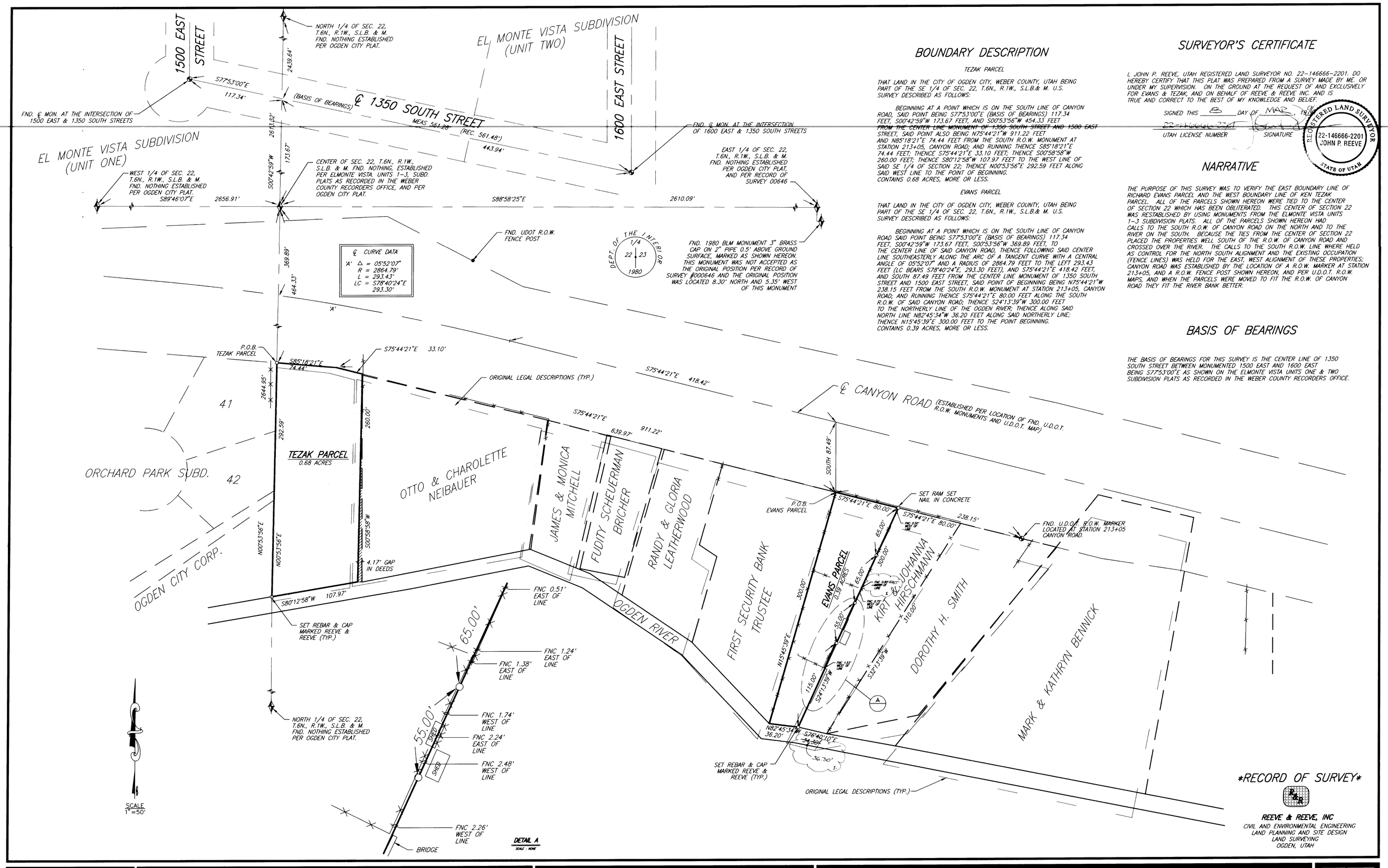

BOUNDARY DESCRIPTION

TEZAK PARCEL

THAT LAND IN THE CITY OF OGDEN CITY, WEBER COUNTY, UTAH BEING PART OF THE SE 1/4 OF SEC. 22, T.6N., R.1W., S.L.B.& M. U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF CANYON ROAD, SAID POINT BEING S77°53'00"E (BASIS OF BEARINGS) 117.34 FEET, S00°42'59"W 173.67 FEET, AND S00°53'56"W 454.33 FEET ~~FROM THE CENTER LINE MONUMENT OF 1350 SOUTH STREET AND 1500 EAST~~ STREET, SAID POINT ALSO BEING N75°44'21"W 911.22 FEET AND N85°18'21"E 74.44 FEET FROM THE SOUTH R.O.W. MONUMENT AT STATION 213+05, CANYON ROAD; AND RUNNING THENCE S85°18'21"E 74.44 FEET; THENCE S75°44'21"E 33.10 FEET; THENCE S00°58'58"W 260.00 FEET; THENCE S80°12'58"W 107.97 FEET TO THE WEST LINE OF SAID SE 1/4 OF SECTION 22; THENCE N00°53'56"E 292.59 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 0.68 ACRES, MORE OR LESS.

