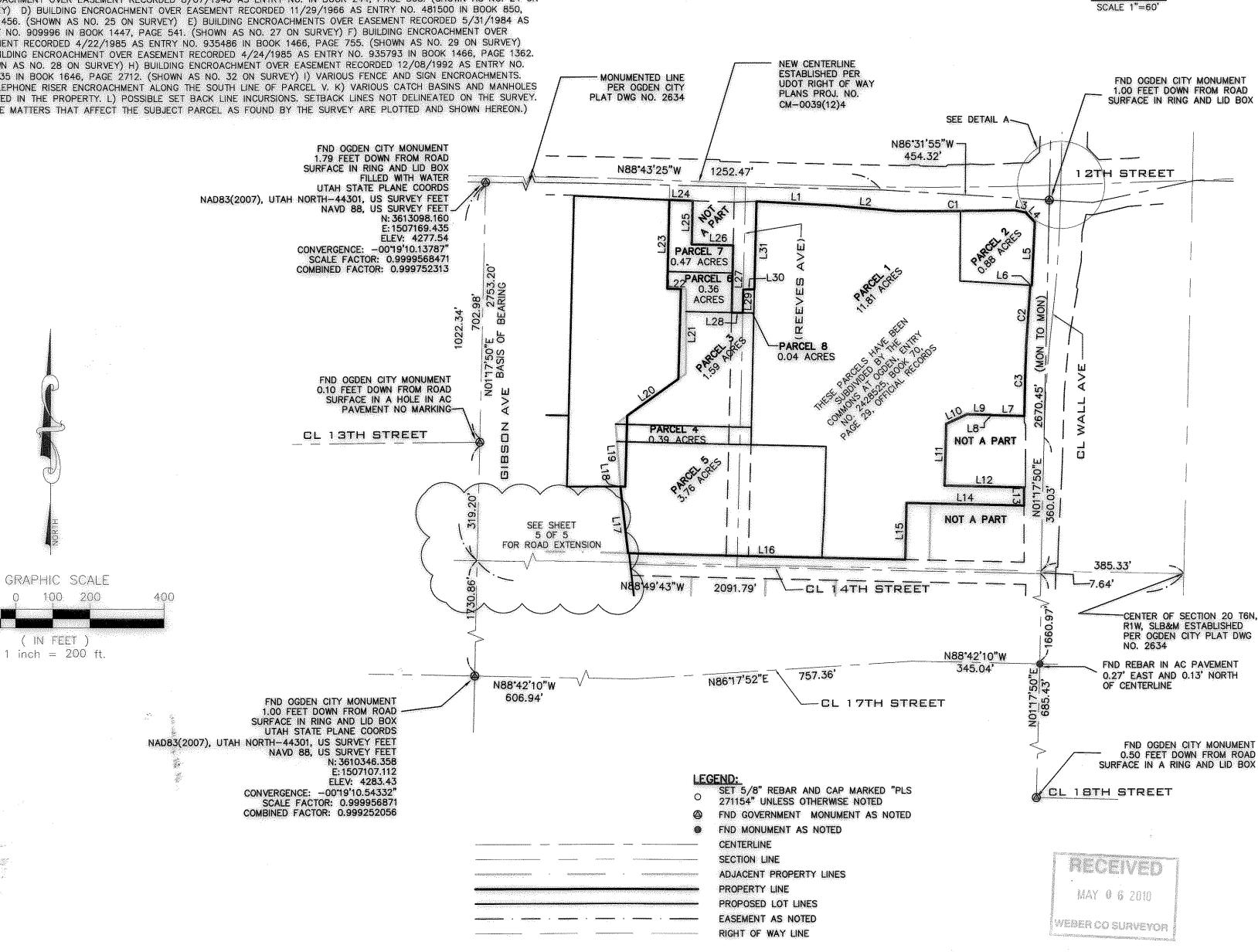
55. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

