BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 30, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF AN EXISTING ROAD, SAID POINT BEING N01°44'59"E 770.51 FEET FROM THE CENTER OF SAID SECTION, SAID POINT ALSO BEING N54°17'01"W 1229.34 FEET AND N01°44'59"E 477.64 FEET FROM AN OGDEN CITY MONUMENT WHICH IS N54°17'01"W 79.03 FEET FROM THE INTERSECTION AT EXCHANGE ROAD AND C AVENUE AND S54°17'01"E 574.20 FEET FROM ANOTHER OGDEN CITY MONUMENT WHICH IS 113.17 FEET NORTHWEST FROM THE INTERSECTION AT EXCHANGE ROAD AND BEE COURT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) S71°54'28"W 405.22 FEET TO A POINT ON A 182.03 RADIUS CURVE THE CENTER OF WHICH BEARS N00°00'00"E, (2) WESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80°30'41" A DISTANCE OF 255.78 FEET, (3) N32°55'30"W 36.66 FEET; THENCE N21°22'59"W 161.64 FEET TO THE SOUTHERLY LINE OF THE 21 ST EXPRESSWAY; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES (1) N84°08'42"E 475.21 FEET, (2) S85°38'10"E 101.12 FEET, (3) N85°50'00"E 260.92 FEET, (4) AND S04°46'14"E 149.13 FEET TO SAID NORTH LINE OF EXISTING ROAD; THENCE S71°45'20"W ALONG SAID LINE 148.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.38 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH STATE PLANE (1927) NORTH ZONE BEING THE LINE BETWEEN OGDEN CITY P.I. MONUMENTS ON EXCHANGE ROAD NEAR THE INTERSECTIONS WITH C AVENUE AND BEE COURT SHOWN HEREON AS: N54°17'01"W

DEED DESCRIPTION

A PART OF THE NORTH 1/2 OF SECTION 30, T6N, R1W, SLB&M, U.S. SURVEY: BEGINNING AT A POINT 767.07 FEET NORTH 1°26' EAST FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION, RUNNING THENCE NORTH 1°26' EAST 24.93 FEET, THENCE SOUTH 53°00'E 27.01 FEET, THENCE NORTH 71°30' EAST 155.55 FEET TO THE WEST LINE OF AN EXISTING ROAD, THENCE NORTH 5°05'13" WEST 146.43 FEET ALONG SAID WEST LINE TO AN EXISTING RIGHT-OF-WAY MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF THE 20TH AND 21ST STREET EXPRESSWAY, THENCE THREE COURSES ALONG SAID RIGHT-OF-WAY 1.0 FEET SOUTH AND PARALLEL TO AN EXISTING CHAIN LINK FENCE AS FOLLOWS:

SOUTH 85°30'44" WEST 260.85 FEET TO EXISTING RIGHT-OF-WAY MONUMENT (MARKED STA. 80 + 20), NORTH 86°12'28" WEST 106.55 FEET AND SOUTH 83°49'05" WEST 479.39 FEET, THENCE SOUTH 22°38' EAST 165.72 FEET, THENCE SOUTH 2°30' EAST 191.60 FEET, THENCE NORTH 71°30' EAST 647.58 FEET TO THE POINT OF BEGINNING. CONTAINS 4.71 ACRES.

CURVE TABLE

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	80°30'41"	S68°12'39"E	154.13	182.03	255.78	235.25

~LEGEND~

- = SECTION CORNER MONUMENT
- = EXISTING FENCE
- = EXISTING RAIL ROAD
- = EXISTING PAVEMENT
- = EXISTING BUILDING
- = HIGHWAY RIGHT-OF-WAY MARKER
- = SET 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES"
- = SET 1" x 2" WOOD STAKE

NARRATIVE

THE PURPOSE OF THIS PLAT WAS TO DETERMINE THE BOUNDARY OF THE SHARIFAN PROPERTY. THE NORTHERLY AND EASTERLY LINES WERE DETERMINED BY RIGHT-OF-WAY MARKERS AND LINES SET BY THE EXISTING HIGHWAY. THE SOUTHERLY LINE WAS SET BY AN OFFSET OF THE DENVER & RIO GRANDE RAILROAD. THE WESTERLY LINE WAS DETERMINED BY DEED ON THE NORTH END AND BY THE PRESCRIPTIVE ROAD ON THE SOUTH. ALL CORNERS WERE MARKED WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES" UNLESS OTHER WISE NOTED.

