002685

BOUNDARY DESCRIPTIONS

Parcel No. 1
A part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point given as North 89°46'20" West 424.90 feet and North 0°58'00" East 61.75 feet and South 89°02'00" East 265.02 feet and 5.50 feet North 0°58'00" East from the Southeast corner of said Quarter Section; said point is also 315.00 feet South 89°02'00" East along the centerline of 36th Street and 38.50 feet North 0°58'00" East from the intersection of Wall Avenue and 36th Street; running thence North 89°02'00" West 78.81 feet along the North right-of-way line of 36th Street; thence North 1°06'21" West 114.55 feet; thence North 89°02'00" West 36.47 feet; thence North 0°58'00" East 96.10 feet; thence South 89°02'00" East 100.01 feet; thence South 0°58'00" West 80.15 feet; thence South 89°02'00" East 15.00 feet; thence South 0°58'00" West 130.50 feet to the point of beginning.
Contains 18,883 Square Feet
or 0.433 Acres

PARCEL NO. 2
All of lots 11-13 of Block 8, Franklin Place Addition, also a part of the North Half of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point given as 424.90 feet North 89°46'20" West and 61.75 feet North 0°58'00" East along the East line of Wall Avenue and South 89°02'00" East 265.00 feet from the Southeast corner of said Quarter Section and North 0°58'00" East 134.50 feet; said point is also 315.00 feet South 89°02'00" East along the centerline of 36th Street and 169.00 feet North 0°58'00" East from the intersection of Wall Avenue and 36th Street; running thence North 89°02'00" West 15.00 feet; thence North 0°58'00" East 215.34 feet to an existing fence; thence South 89°00'01" East 100.72 feet along said fence; thence South 9°45'00" West 59.98 feet to the South right-of-way line of Harris Street; thence South 89°02'00" East 83.43 feet to the Northeast corner of said Lot 11; thence South 0°58'00" West 136.00 feet along the East line of said Lot 11 to the Southeast corner of said Lot 11; thence North 89°02'00" West 104.44 feet along the South line of said Lots 11-13 to the Southwest corner of said Lot 13; thence South 66°13'40" West 47.79 feet; thence North 89°02'00" West 12.14 feet to the point of beginning.
Contains 30,478 Square Feet
or 0.700 Acres

PARCEL NO. 3
All of lots 14 and 15 and a part of Lot 16, Block 8, Franklin Place Addition, also a part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point given as 424.90 feet North 89°46'20" West and 61.75 feet North 0°58'00" East along the East line of Wall Avenue and South 89°02'00" East 265 feet and 5.50 feet North 0°58'00" East from the Southeast corner of said Quarter Section; said point is also 315.00 feet South 89°02'00" East along the centerline of 36th Street and 38.50 feet North 0°58'00" East from the intersection of Wall Avenue and 36th Street; running thence North 0°58'00" East 130.50 feet; thence South 89°02'00" East 12.14 feet; thence North 66°13'40" East 47.79 feet to the Southwest corner of Lot 13, Block 8, Franklin Place Addition; thence South 9°45'00" West 20.24 feet along the West line of said Block 8 to the Northwest corner of said Lot 14; thence South 89°02'00" East 77.51 feet along the North line of said Lots 14-16 to a point 5.00 feet North 89°02'00" West from the Northeast corner of said Lot 16; thence South 0°58'00" West 130.50 feet; thence North 89°02'00" West 129.96 feet to the point of beginning.
Contains 17,364 Square Feet
or 0.400 Acres