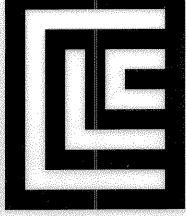
(56) 56. SURVEY BY CLC ASSOCIATES, DATED 1/21/2009, JOB NO. 08-0231, DISCLOSES THE FOLLOWING: A) EXISTING BRIDGE LINE CROSSES OVER A PORTION OF PARCEL 1. B) STORM DRAIN LINE CROSSES OVER PARCEL 1. BUILDING ENCROACHMENT OVER SAID STORM DRAIN LINE. NO EASEMENT FOUND FOR SAID STORM DRAIN LINE. C) BUILDING ENCROACHMENT OVER EASEMENT RECORDED 8/07/1946 AS ENTRY NO. IN BOOK 244, PAGE 508. (SHOWN AS NO. 24 ON SURVEY) D) BUILDING ENCROACHMENT OVER EASEMENT RECORDED 11/29/1966 AS ENTRY NO. 481500 IN BOOK 850, PAGE 456. (SHOWN AS NO. 25 ON SURVEY) E) BUILDING ENCROACHMENTS OVER EASEMENT RECORDED 5/31/1984 AS ENTRY NO. 909996 IN BOOK 1447, PAGE 541. (SHOWN AS NO. 27 ON SURVEY) F) BUILDING ENCROACHMENT OVER EASEMENT RECORDED 4/22/1985 AS ENTRY NO. 935486 IN BOOK 1466, PAGE 755. (SHOWN AS NO. 29 ON SURVEY) G) BUILDING ENCROACHMENT OVER EASEMENT RECORDED 4/24/1985 AS ENTRY NO. 935793 IN BOOK 1466, PAGE 1362 (SHOWN AS NO. 28 ON SURVEY) H) BUILDING ENCROACHMENT OVER EASEMENT RECORDED 12/08/1992 AS ENTRY NO. 1203935 IN BOOK 1646, PAGE 2712. (SHOWN AS NO. 32 ON SURVEY) I) VARIOUS FENCE AND SIGN ENCROACHMENTS. J) TELEPHONE RISER ENCROACHMENT ALONG THE SOUTH LINE OF PARCEL V. K) VARIOUS CATCH BASINS AND MANHOLES LOCATED IN THE PROPERTY. L) POSSIBLE SET BACK LINE INCURSIONS, SETBACK LINES NOT DELINEATED ON THE SURVEY (THOSE MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGEN
<b>C1</b>	10066.92	1'49'22.5"	320.29'	160.15
C2	8412.51	1'04'45"	158.44'	79.22'
C3	8406.12'	1*20'08"	195.94	97.97
C4	8406.12'	0'16'33"	40.48'	20.24
C5	8406.12	1'03'35"	155.46	77.73
C6	10002.40	3'43'16"	649.61	324.92
C7	10002.40	0'06'31"	18.94	9.47'
C8	3438.28	0'00'58"	0.96'	0.48
C9	3438.28	5'20'16"	320.32'	160.28