EVANS PARCEL

THAT LAND IN THE CITY OF OGDEN CITY, WEBER COUNTY, UTAH BEING PART OF THE SE 1/4 OF SEC. 22, T.6N., R.1W., S.L.B.& M. U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF CANYON ROAD, SAID POINT BEING S77°53'00"E (BASIS OF BEARINGS) 117.34 FEET, S00°42'59"W 173.67 FEET, S00°53'56"W 369.89 FEET, TO THE CENTER LINE OF SAID CANYON ROAD, THENCE FOLLOWING SAID CENTER LINE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE WITH A CENTRAL ANGLE OF 05°52'07" AND A RADIUS OF 2864.79 FEET TO THE LEFT 293.43 FEET (LC BEARS S78°40'24"E, 293.30 FEET), AND S75°44'21"E 418.42 FEET, AND SOUTH 87.49 FEET FROM THE CENTER LINE MONUMENT OF 1350 SOUTH STREET AND 1500 EAST STREET, SAID POINT OF BEGINNING BEING N75°44'21"W 238.15 FEET FROM THE SOUTH R.O.W. MONUMENT AT STATION 213+05, CANYON ROAD; AND RUNNING THENCE S75°44'21"E 80.00 FEET ALONG THE SOUTH R.O.W. OF SAID CANYON ROAD; THENCE S24°13'39"W 300.00 FEET TO THE NORTHERLY LINE OF THE OGDEN RIVER; THENCE ALONG SAID NORTH LINE N82°45'34"W 36.20 FEET ALONG SAID NORTHERLY LINE; THENCE N15°45'39"E 300.00 FEET TO THE POINT BEGINNING.
CONTAINS 0.39 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, UTAH REGISTERED LAND SURVEYOR NO. 22-146666-2201. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE BY ME. OR UNDER MY SUPERVISION. ON THE GROUND AT THE REQUEST OF AND EXCLUSIVELY FOR EVANS & TEZAK, AND ON BEHALF OF REEVE & REEVE INC. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 8 DAY OF MAR, 19[illegible]

~~22-146666-2201~~ UTAH LICENSE NUMBER — SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE STATE OF UTAH

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO VERIFY THE EAST BOUNDARY LINE OF RICHARD EVANS PARCEL AND THE WEST BOUNDARY LINE OF KEN TEZAK PARCEL. ALL OF THE PARCELS SHOWN HEREON WERE TIED TO THE CENTER OF SECTION 22 WHICH HAS BEEN OBLITERATED. THIS CENTER OF SECTION 22 WAS RESTABLISHED BY USING MONUMENTS FROM THE ELMONTE VISTA UNITS 1-3 SUBDIVISION PLATS. ALL OF THE PARCELS SHOWN HEREON HAD CALLS TO THE SOUTH R.O.W. OF CANYON ROAD ON THE NORTH AND TO THE RIVER ON THE SOUTH. BECAUSE THE TIES FROM THE CENTER OF SECTION 22 PLACED THE PROPERTIES WELL SOUTH OF THE R.O.W. OF CANYON ROAD AND CROSSED OVER THE RIVER. THE CALLS TO THE SOUTH R.O.W. LINE WHERE HELD AS CONTROL FOR THE NORTH SOUTH ALIGNMENT AND THE EXISTING OCCUPATION (FENCE LINES) WAS HELD FOR THE EAST, WEST ALIGNMENT OF THESE PROPERTIES; CANYON ROAD WAS ESTABLISHED BY THE LOCATION OF A R.O.W. MARKER AT STATION 213+05, AND A R.O.W. FENCE POST SHOWN HEREON, AND PER U.D.O.T. R.O.W. MAPS, AND WHEN THE PARCELS WERE MOVED TO FIT THE R.O.W. OF CANYON ROAD THEY FIT THE RIVER BANK BETTER.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF 1350 SOUTH STREET BETWEEN MONUMENTED 1500 EAST AND 1600 EAST BEING S77°53'00"E AS SHOWN ON THE ELMONTE VISTA UNITS ONE & TWO SUBDIVISION PLATS AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE.

REVISIONS	
1. MARCH 14, 1996 BM [illegible]	4.
2.	5.
3.	6.

PROJECT NO. 2247-01 & 2173-01	DESIGNED		
DATE MAR. 5, 1996	DRAWN	S.C.	
SCALE 1" = 50'	APPROVED		

REEVE & REEVE, INC
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

RECORD OF SURVEY

KEN TEZAK & RICHARD EVANS PROPERTY

SHEET 1 OF 1 SHEETS

2247-01

RECEIVED
MAR 11 1996
Weber County Surveyor

DRAWING NUMBER 001283
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 877-548