

OGDEN FRED MEYER SUBDIVISION, AMENDED PARCEL 1

PART OF THE NORTH HALF OF SECTION 20, T.6N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER, 2002

Narrative

THE PURPOSE OF THIS SURVEY IS TO FURTHER DIVIDE PARCEL 1 OF OGDEN FRED MEYER SUBDIVISION INTO TWO LOTS FOR PANDA RESTAURANT GROUP, INC. THE SOUTH LINE WAS FIXED BY THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET AS PLATTED ON THE SAID OGDEN FRED MEYER SUBDIVISION AND PLACED ON THE GROUND USING EXISTING OGDEN CITY STREET MONUMENTS. ALL OTHER LINES WERE FIXED BY CLIENT REQUEST.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE OGDEN CITY ATLAS AS DETERMINED LOCALLY BY THE LINE BETWEEN THE TWO FOUND CITY STREET MONUMENTS 30 FEET WEST OF THE INTERSECTIONS OF 12TH STREET AND WALL AVENUE AND CROSS STREET AND WALL AVENUE, SHOWN HEREON AS: N00°58'00"E

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF OGDEN FRED MEYER SUBDIVISION, AMENDED PARCEL 1 IN OGDEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF OGDEN CITY, WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 22ND DAY OF November 20 02



159437
UTAH LICENSE NUMBER

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS ("PARCELS"), AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OGDEN FRED MEYER SUBDIVISION, AMENDED PARCEL 1. THE UNDERSIGNED OWNERS HEREBY DEDICATE TO OGDEN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID PLAT DESIGNATED AS SANITARY SEWER EASEMENTS, WITH PERPETUAL RIGHT OF EASEMENT OVER, UPON AND UNDER THE LANDS SO DESIGNATED, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SAID EASEMENTS.

SIGNED THIS 25TH DAY OF November 20 02

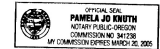
FRED MEYER STORES, INC., A DELAWARE CORPORATION (SUCCESSOR IN INTEREST BY MERGER WITH FM HOLDING CORPORATION, A DELAWARE CORPORATION, THE SUCCESSOR IN INTEREST BY MERGER WITH GRAND CENTRAL, INC., A UTAH CORPORATION)

By: *Robert T. Currey-Wilson*
ROBERT T. CURREY-WILSON
ITS: VICE PRESIDENT

ACKNOWLEDGMENT

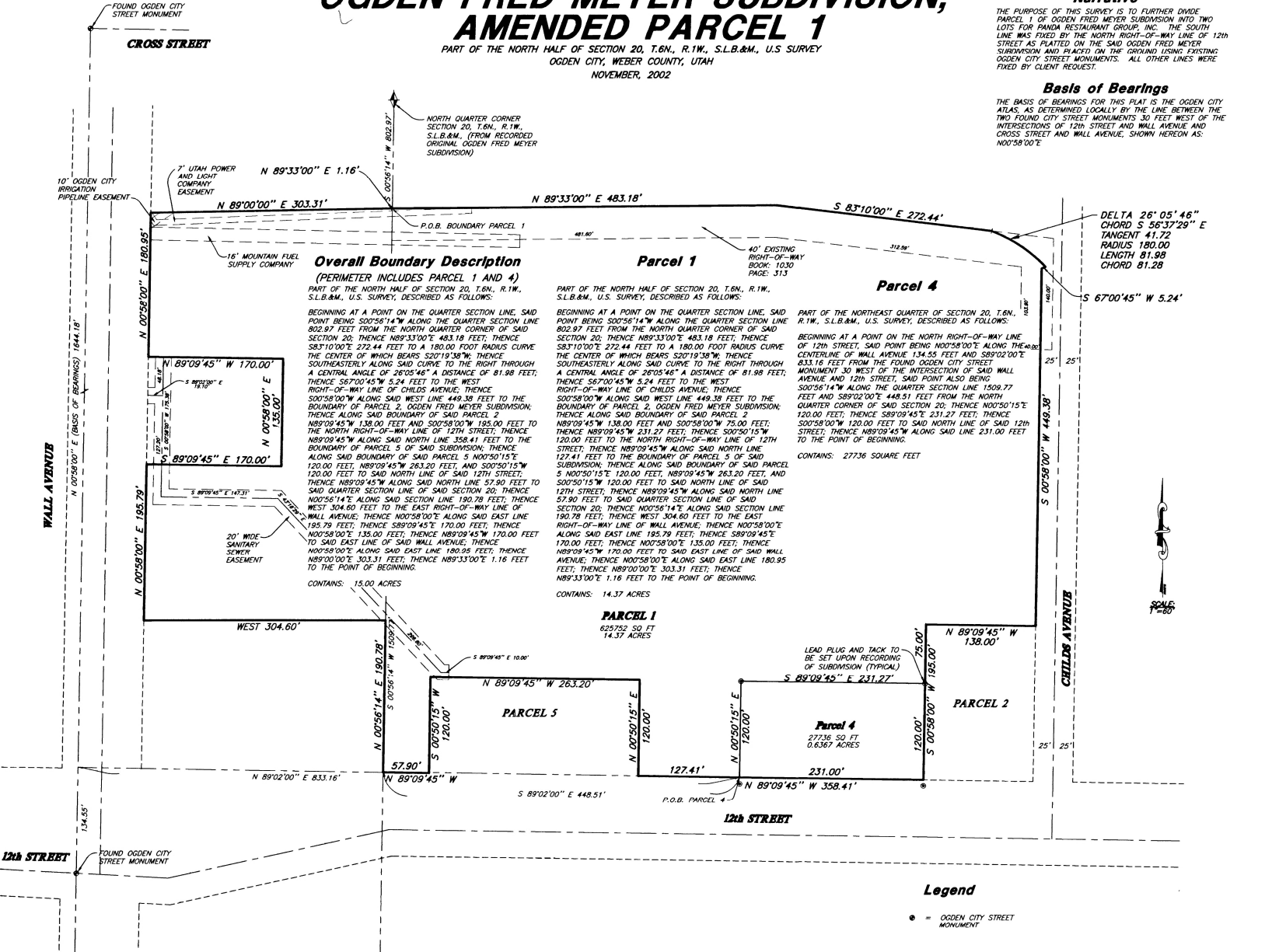
STATE OF OREGON
COUNTY OF MULTNOMAH) ss.
ON THIS 25TH DAY OF NOVEMBER, 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBERT T. CURREY-WILSON, TO ME KNOWN TO BE THE PERSON WHO SIGNED AS THE VICE PRESIDENT OF FRED MEYER STORES, INC., A DELAWARE CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON QUINY STATED THAT HE OR SHE WAS DULY ELECTED, QUALIFIED AND ACTING AS SAID OFFICER OF THE CORPORATION AND WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

