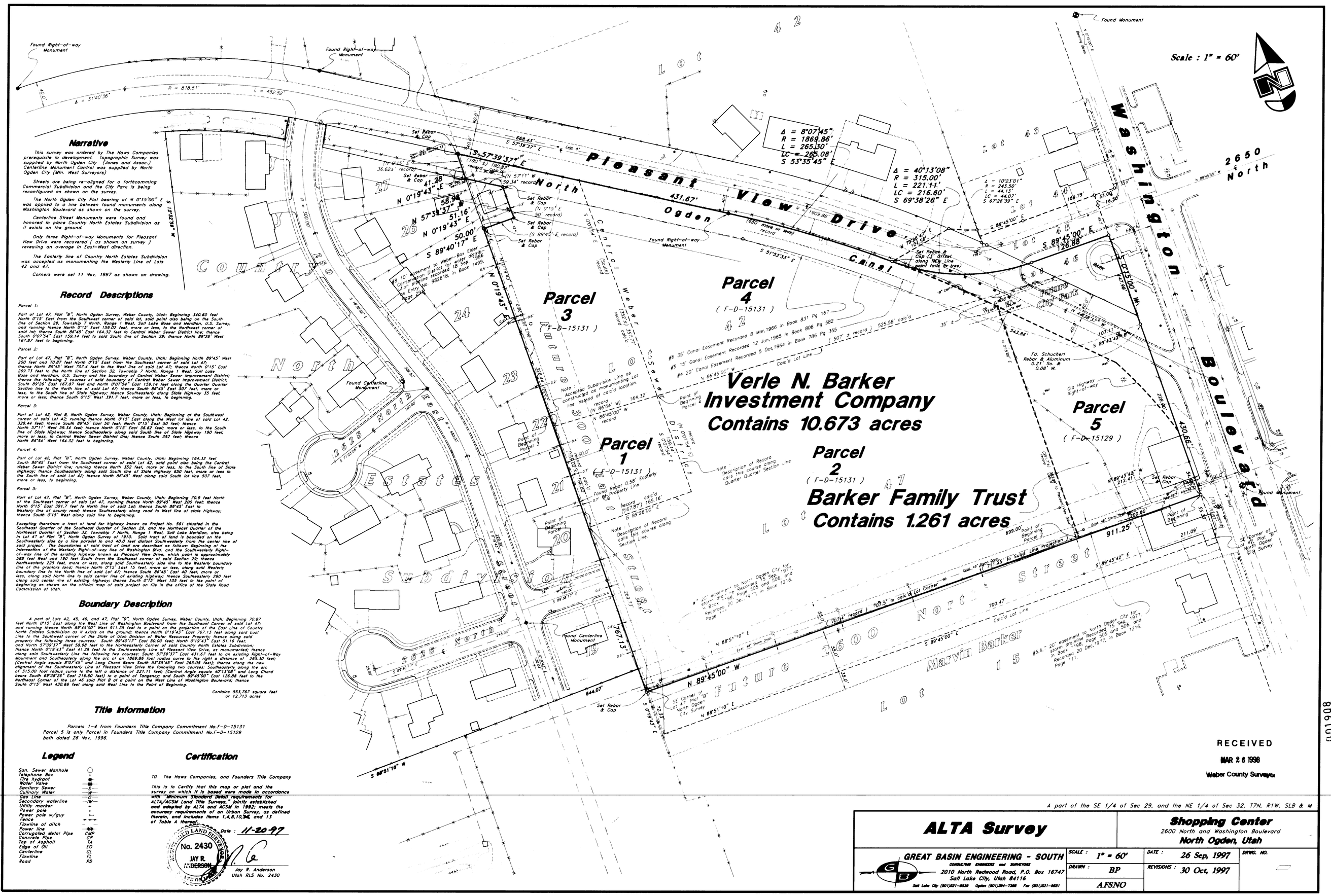

Narrative

This survey was ordered by The Haws Companies prerequisite to development. Topographic Survey was supplied by North Ogden City (Jones and Assoc.) Centerline Monument Control was supplied by North Ogden City (Mtn. West Surveyors)

Streets are being re-aligned for a forthcomming Commercial Subdivision and the City Park is being reconfigured as shown on the survey.

