

**SCHWABACHER ALTA/ACSM Land Title Survey**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17  
 TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

**SURVEYOR'S CERTIFICATE**

To: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 METRO NATIONAL TITLE  
 GORDON SCHWABACHER  
 SAMPSON EQUIPMENT COMPANY, LLC A UTAH LIMITED LIABILITY COMPANY



"I hereby certify to Fidelity National Title Insurance Company, Metro national title, Gordon Schwabacher, Sampson Equipment Company, LLC a Utah Limited Liability Company, and/or it's assigns, that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes items 1, 2, 3, 4, 7(b)1, 8, 9, 11(a), 13, 18, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

**BOUNDARY DESCRIPTION PER TITLE COMMITMENT ISSUED BY METRO NATIONAL TITLE ORDER NUMBER: 28089**

PARCEL 1:

Part of the Southwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point on the East line of Wall Avenue, Ogden City, Weber County, Utah: 177.54 feet North along the Quarter Section line, and 304 feet, more or less, West from the Southeast corner of said Quarter Section, and running thence North 0°59' East along Wall Avenue 175 feet; thence South 89°09'45" East 220 feet; thence South 0°59' West 175 feet; thence West 220 feet to the place of beginning.

TOGETHER WITH AND SUBJECT TO a right of way 15.52 feet, more or less, in width abutting the above described tract of land on the North side thereof.

PARCEL 2:

Part of the Southwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 30.4 feet North along the Quarter Section line and North 89°10' West along the North line of 9th Street 200 feet and North 0°50' East 147.60 feet, more or less, from the Southeast corner of said Quarter Section and at a point 178 feet North of the South line of said Quarter Section, and running thence West 103.92 feet; thence South along the East line of Highway 77 feet; thence South 89°09'45" East parallel with the North line of 9th Street 103.92 feet to a point South 0°50' West from beginning; thence North 0°50' East 77 feet to the place of beginning.

