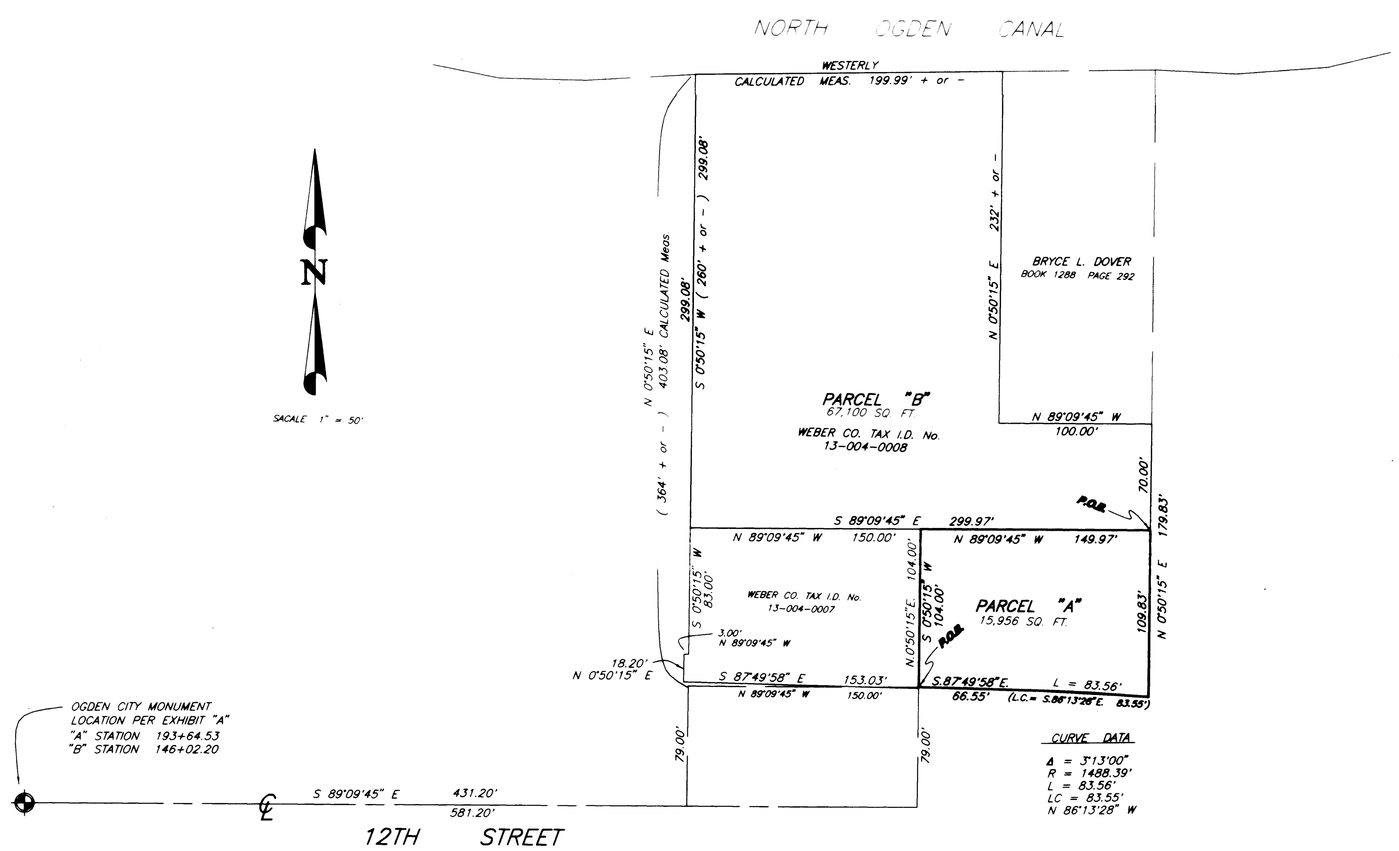

CURVE DATA

Δ = 3°13'00"
R = 1488.39'
L = 83.56'
LC = 83.55'
N 86°13'28" W

LEGAL DESCRIPTIONS

EXHIBIT "A" (Original Total Parcel as Provided)
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE NORTH LINE OF 12th STREET SOUTH 89°09'45" EAST 581.2 FEET AND NORTH 0°50'15" EAST 79.0 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTER LINE OF 12th STREET WITH THE CENTER LINE OF JACKSON AVENUE, BEING OGDEN CITY "A" STATION 193+64.53 AND "B" STATION 146+02.20; THENCE SOUTH 87°49'58" EAST 66.55 FEET; THENCE SOUTHEASTERLY 83.56 FEET ALONG THE ARC OF A 1488.395 FOOT RADIUS CURVE TO THE RIGHT (Note: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS SOUTH 84°36'58" EAST); THENCE NORTH 0°50'15" EAST 179.83 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BRYCE L. DOVER BY INSTRUMENT RECORDED IN BOOK 1288 OF RECORDS PAGE 292; THENCE NORTH 89°09'45" WEST 100 FEET; THENCE NORTH 0°50'15" EAST 232 FEET, MORE OR LESS, TO THE CENTER OF NORTH OGDEN CANAL; THENCE WESTERLY ALONG SAID CENTER OF CANAL TO A POINT NORTH 89°09'45" WEST 150 FEET AND NORTH 0°50'15" EAST 364 FEET, MORE OR LESS, FROM BEGINNING; THENCE SOUTH 0°50'15" WEST 260 FEET, MORE OR LESS TO A POINT 104 FEET NORTH FROM THE NORTH LINE OF 12TH STREET; THENCE SOUTH 89°09'45" EAST 150 FEET; THENCE SOUTH 0°50'15" WEST 104 FEET TO THE POINT OF BEGINNING.