The North Ogden City Plat bearing of N 0°15'00" E was applied to a line between found monuments along Washington Boulevard as shown on the survey.

Centerline Street Monuments were found and honored to place Country North Estates Subdivision as it exists on the ground.

Only three Right-of-way Monuments for Pleasant View Drive were recovered (as shown on survey) revealing an average in East-West direction.

The Easterly line of Country North Estates Subdivision was accepted as monumenting the Westerly Line of Lots 42 and 47.

Corners were set 11 Nov, 1997 as shown on drawing.

Record Descriptions

Parcel 1:

Part of Lot 47, Plat "B", North Ogden Survey, Weber County, Utah: Beginning 340.60 feet North 0°15' East from the Southwest corner of said lot, said point also being on the South line of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, and running thence North 0°15' East 159.03 feet, more or less, to the Northwest corner of said lot; thence South 88°45' East 164.32 feet to Central Weber Sewer District line; thence South 0°07'54" East 159.14 feet to said South line of Section 29; thence North 89°26' West 167.87 feet to beginning.

Parcel 2:

Part of Lot 47, Plat "B", North Ogden Survey, Weber County, Utah: Beginning North 89°45' West 200 feet and 70.87 feet North 0°15' East from the Southeast corner of said Lot 47; thence North 89°45' West 707.4 feet to the West line of said Lot 47; thence North 0°15' East 269.73 feet to the North line of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey and the boundary of Central Weber Sewer Improvement District; thence the following 2 courses of said boundary of Central Weber Sewer Improvement District: South 89°26' East 167.87 feet and North 0°07'54" East 159.14 feet along the Quarter Quarter Section line to the North line of said Lot 47; thence South 88°45' East 507 feet, more or less, to the South line of State Highway; thence Southeasterly along State Highway 35 feet, more or less; thence South 0°15' West 391.7 feet, more or less, to beginning.

Parcel 3:

Part of Lot 42, Plat B, North Ogden Survey, Weber County, Utah: Beginning at the Southwest corner of said Lot 42; running thence North 0°15' East along the West lot line of said Lot 42, 328.44 feet; thence South 89°45' East 50 feet; North 0°15' East 50 feet; thence North 57°11' West 59.34 feet; thence North 0°15' East 36.62 feet; more or less, to the South line of State Highway; thence Southeasterly along said South line of State Highway 190 feet, more or less, to Central Weber Sewer District line; thence South 352 feet; thence North 88°54' West 164.32 feet to beginning.

Parcel 4:

Part of Lot 42, Plat "B", North Ogden Survey, Weber County, Utah: Beginning 164.32 feet South 88°45' East from the Southwest corner of said Lot 42, said point also being the Central Weber Sewer District line; running thence North 352 feet, more or less, to the South line of State Highway; thence Southeasterly along said South line of State Highway 630 feet, more or less to the South line of said Lot 42; thence North 88°45' West along said South lot line 507 feet, more or less, to beginning.

Parcel 5:

Part of Lot 47, Plat "B", North Ogden Survey, Weber County, Utah: Beginning 70.9 feet North of the Southeast corner of said Lot 47, running thence North 89°45' West 200 feet; thence North 0°15' East 391.7 feet to North line of said Lot; thence South 88°45' East to Westerly line of county road; thence Southeasterly along road to West line of state highway; thence South 0°15' West along said line to beginning.

