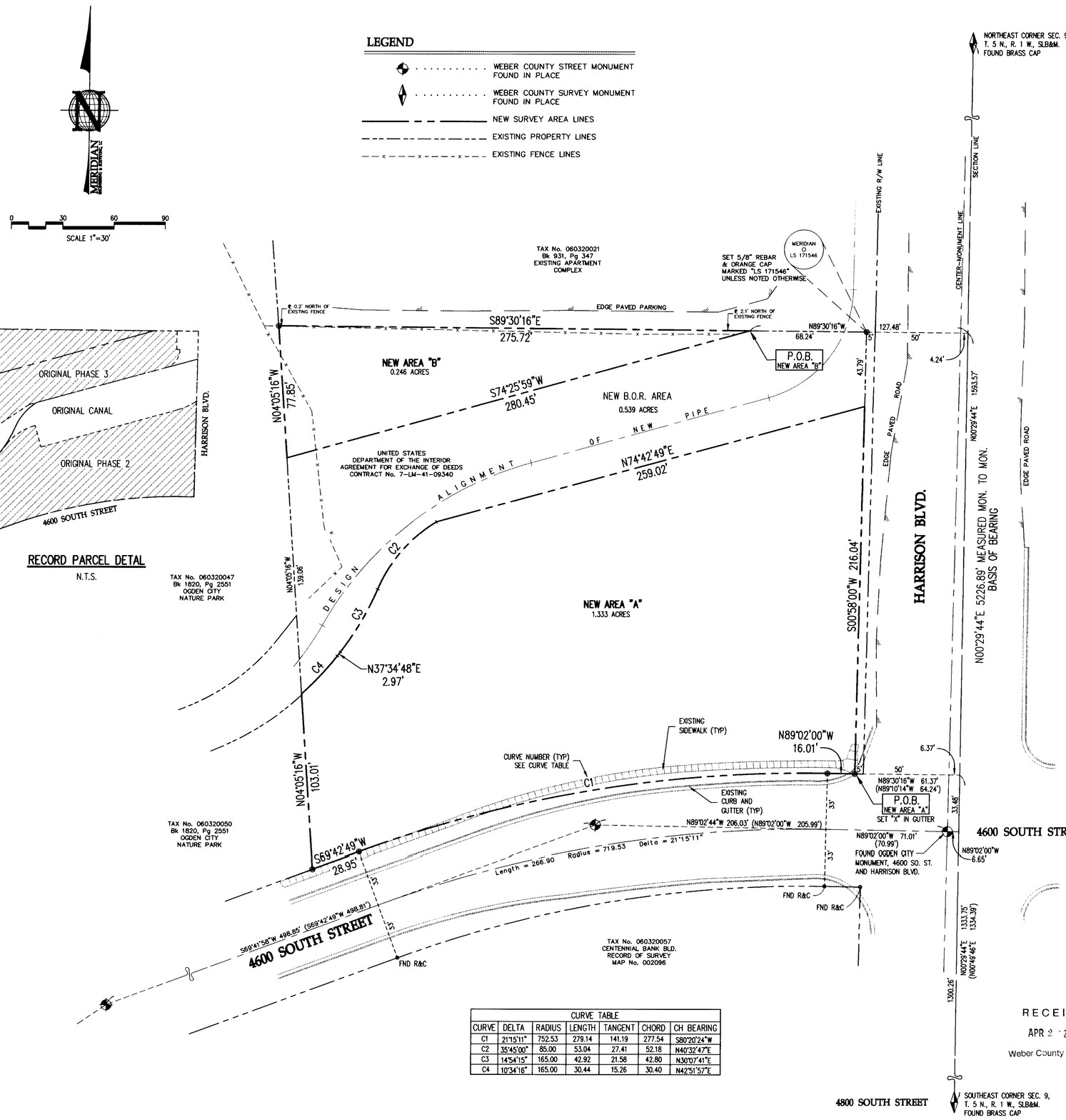
002501



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	21°15'11"	752.53	279.14	141.19	277.54	S80°20'24"W
C2	35°45'00"	85.00	53.04	27.41	52.18	N40°32'47"E
C3	14°54'15"	165.00	42.92	21.58	42.80	N30°07'41"E
C4	10°34'16"	165.00	30.44	15.26	30.40	N42°51'57"E

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Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Registered Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546 do hereby certify that a survey of the described property was made under my direction and that the map hereon is a true and correct representation of said survey.