CLC ASSOCIATES

SALT LAKE CITY, UTAH 84111-1913 TTP://WWW.CLCASSOC.COM

ENGINEERING PLANNING ANDSCAPE ARCHITECTURE LAND SURVEYING

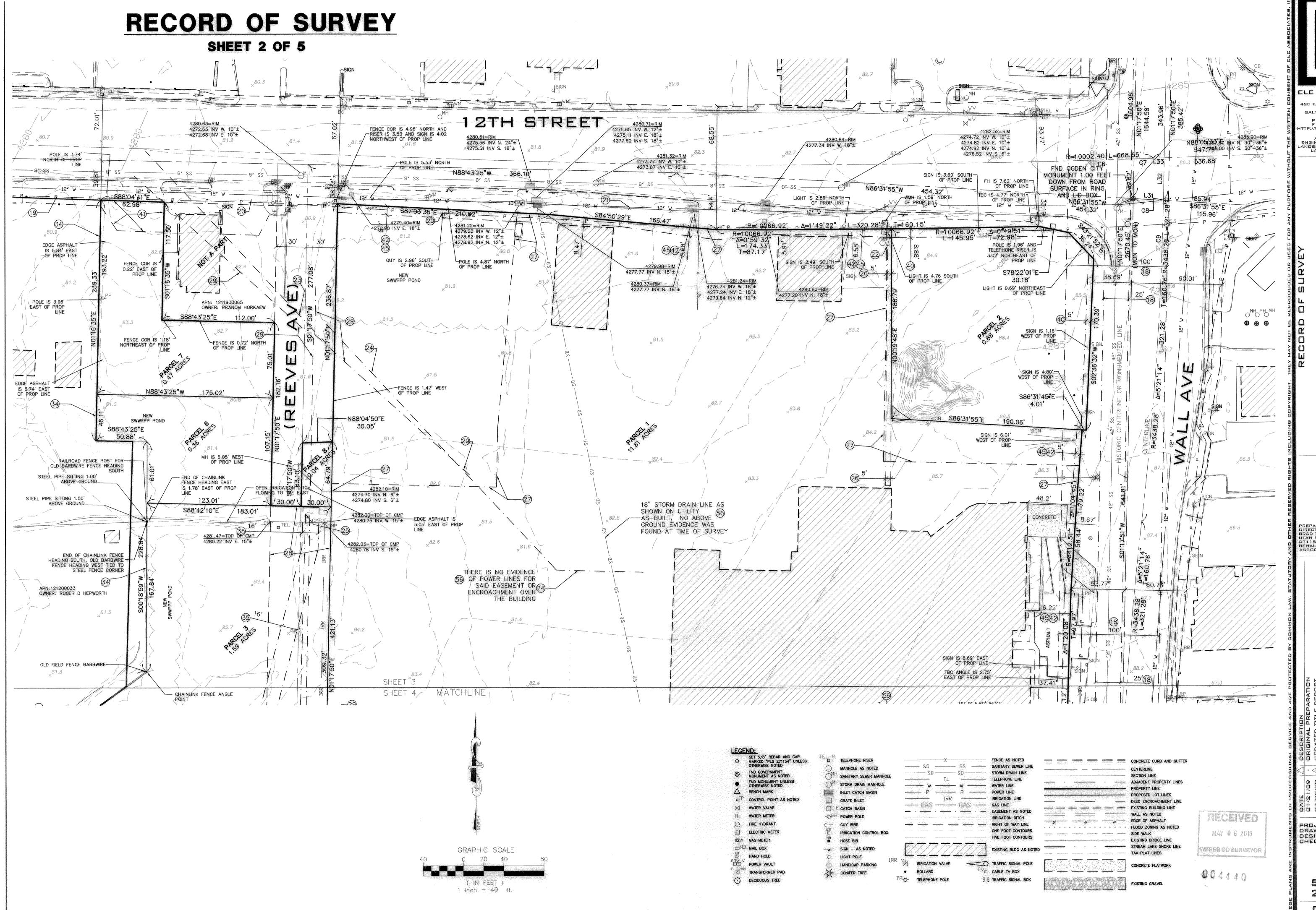
DIRECT SUPERVISION OF BRAD T MORTENSEN JTAH REGISTRATION NO.

PROJECT #: 08-0231 DRAWN BY: DESIGNED BY: CHECKED BY:

SHEET 

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CLC ASSOCIATES

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ARCHITECTURE
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DMMONS AT OGC 1225 WALL AVE OGDEN, UTAH

PREPARED UNDER THE DIRECT SUPERVISION OF BRAD T MORTENSEN UTAH REGISTRATION NO. 271154 FOR AND ON BEHALF OF CLC ASSOCIATES