Excepting therefrom a tract of land for highway known as Project No. 561 situated in the Southeast Quarter of the Southeast Quarter of Section 29, and the Northeast Quarter of the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Meridian, also being in Lot 47 of Plat "B", North Ogden Survey of 1910. Said tract of land is bounded on the Southwesterly side by a line parallel to and 40.0 feet distant Southwesterly from the center line of said project. The boundaries of said tract of land are described as follows: Beginning at the intersection of the Westerly Right-of-way line of Washington Blvd. and the Southwesterly Right-of-way line of the existing highway known as Pleasant View Drive, which point is approximately 588 feet West and 190 feet South from the Southeast corner of said Section 29; thence Northwesterly 225 feet, more or less, along said Southwesterly side line to the Westerly boundary line of the grantors land; thence North 0°15' East 15 feet, more or less, along said Westerly boundary line to the North line of said Lot 47; thence South 88°45' East 40 feet, more or less, along said North line to said center line of existing highway; thence Southeasterly 260 feet along said center line of existing highway; thence South 0°15' West 105 feet to the point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Boundary Description

A part of Lots 42, 45, 46, and 47, Plat "B", North Ogden Survey, Weber County, Utah: Beginning 70.87 feet North 0°15' East along the West Line of Washington Boulevard from the Southeast Corner of said Lot 47, and running thence North 89°45'00" West 911.25 feet to a point on the projection of the East Line of Country North Estates Subdivision as it exists on the ground; thence North 0°19'43" East 767.13 feet along said East Line to the Southwest corner of the State of Utah Division of Water Resources Property; thence along said property the following three courses: South 89°40'17" East 50.00 feet; North 0°19'43" East 51.16 feet; and North 57°39'37" West 58.98 feet to the Northeasterly Corner of said Country North Estates Subdivision; thence North 0°19'43" East 41.28 feet to the Southwesterly Line of Pleasant View Drive, as monumented; thence along said Southwesterly Line the following two courses: South 57°39'37" East 431.67 feet to an existing Right-of-Way Mounment and Southeasterly along the arc of an 1869.86 foot radius curve to the right a distance of 265.30 feet (Central Angle equals 8°07'45" and Long Chord Bears South 53°35'45" East 265.08 feet); thence along the new alignment of the Southwesterly Line of Pleasant View Drive the following two courses: Southeasterly along the arc of 315.00 foot radius curve to the left a distance of 221.11 feet (Central Angle equals 40°13'08" and Long Chord bears South 69°38'26" East 216.60 feet) to a point of Tangency; and South 89°45'00" East 126.88 feet to the Northeast Corner of the Lot 46 said Plat B at a point on the West Line of Washington Boulevard; thence South 0°15' West 430.66 feet along said West Line to the Point of Beginning.

Contains 553,767 square feet or 12.713 acres

Title Information

Parcels 1-4 from Founders Title Company Commitment No.F-D-15131
Parcel 5 is only Parcel in Founders Title Company Commitment No.F-D-15129
both dated 26 Nov, 1996.

Legend

San. Sewer Manhole	
Telephone Box	
Fire hydrant	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Secondary waterline	IW
Utility marker	
Power pole	
Power pole w/guy	
Fence	
Flowline of ditch	
Power line	
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Top of Asphalt	TA
Edge of Oil	EO
Centerline	CL
Flowline	FL
Road	RD

Certification

TO The Haws Companies, and Founders Title Company

This is to Certify 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 and ACSM in 1992; meets the accuracy requirements of an Urban Survey, as defined therein, and includes Items 1,4,8,10,14, and 13 of Table A thereof.

Date : 11-20-97

LICENSED LAND SURVEYOR No. 2430 JAY R. ANDERSON STATE OF UTAH

Jay R. Anderson
Utah RLS No. 2430

RECEIVED
MAR 26 1998
Weber County Surveyor

A part of the SE 1/4 of Sec 29, and the NE 1/4 of Sec 32, T7N, R1W, SLB & M

ALTA Survey		**Shopping Center** 2600 North and Washington Boulevard **North Ogden, Utah**	
GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9651	SCALE : 1" = 60' DRAWN : BP AFSNO	DATE : 26 Sep, 1997 REVISIONS : 30 Oct, 1997	DRWG. NO.

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