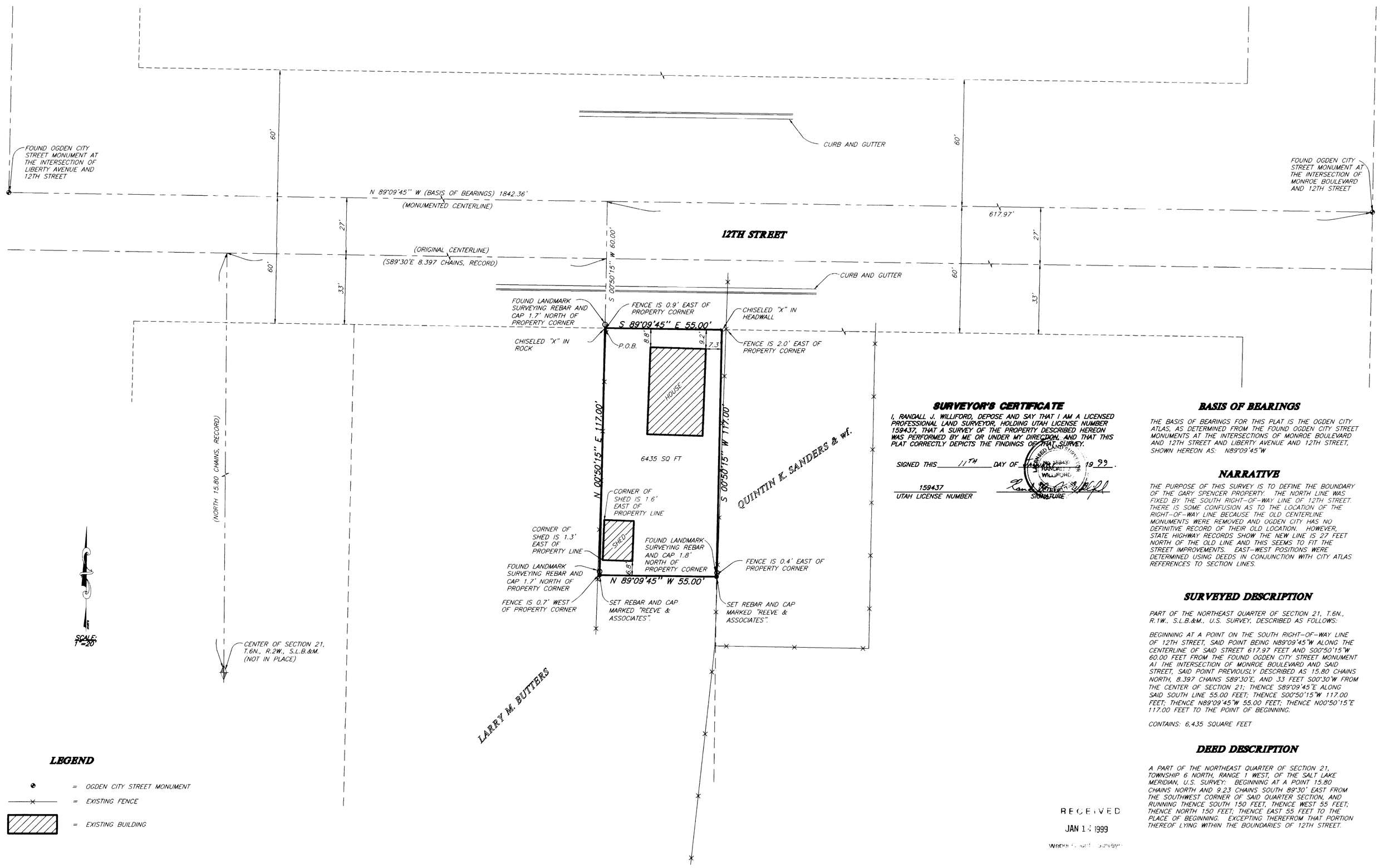

SURVEYOR'S CERTIFICATE

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 11TH DAY OF JANUARY, 19 99.

159437
UTAH LICENSE NUMBER

SIGNATURE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE OGDEN CITY ATLAS, AS DETERMINED FROM THE FOUND OGDEN CITY STREET MONUMENTS AT THE INTERSECTIONS OF MONROE BOULEVARD AND 12TH STREET AND LIBERTY AVENUE AND 12TH STREET, SHOWN HEREON AS: N89°09'45"W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE GARY SPENCER PROPERTY. THE NORTH LINE WAS FIXED BY THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET. THERE IS SOME CONFUSION AS TO THE LOCATION OF THE RIGHT-OF-WAY LINE BECAUSE THE OLD CENTERLINE MONUMENTS WERE REMOVED AND OGDEN CITY HAS NO DEFINITIVE RECORD OF THEIR OLD LOCATION. HOWEVER, STATE HIGHWAY RECORDS SHOW THE NEW LINE IS 27 FEET NORTH OF THE OLD LINE AND THIS SEEMS TO FIT THE STREET IMPROVEMENTS. EAST-WEST POSITIONS WERE DETERMINED USING DEEDS IN CONJUNCTION WITH CITY ATLAS REFERENCES TO SECTION LINES.

SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET, SAID POINT BEING N89°09'45"W ALONG THE CENTERLINE OF SAID STREET 617.97 FEET AND S00°50'15"W 60.00 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND SAID STREET, SAID POINT PREVIOUSLY DESCRIBED AS 15.80 CHAINS NORTH, 8.397 CHAINS S89°30'E, AND 33 FEET S00°30'W FROM THE CENTER OF SECTION 21; THENCE S89°09'45"E ALONG SAID SOUTH LINE 55.00 FEET; THENCE S00°50'15"W 117.00 FEET; THENCE N89°09'45"W 55.00 FEET; THENCE N00°50'15"E 117.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6,435 SQUARE FEET

DEED DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 15.80 CHAINS NORTH AND 9.23 CHAINS SOUTH 89°30' EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE SOUTH 150 FEET; THENCE WEST 55 FEET; THENCE NORTH 150 FEET; THENCE EAST 55 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF 12TH STREET.

LEGEND

- = OGDEN CITY STREET MONUMENT
- = EXISTING FENCE
- = EXISTING BUILDING

RECEIVED
JAN 14 1999
WEBER COUNTY SURVEYOR

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOC., INC., 3670 QUINCY AVE., OGDEN, UTAH, 84403 AND SHALL NOT BE COPIED OR REDUCED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

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

PROJECT NO.: 3332-01 SURVEYOR: R.WILLIFORD
DATE: 1-5-99 DRAWN: H. GUNN
SCALE: 1" = 20' 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

GARY SPENCER PROPERTY
PART OF THE NORTHEAST QUARTER OF SECTION 21, T.6N., R.2W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
DECEMBER 21, 1998

SHEET 1 OF 1 SHEETS

002140

DRAWING NUMBER 002140
PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 01-7-5-81
G:\DRAWINGS\SHARED\3332\01-SPENC\DEEDS.DWG Mon Jan 11 09:48:31 1999 H. GUNN