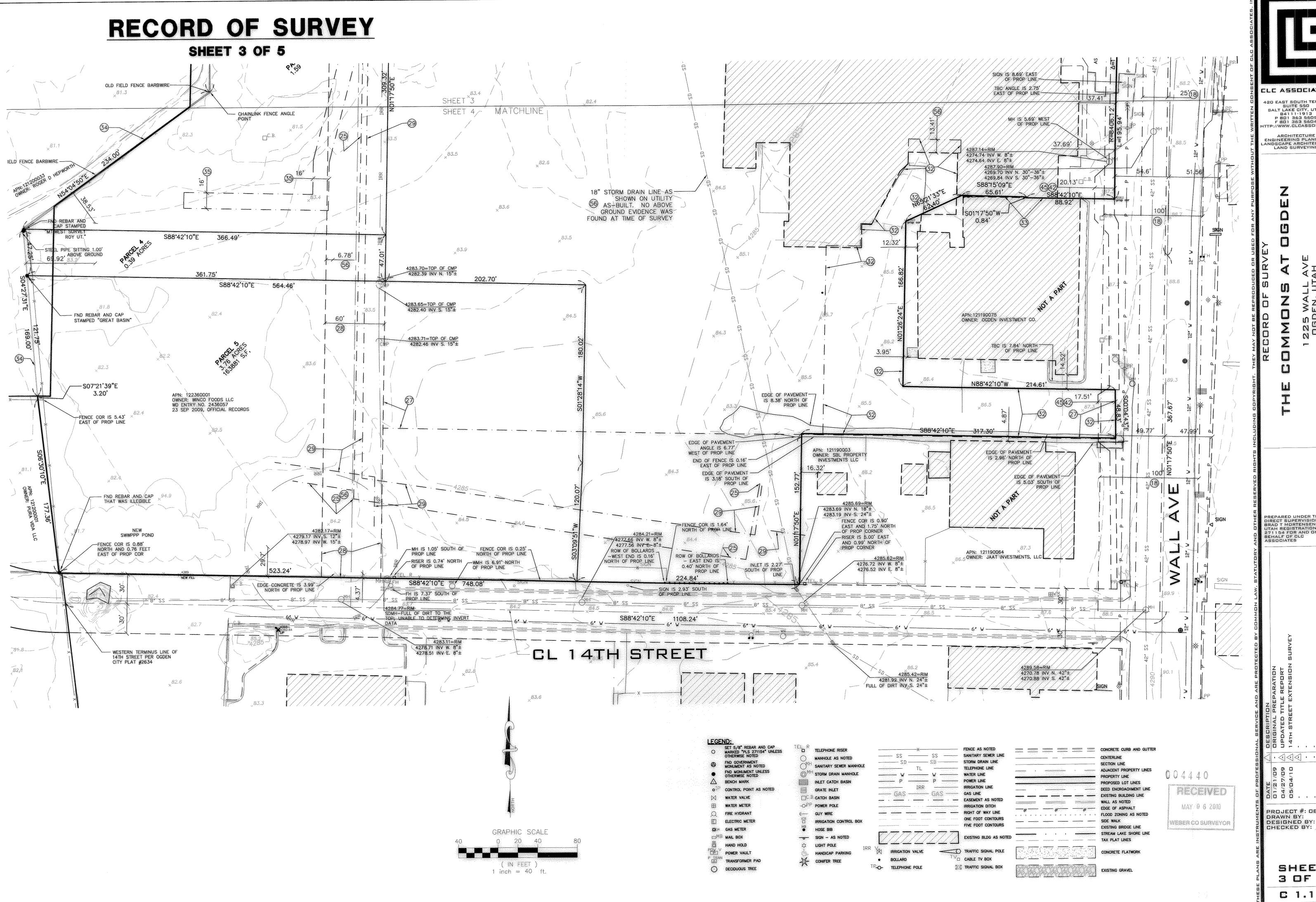
BRAD T MORTENSEN UTAH REGISTRATION NO 271 154 FOR AND ON BEHALF OF CLC ASSOCIATES

