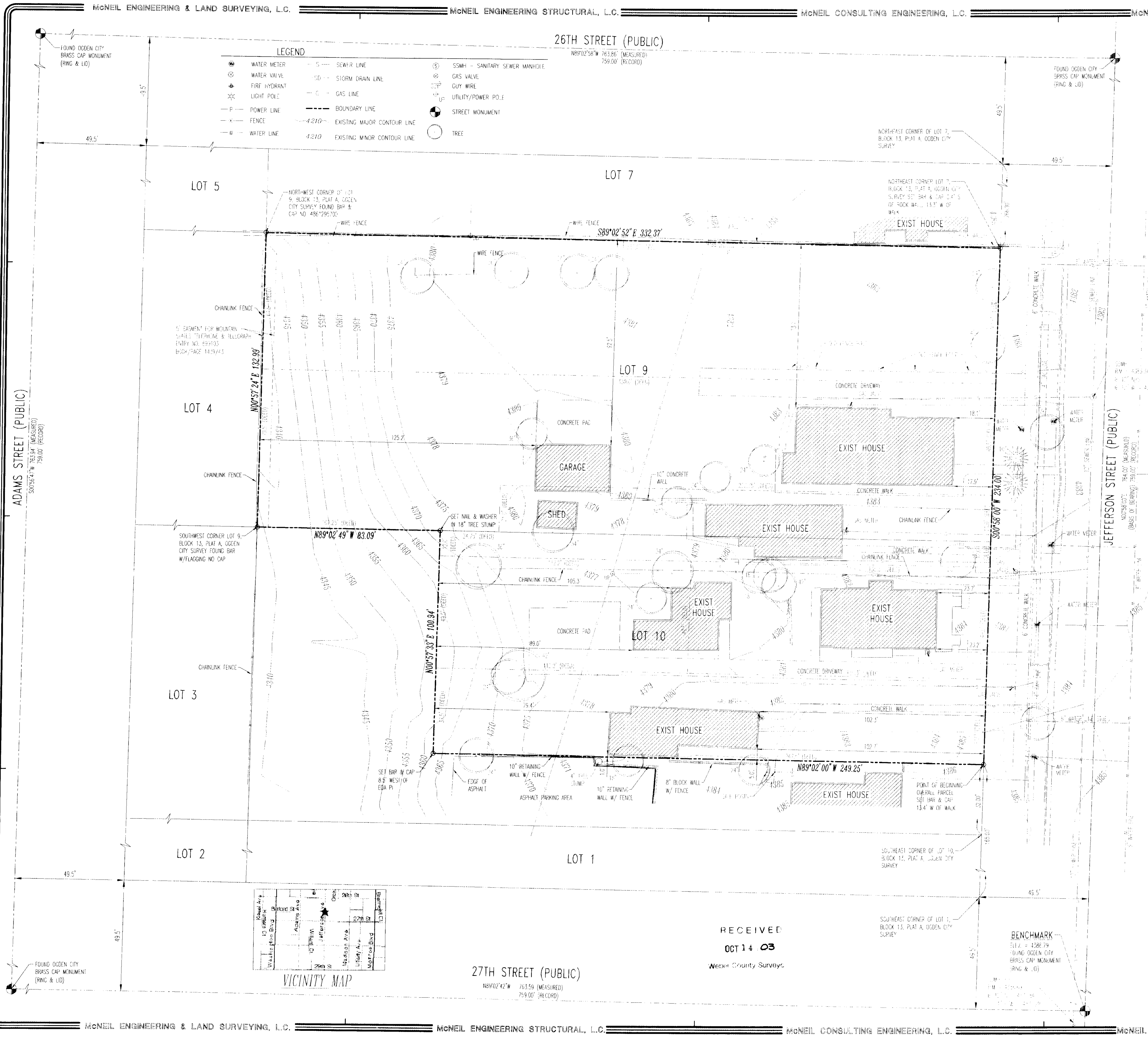

OVERALL BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF JEFFERSON STREET, SAID POINT BEING NORTH 00°58'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 165.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 13, PLAT A, OGDEN CITY SURVEY AND RUNNING THENCE NORTH 89°02'00" WEST 249.25 FEET; THENCE NORTH 00°57'33" EAST 100.94 FEET TO THE NORTH LINE OF LOT 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 9 IN SAID BLOCK 13; THENCE NORTH 89°02'49" WEST ALONG SAID SOUTH LINE 83.09 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 00°57'24" EAST ALONG SAID WEST LINE, 132.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 89°02'52" EAST ALONG THE NORTH LINE OF SAID LOT 9, 332.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT-OF-WAY OF SAID JEFFERSON STREET; THENCE SOUTH 00°58'00" WEST ALONG SAID WEST RIGHT OF-WAY LINE, 234.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 69,370 SQ. FT.
1.592 ACRES