Donna Jo Knuth
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON,
RESIDING AT: PORTLAND, OREGON
MY APPOINTMENT EXPIRES: 3/20/05



JOB NO.: 4388 02 SURVEYOR: R. WILFORD
DATE: AUGUST 14, 2002 DRAFTER: H. GUNN
SCALE: 1"=80' CHECKED: [Signature]

WEBER COUNTY RECORDER
ENTRY NO. 182128 FEE PAID \$31.00
FILED FOR RECORD AND RECORDED
11/25/02
IN BOOK 57 OF THE OFFICIAL
RECORDS, PAGE 13
RECORDED BY:
ED McDONNELL
DING CROFTS
WEBER COUNTY RECORDER
BY: Kasey J. Little DEPUTY



Overall Boundary Description (PERIMETER INCLUDES PARCEL 1 AND 4)

PART OF THE NORTH HALF OF SECTION 20, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING S00°56'14"W ALONG THE QUARTER SECTION LINE 802.97 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE N89°33'00"E 483.18 FEET; THENCE S83°10'00"E 272.44 FEET TO A 180.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S20°19'38"W; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°05'46" A DISTANCE OF 81.98 FEET; THENCE S67°02'45"W 5.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHILDS AVENUE; THENCE S00°58'00"W ALONG SAID WEST LINE 449.38 FEET TO THE BOUNDARY OF PARCEL 2, OGDEN FRED MEYER SUBDIVISION; THENCE ALONG SAID BOUNDARY OF SAID PARCEL 2 N89°09'45"W 138.00 FEET AND S00°58'00"W 120.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE N89°09'45"W ALONG SAID NORTH LINE 358.41 FEET TO THE BOUNDARY OF PARCEL 3 OF SAID SUBDIVISION; THENCE ALONG SAID BOUNDARY OF SAID PARCEL 3 N00°58'00"E 120.00 FEET, N89°09'45"W 263.20 FEET, AND S00°50'15"W 120.00 FEET TO SAID NORTH LINE OF SAID 12TH STREET; THENCE N89°09'45"W ALONG SAID NORTH LINE 57.90 FEET TO SAID QUARTER SECTION LINE OF SAID SECTION 20; THENCE N00°56'14"E ALONG SAID SECTION LINE 190.78 FEET; THENCE WEST 304.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF WALL AVENUE; THENCE N00°58'00"E ALONG SAID EAST LINE 195.79 FEET; THENCE S89°09'45"E 170.00 FEET; THENCE N00°58'00"E 135.00 FEET; THENCE N89°09'45"W 170.00 FEET TO SAID EAST LINE OF SAID WALL AVENUE; THENCE N00°58'00"E ALONG SAID EAST LINE 180.95 FEET; THENCE N89°09'45"E 303.31 FEET; THENCE N89°33'00"E 1.16 FEET TO THE POINT OF BEGINNING.
CONTAINS: 15.00 ACRES