**TITLE REPORT EXCEPTIONS**

SCHEDULE B

Section 2

Order Number: 28089

Effective Date: February 6, 2012 at 7:45 AM

**PLOTTABLE TITLE EXCEPTIONS**

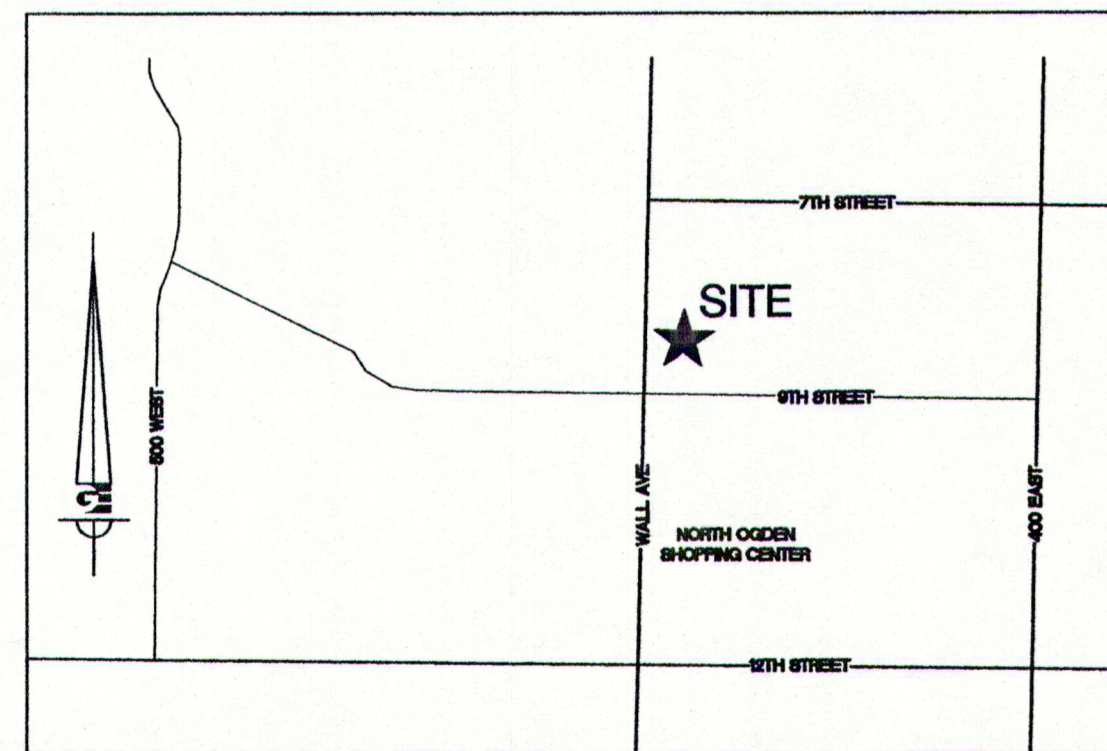
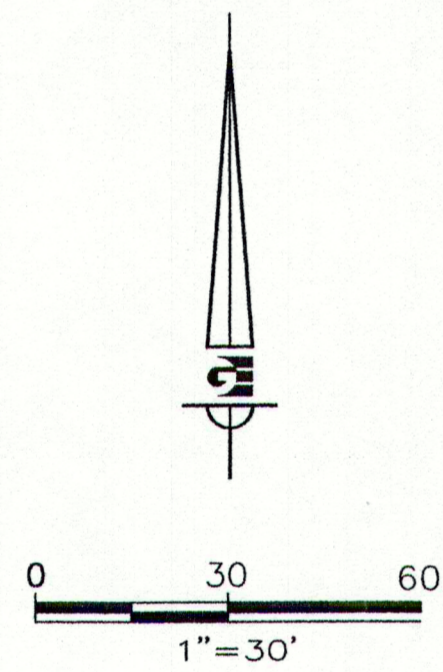
- 11. Easement, and the terms and conditions thereof:  
 Grantor: Carne A. Kellos  
 Grantee: Utah Power & Light Company  
 Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and no guy anchors and 2 poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.  
 Recorded: December 1, 1950  
 Entry no.: 172128  
 Book/Page: 354/557  
 Area Affected: Beginning on South boundary line of grantor's land at a point 200 feet North and 310 feet West, more or less, from the South Quarter corner of Section 17, T.6N., R.1 W., S.L.B. # M., thence running N 0°53' E. 190 feet more or less, to North boundary line of said land and being in the SE 1/4 of the SW 1/4 of said Section 17.
- 12. Easement, and the terms and conditions thereof:  
 Grantor: Carne A. Kellos  
 Grantee: Utah Power & Light Company  
 Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and no guy anchors and 2 poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.  
 Recorded: December 1, 1950  
 Entry no.: 172129  
 Book/Page: 354/559  
 Area Affected: Beginning at a fence on South boundary line of grantor's land at a point 108 feet North and 310 feet West, more or less, from the South Quarter corner of Section 17, T.6N., R.1 W., S.L.B. # M., thence running N 0°53' E. 77 feet more or less, to North boundary line of said land and being in the SE 1/4 of the SW 1/4 of said Section 17.
- 13. Easement, and the terms and conditions thereof:  
 Grantor: Carne A. Kellos  
 Grantee: Utah Power & Light Company  
 Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and no guy anchors and 2 poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.  
 Recorded: December 1, 1950  
 Entry no.: 172132  
 Book/Page: 354/565  
 Area Affected: Beginning on South boundary line of grantor's land at a point 200 feet North and 310 feet West, more or less, from the South Quarter corner of Section 17, T.6N., R.1 W., S.L.B. # M., thence running N 0°53' E. 190 feet more or less, to North boundary line of said land and being in the SE 1/4 of the SW 1/4 of said Section 17.
- 14. Right of Way  
 Disclosed by: Warranty Deed  
 Dated: March 25, 1958  
 Recorded: August 24, 1961  
 Entry No.: 363322  
 Book/Page: 687/408  
 Area Affected: North side