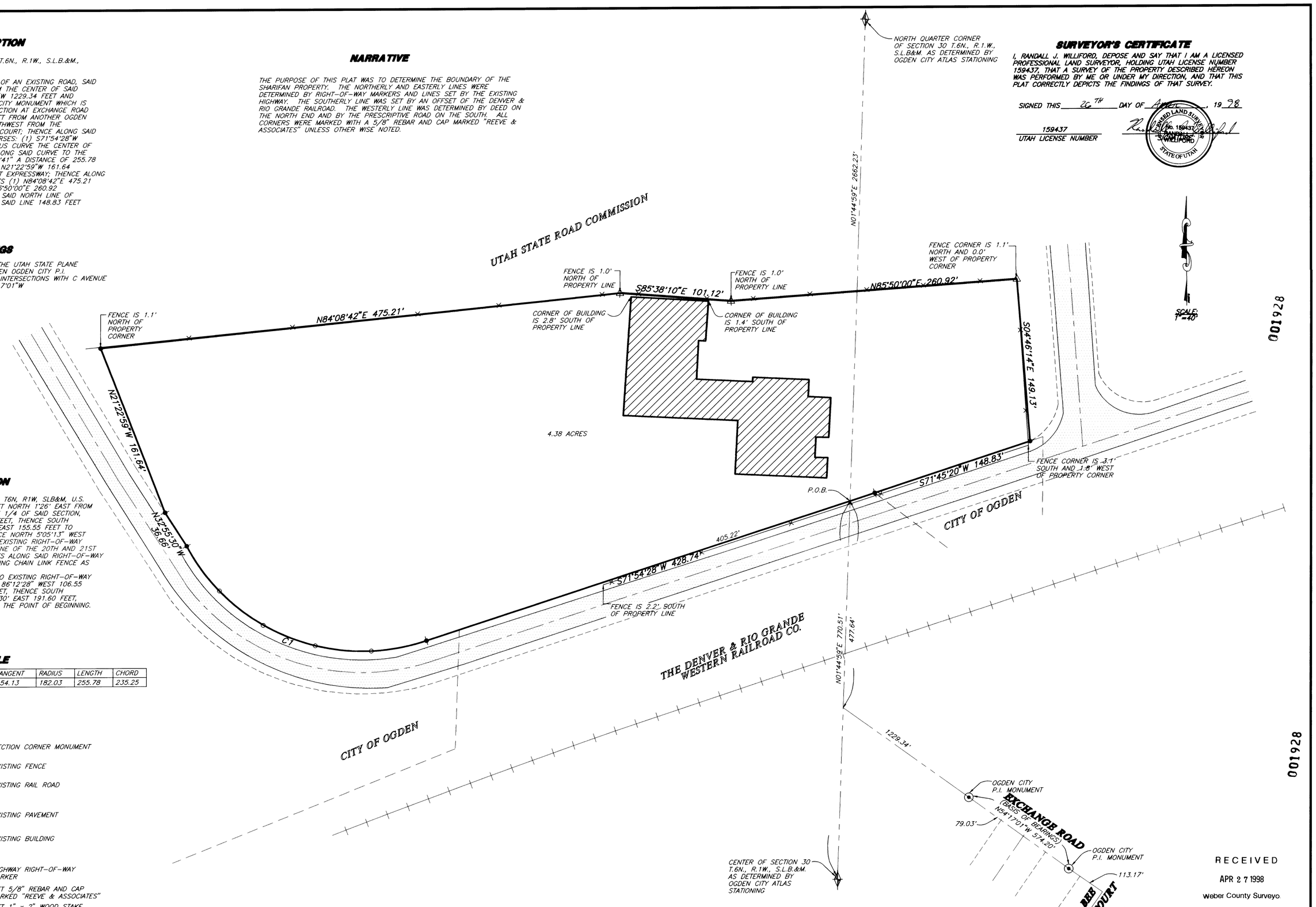
SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 159437, THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

SIGNED THIS 26TH DAY OF April, 1998

159437
UTAH LICENSE NUMBER

LICENSED LAND SURVEYOR No. 159437 RANDALL J. WILLIFORD STATE OF UTAH



RECEIVED
APR 27 1998
Weber County Surveyor

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REVISIONS
1. 2. 3. 4. 5. 6.

PROJECT NO.: 1580-02 SURVEYOR: R.WILLIFORD
DATE: 4-3-98 DRAWN: H. GREENFIELD
SCALE: 1"=40' CHECKED:

REEVE & ASSOCIATES, INC.
ENGINEERS PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE NO.1
OGDEN, UTAH 84401
(801) 621-3100 FAX (801) 621-2666
TOLL-FREE 1-888-494-3100

RECORD OF SURVEY

SHARIFAN PROPERTY

NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 30, T.6N., R.1W., S.L.B.&M.
OGDEN CITY, WEBER COUNTY, UTAH
APRIL 3, 1998

SHEET 1 OF 1 SHEETS

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