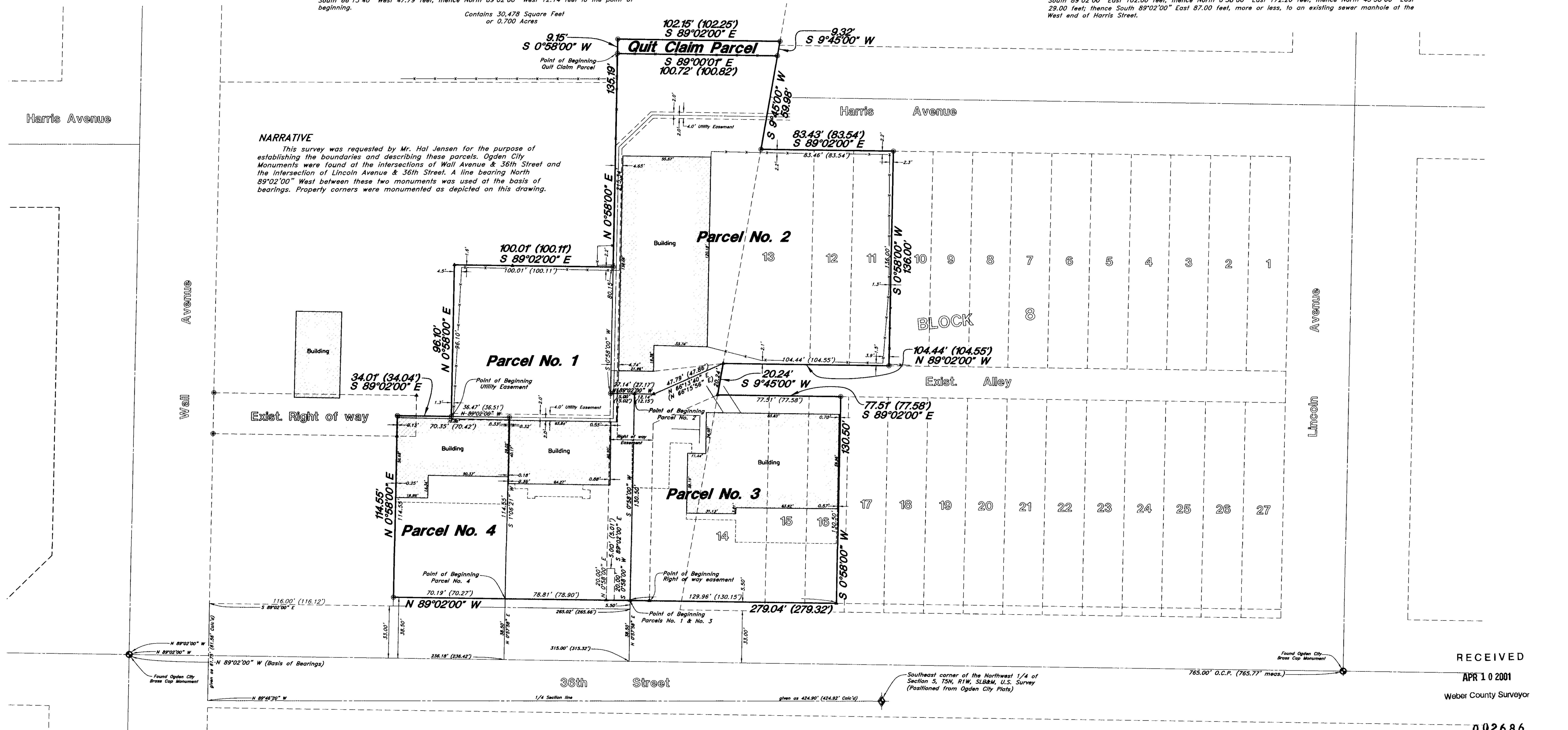
PARCEL NO. 4
A part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 236.18 feet South 89°02'00" East along the centerline of 36th Street and 38.50 feet North 0°58'00" East from the intersection of Wall Avenue and 36th Street; running thence North 89°02'00" West 70.19 feet; thence North 0°58'00" East 114.55 feet; thence South 89°02'00" East 70.35 feet; thence South 1°06'21" West 114.55 feet to the point of beginning.
Contains 8,050 Square Feet
or 0.185 Acres

QUIT CLAIM DESCRIPTION
A part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 315.00 feet South 89°02'00" East along the centerline of 36th Street and 169.00 feet North 0°58'00" East and 15.00 feet North 89°02'00" West and 215.34 feet North 0°58'00" East from the intersection of Wall Avenue and 36th Street; running thence North 0°58'00" East 9.15 feet; thence South 89°02'00" East 102.14 feet to the West line of Franklin Place Addition; thence South 9°45'00" West 9.32 feet along said West line to an existing fenceline extended; thence North 89°00'01" West 100.72 feet along said fenceline extended and an existing fence to the point of beginning.
Contains 931 Square Feet

RIGHT-OF-WAY EASEMENT DESCRIPTION
A part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 327.91 feet South 89°02'00" East along the centerline of 36th Street and 38.50 feet North 0°58'00" East from the intersection of Wall Avenue and 36th Street; running thence North 89°02'00" West 27.14 feet; thence North 0°58'00" East 145.04 feet; thence South 88°55'20" East 26.21 feet along the South wall of an existing building and said South wall extended; thence North 83°52'17" East 44.68 feet to the Southwest corner of Lot 13, Block 8, Franklin Place Addition; thence South 9°45'00" West 20.24 feet along the West line of said Block 8 to the Northwest corner of Lot 14 of said Block 8; thence South 66°13'40" West 44.39 feet; thence South 0°58'00" West 111.92 feet to the point of beginning.

UTILITY EASEMENT DESCRIPTION
A 4.0 foot wide utility easement being 2.0 feet either side of the following described centerline:
A part of the Northwest Quarter of Section 5, Township 5 North, Range 2 West,
Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 199.40 feet South 89°02'00" East along the centerline of 36th Street and 153.05 feet North 0°58'00" East from the intersection of Wall Avenue and 36th Street; running thence South 89°02'00" East 102.00 feet; thence North 0°58'00" East 172.20 feet; thence North 45°58'00" East 29.00 feet; thence South 89°02'00" East 87.00 feet, more or less, to an existing sewer manhole at the West end of Harris Street.

NARRATIVE
This survey was requested by Mr. Hal Jensen for the purpose of establishing the boundaries and describing these parcels. Ogden City Monuments were found at the intersections of Wall Avenue & 36th Street and the intersection of Lincoln Avenue & 36th Street. A line bearing North 89°02'00" West between these two monuments was used at the basis of bearings. Property corners were monumented as depicted on this drawing.



NOTE:
Bearings & Distances in parenthesis ()
are prorated bearings & distances.

SURVEYOR'S CERTIFICATE
I, Gary L. Newman, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 4778, as prescribed by the Laws of the State of Utah, and I have made a survey of the above described property. I further certify that the above plat correctly shows the true dimensions of the property surveyed.

Date 3-27-2001

Gary L. Newman

REGISTERED LAND SURVEYOR No. 4778 GARY L. NEWMAN State of Utah

RECEIVED
APR 1 0 2001
Weber County Surveyor

002686

Property Survey

Hal Jensen
A part of lots 11-16 Block 8, Franklin Place Addition, also A part of the NW 1/4 of Sec. 5, T5N, R1W, SLB&M, U.S. Survey Ogden City, Weber County, Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 30'	DATE : 27 Nov, 2000
DRAWN : AH	REVISIONS : 22 Mar, 2001
00N334S	DRWG. NO. 1

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