TITLE REPORT
EET EXTENSION SURVEY

PROJECT #: 08-0231 DRAWN BY: DM DESIGNED BY: CHECKED BY: BM

> SHEET 2 OF 5

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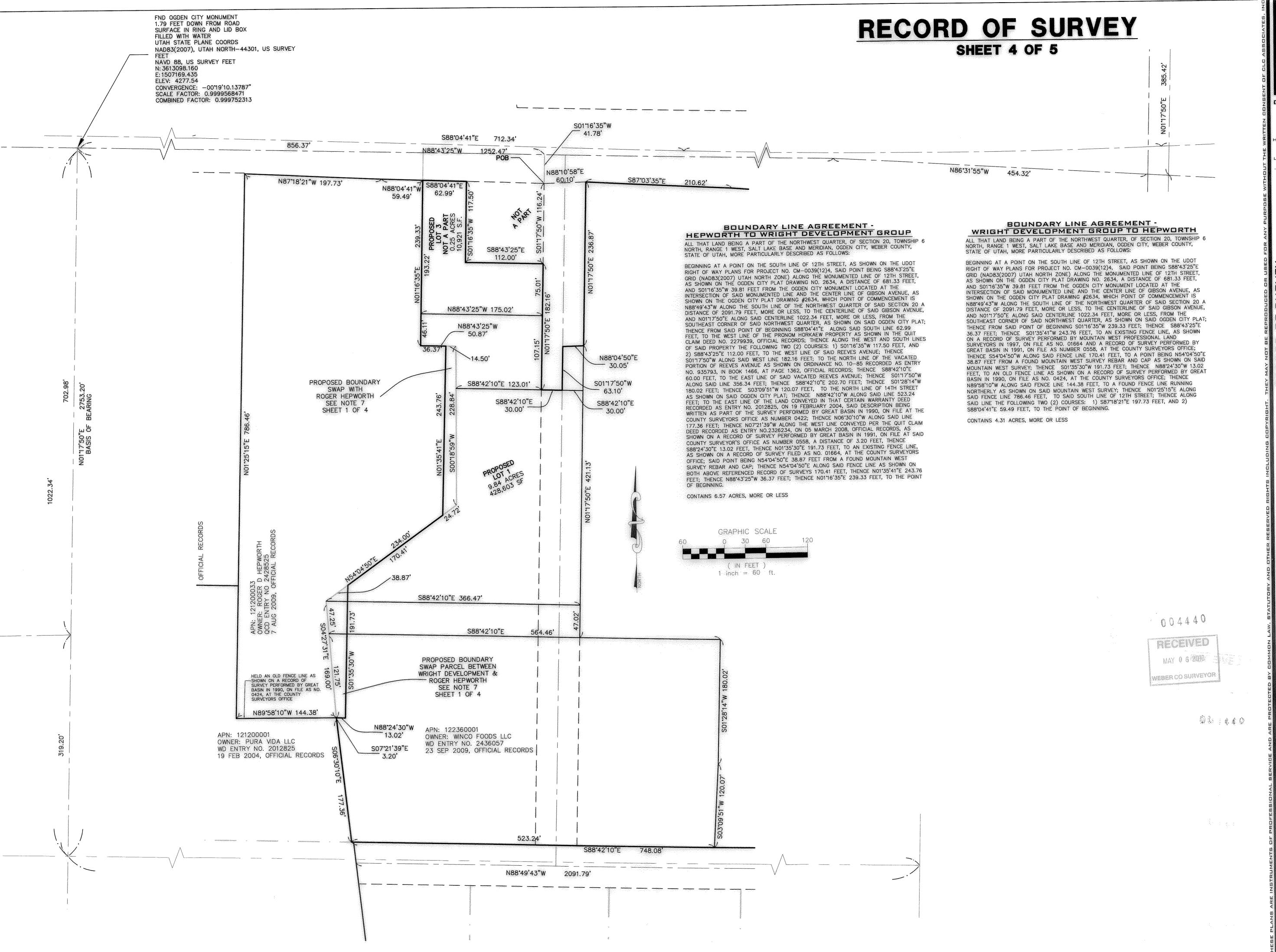
CLC ASSOCIATES 420 EAST SOUTH TEMPLE SUITE 550 SALT LAKE GITY, UTAH 84111-1913 P 801 363 5605 F 801 363 5604 HTTP://WWW.CLCASSOC.COM ARCHITECTURE
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PREPARED UNDER THE DIRECT SUPERVISION OF BRAD T MORTENSEN UTAH REGISTRATION NO. 271154 FOR AND ON BEHALF OF CLC ASSOCIATES

PROJECT #: 08-0231 DRAWN BY: DESIGNED BY:

> SHEET 3 OF 5

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AT OF OLD ABSOCIATES, .

CLC ASSOCIATES

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PREPARED UNDER THE DIRECT SUPERVISION OF BRAD T MORTENSEN UTAH REGISTRATION NO. 271154 FOR AND ON