**SURVEYOR'S NOTES:**

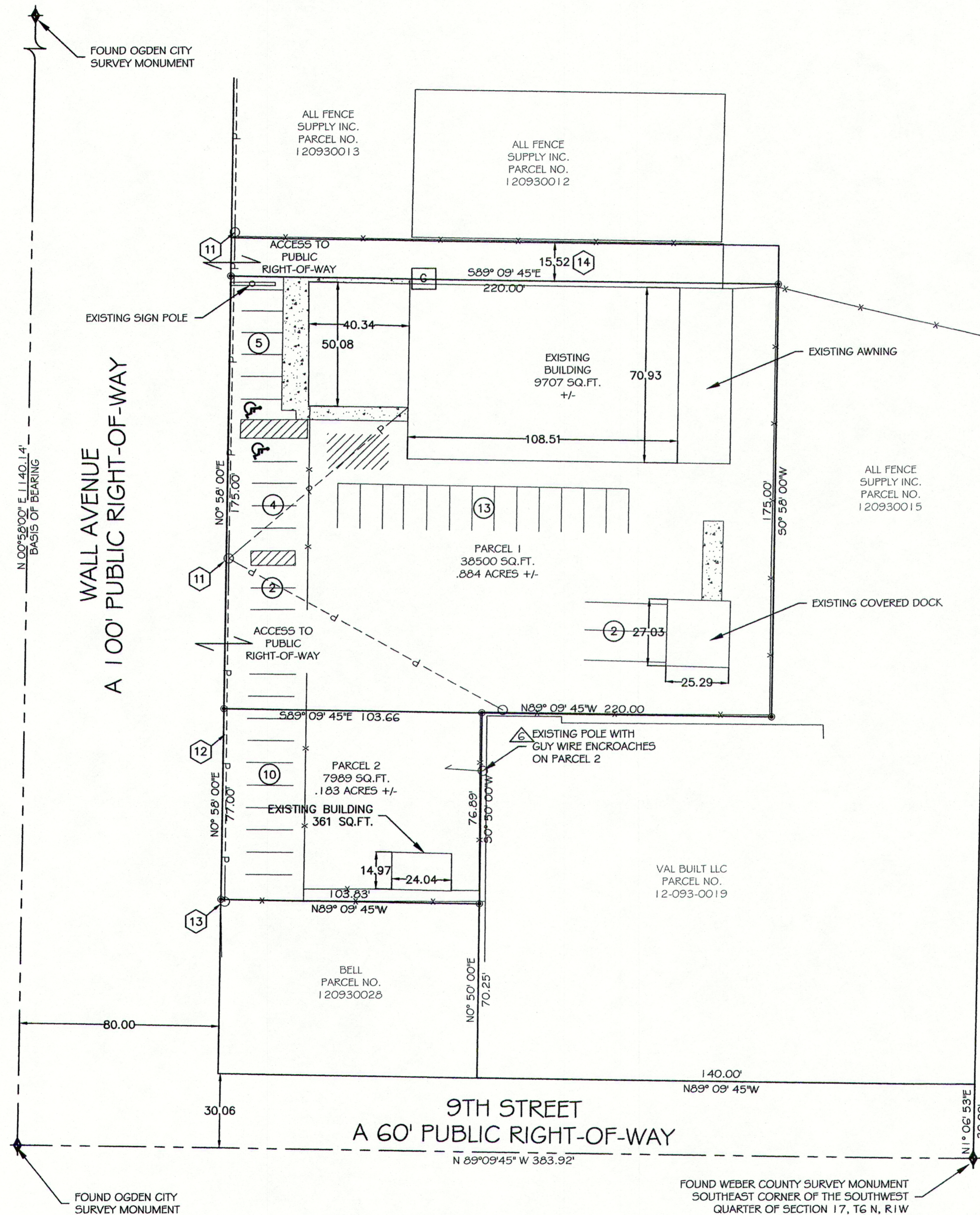
1. AS OF 3-6-2012 THERE WERE NO SIGNS OF THE SITE BEING USED AS A SOLID WASTE DUMP, OR A SANITARY LANDFILL.
2. AS OF 3-6-2012 THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION AS SHOWN HEREON.
3. TITLE EXCEPTIONS THAT WERE PLOTTABLE ARE SHOWN HEREON.
4. THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 49057C0426E.
5. SITE ADDRESS AT TIME OF SURVEY WAS 860 WALL AVENUE OGDEN, UT 84404

△ THE DESCRIPTIONS FOR EXCEPTIONS 11, 12, AND 13 IF PLOTTED AS PER RECORD DO NOT MATCH THE BOUNDS CALLS TO EXISTING FENCES, AND THE BOUNDARY LINES. THEY ALSO LACK A WIDTH. THE EXCEPTION IDENTITIES SHOWN HEREON ARE REPRESENTATIVE OF THE EXISTING POWER POLES. THERE IS A POWER POLE WITH A GUYWIRE LOCATED ALONG THE EAST BOUNDARY LINE OF PARCEL 2 AS SHOWN HEREON THAT NEEDS TO BE NOTED.

- LEGEND**
- SURVEY MONUMENT (AS NOTED)
  - EXISTING FENCE LINE
  - MONUMENT LINE
  - BOUNDARY LINE
  - SET 5/8"x24" BAR AND CAP MARKED GARDNER ENGINEERING
  - EXISTING POWER POLE
  - EXISTING WATER METER
  - EXISTING GAS METER
  - PARKING STALL TALLY
  - EXCEPTION NUMBER
  - EXISTING SIGN POST
  - EXISTING CONCRETE



VICINITY MAP



**Gardner Engineering**

- > PLANNING
- > CIVIL ENGINEERING
- > LAND SURVEYING

5875 South Adams Ave. Parkway, Suite 200 • Ogden, UT 84405  
 Phone (801) 476-0262 • Fax (801) 476-0066  
[www.gardnerengineering.net](http://www.gardnerengineering.net)