Parcel 1

PART OF THE NORTH HALF OF SECTION 20, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING S00°56'14"W ALONG THE QUARTER SECTION LINE 802.97 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE N89°33'00"E 483.18 FEET; THENCE S83°10'00"E 272.44 FEET TO A 180.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S20°19'38"W; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°05'46" A DISTANCE OF 81.98 FEET; THENCE S67°02'45"W 5.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHILDS AVENUE; THENCE S00°58'00"W ALONG SAID WEST LINE 449.38 FEET TO THE BOUNDARY OF PARCEL 2, OGDEN FRED MEYER SUBDIVISION; THENCE ALONG SAID BOUNDARY OF SAID PARCEL 2 N89°09'45"W 138.00 FEET AND S00°58'00"W 120.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE N89°09'45"W ALONG SAID NORTH LINE 127.41 FEET TO THE BOUNDARY OF PARCEL 5 OF SAID SUBDIVISION; THENCE ALONG SAID BOUNDARY OF SAID PARCEL 5 N00°50'15"E 120.00 FEET, N89°09'45"W 263.20 FEET, AND S00°50'15"W 120.00 FEET TO SAID NORTH LINE OF SAID 12TH STREET; THENCE N89°09'45"W ALONG SAID NORTH LINE 57.90 FEET TO SAID QUARTER SECTION LINE OF SAID SECTION 20; THENCE N00°56'14"E ALONG SAID SECTION LINE 190.78 FEET; THENCE WEST 304.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF WALL AVENUE; THENCE N00°58'00"E ALONG SAID EAST LINE 195.79 FEET; THENCE S89°09'45"E 170.00 FEET; THENCE N00°58'00"E 135.00 FEET; THENCE N89°09'45"W 170.00 FEET TO SAID EAST LINE OF SAID WALL AVENUE; THENCE N00°58'00"E ALONG SAID EAST LINE 180.95 FEET; THENCE N89°09'45"E 303.31 FEET; THENCE N89°33'00"E 1.16 FEET TO THE POINT OF BEGINNING.
CONTAINS: 14.37 ACRES

Parcel 4

PART OF THE NORTHEAST QUARTER OF SECTION 20, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET, SAID POINT BEING N00°58'00"E ALONG THE CENTERLINE OF WALL AVENUE 134.55 FEET AND S89°02'00"E 833.18 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT 30 FEET WEST OF THE INTERSECTION OF SAID WALL AVENUE AND 12TH STREET, SAID POINT ALSO BEING S00°56'14"W ALONG THE QUARTER SECTION LINE 1509.77 FEET AND S89°02'00"E 448.51 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE N00°50'15"E 120.00 FEET; THENCE S89°09'45"E 231.27 FEET; THENCE S00°58'00"W 120.00 FEET TO SAID NORTH LINE OF SAID 12TH STREET; THENCE N89°09'45"W ALONG SAID LINE 231.00 FEET TO THE POINT OF BEGINNING.
CONTAINS: 27736 SQUARE FEET

PARCEL 1
625752 SQ FT
14.37 ACRES

Parcel 4
27736 SQ FT
0.6367 ACRES

PARCEL 5
120.00'

PARCEL 2
120.00'

OGDEN CITY COMMUNITY and ECONOMIC DEVELOPMENT DEPARTMENT
I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRE-REQUISITE TO FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.
SIGNED THIS 26TH DAY OF November 2002
MANAGER, CURRENT PLANNING DIVISION

OGDEN CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND ACCRE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.
SIGNED THIS 26TH DAY OF November 2002
OGDEN CITY ENGINEER

CITY ATTORNEY'S OFFICE
I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND ACCRE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.
APPROVED BY THE CITY ATTORNEY'S OFFICE THIS DAY OF 2002
CITY ATTORNEY

OGDEN CITY APPROVAL
THIS PLAT, AND THE DEDICATIONS OFFERED HEREIN, ARE HEREBY APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS DAY OF 2002.
MATTHEW R. GODFREY, MAYOR
CITY RECORDER



REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
OGDEN UTAH 84403
(801) 621-3100 FAX (801) 621-2866