PARCEL "A"

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE NORTH LINE OF 12th STREET SOUTH 89°09'45" EAST 581.2 FEET AND NORTH 0°50'15" EAST 79.0 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTER LINE OF 12th STREET WITH THE CENTER LINE OF JACKSON AVENUE, BEING OGDEN CITY "A" STATION 193+64.53 AND "B" STATION 146+02.20; THENCE SOUTH 87°49'58" EAST 66.55 FEET; THENCE SOUTHEASTERLY 83.56 FEET ALONG THE ARC OF A 1488.395 FOOT RADIUS CURVE TO THE RIGHT (Note: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS SOUTH 84°36'58" EAST); THENCE NORTH 0°50'15" EAST 109.83 FEET; THENCE NORTH 89°09'45" WEST 149.97 FEET; THENCE SOUTH 0°50'15" WEST 104 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 15,956 SQUARE FEET, MORE OR LESS.

PARCEL "B" (Remainder Parcel of Exhibit "A")

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH BEARS SOUTH 89°09'45" EAST 581.2 FEET, NORTH 0°50'15" EAST 79.0 FEET, SOUTH 87°49'58" EAST 66.55 FEET, SOUTHEASTERLY 83.56 FEET ALONG THE ARC OF A 1488.395 FOOT RADIUS CURVE TO THE RIGHT (Note: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS SOUTH 84°36'58" EAST) AND NORTH 0°50'15" EAST 109.83 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTER LINE OF 12th STREET WITH THE CENTER LINE OF JACKSON AVENUE, BEING OGDEN CITY, "A" STATION 193+64.53 AND "B" STATION 146+02.20; THENCE NORTH 0°50'15" EAST 70.0 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BRYCE L. DOVER BY INSTRUMENT RECORDED IN BOOK 1288 OF RECORDS, PAGE 292; THENCE NORTH 89°09'45" WEST 100 FEET; THENCE NORTH 0°50'15" EAST 232 FEET, MORE OR LESS, TO THE CENTER OF NORTH OGDEN CANAL; THENCE WESTERLY ALONG SAID CENTER OF CANAL TO A POINT NORTH 89°09'45" WEST 150 FEET AND NORTH 0°50'15" EAST (364 FEET) 403.08 FEET CALCULATED, MORE OR LESS, FROM BEGINNING; THENCE SOUTH 0°50'15" WEST (260 FEET), 299.08 FEET CALCULATED, MORE OR LESS TO A POINT 104 FEET NORTH FROM THE NORTH LINE OF 12TH STREET; THENCE SOUTH 89°09'45" EAST 299.97 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 67,100 SQUARE FEET, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THESE LEGAL DESCRIPTIONS WAS TO PROVIDE A LEGAL DESCRIPTION FOR KEN JACKSON TO BE ABLE TO SELL HIS PROPERTY AND PART OF THIS ORIGINAL IS TO USED FOR MORTGAGE PURPOSES. A REMAINDER PARCEL IS SHOWN HERE TO HELP COMPLETE THE TRANSACTION FOR KEN JACKSON. PROPERTY DESCRIPTIONS WERE PROVIDED TO THIS SURVEYOR AND PER THAT DATA AS SHOWN ON THIS PLAT WE HAVE SPLIT THE ORIGINAL. THERE HAS BEEN NO SUGGESTING TO USE THE REMAINDER PARCEL OR ANY OTHER FOR THE PURPOSE OF BUILDING ON, BUT IN THE FUTURE IF THERE IS A REQUEST AS SUCH, THE PROPERTY WILL HAVE TO BE SURVEYED ON THE GROUND AT THAT TIME AS REQUIRED BY THE OGDEN CITY PLANNING DEPARTMENT. NO GROUND VERIFICATION HAS BEEN DONE AT THIS TIME TO VERIFY DISTANCES, BEARINGS, FENCES OR ACREAGES ON THIS PROPERTY.
BASIS OF BEARING ARE PER DOCUMENTS PROVIDED, OGDEN CITY DATUM OF S. 89°09'45" E. ALONG THE CENTER LINE OF 12TH STREET.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBINETT, DO HEREBY CERTIFY THAT I AM A REGISTERED LICENCE LAND SURVEYOR AND HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY FROM RECORDS PROVIDED BY HOMESTEAD REALTORS AND OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

DATED THIS 2nd DAY OF, December 19 95

SURVEYOR

REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

RECEIVED
AUG 12 1998
Weber County Surveyor

LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

✕-✕ EXISTING FENCES.

● NO PROERTY CORNERS.

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
2751 WASHINGTON BLVD. SUITE 300
OGDEN, UTAH
PH. (801) 399-4935 FAX (801) 627-1303

CONSTRUCTION & LAND SURVEYORS
2751 WASHINGTON BLVD
OGDEN, UTAH 84401
(801) 399-4935

CLIENT: KEN JACKSON

SURVEY LOCATION:
N.E. 1/4 SEC. 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 12/01/95

JOB No. PS95-57

DRAWING NUMBER 001442

001442