James D. Pitkin, PLS.
License No. 171546

REGISTERED LAND SURVEYOR No. 171546 JAMES DALE PITKIN STATE OF UTAH

RECORD DESCRIPTION
(Entry No. 1359530, Bk. 1768, Pg. 1586)

Phase 2:

Being a part of the Southeast One-Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian and beginning at a point on the West line of Harrison Blvd. at the intersection with the North Line of 4600 South Street which is located North 00°49'46" East, 1334.39 feet and North 89°10'14" West, 64.24 feet from the Southeast corner of said Quarter Section, said point also being located North 00°58'00" East, 1334.62 feet and North 89°10'14" West, 50.00 feet from the centerline monument of Harrison Blvd. and 4800 South Street and running, thence along the North line of 4600 South Street the following (3) calls: (1) North 89°02'00" West 20.99 feet to the beginning of a curve to the left; (2) Along a curve to the left having a radius of 752.53 feet, a distance of 279.14 feet (long chord bears South 80°20'16" West, 277.54 feet); (3) South 69°42'49" West 28.94 feet; thence North 04°05'16" West, 102.22 feet to the South line of the South Ogden High Line Canal; thence along said South line the following (6) calls: (1) Along a curve to the left having a radius of 165.00 feet, a distance of 30.07 feet (long chord bears North 43°10'18" East, 30.03 feet); (2) North 37°57'00" East, 16.80 feet to the beginning of a curve to the right; (3) Along a curve to the right having a radius of 85.00 feet, a distance of 54.12 feet (long chord bears North 56°11'30" East, 53.21 feet); (4) South 15°34'00" East, 35.00 feet; (5) North 74°34'17" East, 220.21 feet to the beginning of a curve to the left; (6) Along a curve to the left having a radius of 100.00 feet, a distance of 39.30 feet (long chord bears North 63°10'33" East, 39.05 feet) to the West line of Harrison Blvd.; thence South 00°58'00" West, along said West line, a distance of 152.97 feet to the point of beginning. (To be known as 46th & Harrison Subdivision – Phase 2)

Phase 3:

Being a part of the Southeast One-Quarter of Section 9, Township 5 North, Range 1 West, and beginning at a point on the West line of the South Ogden High Line Canal which is located North 00°49'46" East 1594.73 feet and North 89°10'14" West 101.64 feet from the Southeast corner of said Quarter Section, said point also being located North 00°58'00" East, 1594.95 feet and North 89°10'14" West, 88.03 feet from the centerline monument of Harrison Blvd. and 4800 South Street and running; thence along the Westerly-Northerly line of the South Ogden High Line Canal the following (6) calls: (1) South 00°45'59" West, 3080 feet; (2) South 89°14'00" East, 5.00 feet to the beginning of a curve to the right; (3) Along a curve to the right having a radius of 30.00 feet, a distance of 38.60 feet (long chord bears South 37°34'31" West, 35.99 feet); (4) South 74°42'54" West, 220.14 feet; (5) South 56°11'30" West, 75.13 feet; (6) South 37°56'59" West 10.98 feet; thence North 04°05'16" West, 171.01 feet, more or less, to the South property line of property deeded in Book 931, page 347; thence along said South line 89°30'16" East, 311.09 feet to the point of beginning. (To be known as 46th & Harrison Subdivision – Phase 3)

SURVEY AREA DESCRIPTIONS

NEW AREA "A"

A parcel of land located in the Southeast Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at the intersection of the Northerly boundary line of 4600 South Street as shown on the plat of Summer Meadow Subdivision No. 1 and the proposed new Westerly boundary line of Harrison Boulevard which is 55.00 feet Westerly of and perpendicular to the center-monument line thereof as shown on said subdivision plat and the Record of Survey Map No. 002096 on file in the Offices of the Weber County Recorder and Surveyor, respectively, which point is 1333.75 feet N00°29'44"E along the East line of said Section 9 (the Basis of Bearings being N00°29'44"E 5226.89 feet between the Weber County Survey monuments found in Harrison Blvd marking the Southeast and Northeast corners of said Section 9) and 61.37 feet N89°30'16"W from the Weber County Survey monument found marking the Southeast corner of said Section 9, and running thence N89°02'00"W 16.01 feet along said 4600 South Street to a point of curvature; thence Southwesterly 279.14 feet along the arc of a 752.53 foot radius curve to the left through a central angle of 21°15'11"; thence S69°42'49"W 28.95 feet along said Street to the Easterly boundary line of that certain property described in Book 1820 at page 2551 as Entry No. 1423753; thence N04°05'16"W 103.01 feet to a point on a curve and the Southerly boundary line of the South Ogden High Line Canal as per the Agreement for Exchange of Deeds prepared by the United States Department of the Interior, Contract No. 7- LM-41-09340; thence Northeasterly 30.44 feet along said Canal and the arc of a 165.00 foot radius curve to the left through a central angle of 10°34'16" (chord bears N42°51'57"E 30.40 feet); thence N37°34'48"E 2.97 feet along said Canal; thence Northeasterly 42.92 feet along said Canal and the arc of a 165.00 foot radius curve to the left through a central angle of 14°54'15" (chord bears N30°07'41"E 42.80 feet); thence Northeasterly 53.04 feet along said Canal and the arc of an 85.00 foot radius curve to the right through a central angle of 35°45'00" (chord bears N40°32'47"E 52.18 feet); thence N74°42'49"E 259.02 feet along said Canal to the Westerly boundary line of said Harrison Boulevard which is 55.00 feet Westerly of and perpendicular to the center-monument line thereof; thence S00°58'00"W 216.04 feet along said Westerly line of Harrison Boulevard to the point of beginning.