AH REGISTRATION NO. 1154 FOR AND ON HALF OF CLO SOCIATES

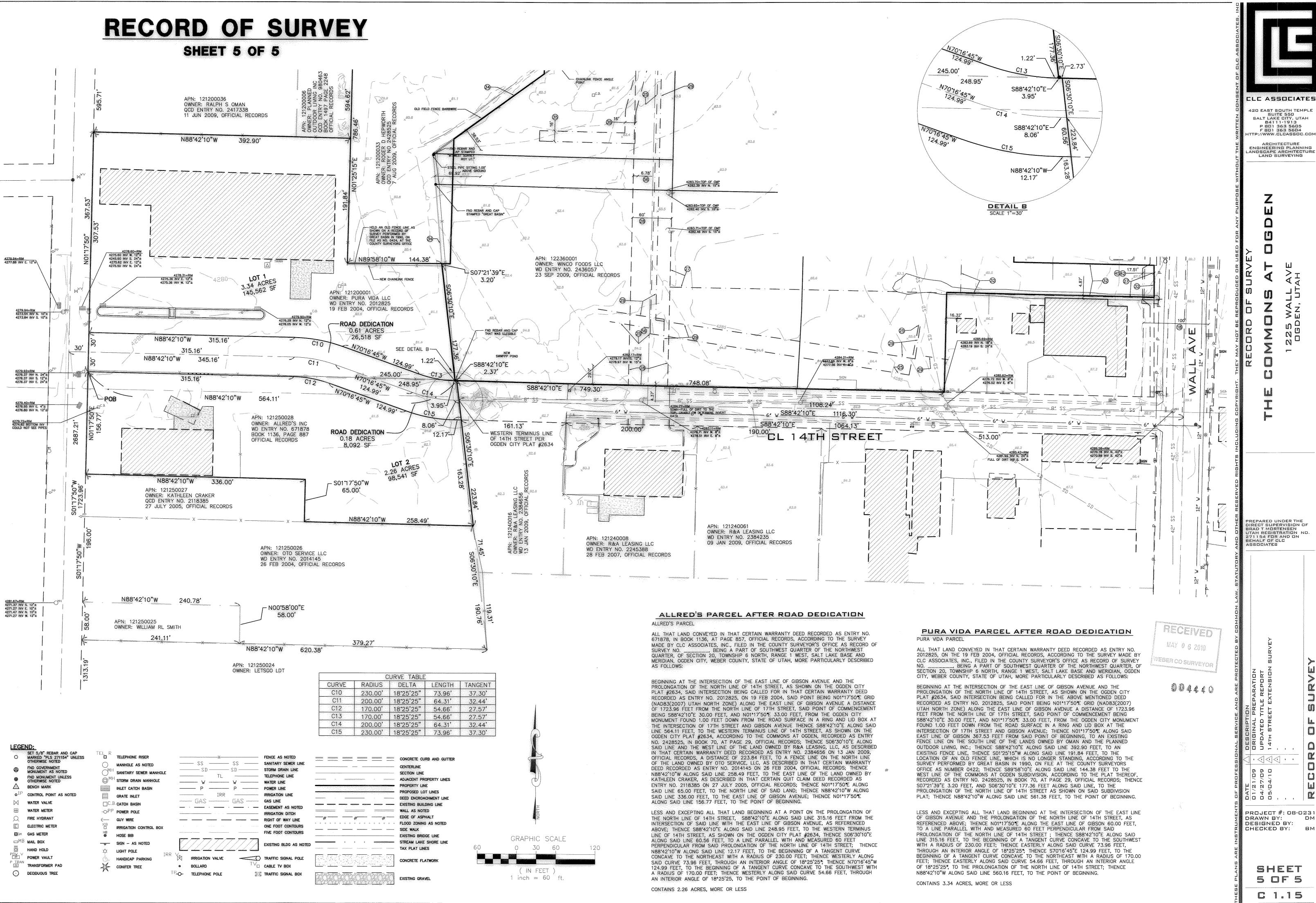
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14TH STREET EXTENSION S

PROJECT #: 08-0231
DRAWN BY: DM
DESIGNED BY:
CHECKED BY: BM

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420 EAST SOUTH TEMPLE SUITE 550 SALT LAKE CITY, UTAH 84111-1913 P 801 363 5605 F 801 363 5604 HTTP://WWW.CLGASSOC.COI ARCHITECTURE
ENGINEERING PLANNING

ANDSCAPE ARCHITECTURE

PREPARED UNDER THE DIRECT SUPERVISION OF BRAD T MORTENSEN JTAH REGISTRATION NO. 271154 FOR AND ON

PROJECT #: 08-0231 DRAWN BY: DESIGNED BY:

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