NEW AREA "B"

A parcel of land located in the Southeast Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at the intersection of the Southerly boundary line of that certain property described in Book 931 at page 347 as Entry No. 529063 and the proposed new Northerly boundary line of the South Ogden High Line Canal as per the Agreement for Exchange of Deeds prepared by the United States Department of the Interior, Contract No. 7-LM-41-09340, which point is 1593.57 feet N00°29'44"E along the East line of said Section 9 (the Basis of Bearings being N00°29'44"E 5226.89 feet between the Weber County Survey monuments found in Harrison Blvd marking the Southeast and Northeast corners of said Section 9) and 127.48 feet N89°30'16"W from the Weber County Survey monument found marking the Southeast corner of said Section 9, and running thence S74°25'59"W 280.45 feet along said Northerly boundary line of the South Ogden High Line Canal to the Easterly boundary line of that certain property described in Book 1820 at page 2551 as Entry No. 1423753; thence N04°05'16"W 77.85 feet along said Easterly boundary to said Southerly boundary line of the aforementioned property; thence S89°30'16"E 275.72 feet to the point of beginning.

NARRATIVE

A boundary survey of the subject property was requested by Harrison Medical Associates to facilitate future development considerations. The Basis of Bearings for this survey is N00°29'44"E 5226.89 feet between the Weber County Survey Monuments found in Harrison Blvd at the Southeast and Northeast corners of said Section 9, T5N, R1W, SLB&M as shown on the plat of Summer Meadow Subdivision No. 1 as recorded in the office of the Weber County Recorder and also shown on the Record of Survey Map No. 002096 on file in the Office of the Weber County Surveyor. Information provided by the client consisted of a Commitment for Title Insurance, Order No. F-020360 prepared by Founders Title Company. Additional deed documentation for the existing and realignment of the canal property was provided by the United States of America, Department of the Interior. The configuration of the subject property parcel boundaries have been modified to facilitate a realignment of the South Ogden High Line Canal pursuant to said realignment. See the surveyor's notes for more information. Boundary corners were set, as noted hereon, on December 10, 1999.

SURVEYOR'S NOTES

1) Additional research was done as a part of the requested survey. The readily available records of the Weber County Surveyor and Recorder were reviewed pursuant to deed descriptions, platted subdivisions and developments adjacent to the subject property. The research done by Meridian is not intended to be a comprehensive title search. A great deal of discrepancies were identified and became apparent during the review of the record data. Most of the problems encountered are discussed below.

2) Deed, plat, map and survey "gaps" and "overlaps" are apparent in the record information throughout the project area. Many of the perceived differences can be explained by inconsistencies in the record deeds and maps, some are a result of errors, inaccuracies and miscalculations perpetuated over a period of time due to surveys, plats, maps and legal descriptions made for individual properties that do not adequately address adjacent properties and platted areas. Different points of origin, some of which are based only on the written record and conflicting bearings along same lines are some of the inconsistencies found. Many errors were found in the record deeds provided and are cited hereon, word for word (Record Description) i.e. "3080 feet" should be 30.80 feet, non-tangent curves, etc. Apparent errors were adjusted, rotated or moved to provide consistent bearings and locations. The record description indicates reference to phases of the 46th & Harrison Subdivision of which no official maps or other record documents were found.

3) The properties described in the Survey Area Descriptions are representative of a remainder which is bounded by existing platted subdivisions, public streets and record descriptions.

4) The descriptions of the alignment of the New South Ogden High Line Canal were provided by the United States Department of the Interior.

5) Only the four (4) outside corners of the subject property were monumented (as shown hereon) because the interior parcel locations were not determined at the time of the field survey and construction of the new canal prevented them from being set.

6) Bearings and distances shown in parenthesis reflect record data and information, all others are measured or are calculated from measured information.

NO.	REVISIONS	BY	DATE

DRAWN MDC
DESIGNED JDP
CHECKED JDP
DATE 4/26/00

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HARRISON MEDICAL ASSOCIATION
OGDEN, UTAH

HARRISON MEDICAL CENTER
RECORD OF SURVEY MAP
PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 5 NO., RANGE 1 W., SLB. & M.

COMP. FILE
ROS-map

PROJECT NO.
99072

SHEET NO.
1 OF 1

002501