DESCRIPTION FROM TITLE REPORT No. 3051563:

PART OF LOT 9, BLOCK 13, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 61.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 9, RUNNING THENCE WEST 330 FEET, THENCE SOUTH 70.5 FEET; THENCE EAST 107.25 FEET; THENCE NORTH 21 FEET; THENCE EAST 222.75 FEET; THENCE NORTH 49.5 FEET TO BEGINNING.

DESCRIPTION FROM TITLE REPORT No. 3051565:

PART OF LOT 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY, COMMENCING AT A POINT 12 FEET SOUTH AND 135.3 FEET WEST OF THE NORTHEAST CORNER OF LOT 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY, AND RUNNING THENCE WEST 112.2 FEET, THENCE SOUTH 3 RODS, THENCE EAST 112.2 FEET, THENCE NORTH 3 RODS TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY 10 FEET WIDE ALONG THE SOUTH BOUNDARY LINE OF THE FOLLOWING PARCEL OF LAND; PART OF LOT 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY, COMMENCING AT A POINT 12 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY, AND RUNNING THENCE WEST 135.5 FEET; THENCE SOUTH 49.5 FEET, THENCE EAST 135.3 FEET; THENCE NORTH 49.5 FEET TO THE PLACE OF BEGINNING.

DESCRIPTION FROM TITLE REPORT No. 3051567:

PART OF LOT 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 165 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID BLOCK 13, AND RUNNING THENCE NORTH 37 FEET 6 INCHES, MORE OR LESS, TO A POINT 61.5 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 10, THENCE WEST 15 RODS, THENCE SOUTH 37 FEET 6 INCHES, MORE OR LESS, TO A POINT WEST FROM BEGINNING; THENCE EAST 15 RODS TO PLACE OF BEGINNING.

DESCRIPTION FROM TITLE REPORT No. 3051594:

PART OF LOT 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY; COMMENCING AT A POINT 12 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 10, BLOCK 13, PLAT A OGDEN CITY SURVEY, AND RUNNING THENCE WEST 135.3 FEET; THENCE SOUTH 49.5 FEET; THENCE EAST 135.3 FEET; THENCE NORTH 49.5 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO AN EXISTING 10 FOOT WIDE RIGHT OF WAY RUNNING ALONG THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED PROPERTY.

DESCRIPTION FROM TITLE REPORT No. 3051573:

PART OF LOTS 9 AND 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, RUNNING THENCE SOUTH 12 FEET; THENCE WEST 15 RODS; THENCE NORTH 12 FEET; THENCE EAST 1.5 RODS; THENCE NORTH 21 FEET; THENCE EAST 13.5 RODS; THENCE SOUTH 21 FEET TO THE PLACE OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, D. BRADFORD PETERSEN, DEPOSE AND SAY THAT I AM A DULY REGISTERED LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

D. BRADFORD PETERSEN
LICENSE NO. 362255

8-11-03

NARRATIVE

THIS SURVEY WAS PREPARED FOR BEN LOGUE OF LAPORTE CONSTRUCTION FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCELS OF LAND. THE CITY MONUMENTS AS SHOWN ON THE ACCOMPANYING PLAT LOCATED IN JEFFERSON STREET AT THE INTERSECTIONS OF 26TH STREET AND 27TH STREET WERE USED AS CONTROL FOR THIS SURVEY. THE BASIS OF BEARING IS NORTH 00°58'00" EAST ALONG THE MONUMENT LINE AS SHOWN ON THE PLAT. EACH CORNER NOT FOUND, WAS MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR".

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR OR BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:

1. BLOCK 13, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY.

2. METRO NATIONAL TITLE REPORTS: ORDER NO. 3051563, 3051565, 3051567, 3051594, 3051573

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY COMPANIES AND BLUE STAKES SHOULD BE CONTACTED FOR ACTUAL LOCATIONS.

003128

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

JEFFERSON STREET TOWNHOMES
LAPORTE CONSTRUCTION

2649-2667 SOUTH JEFFERSON STREET, OGDEN, UTAH
BLOCK 13, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY
LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, T.6N., R.1W., S.L.B.&M.

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO:	230203
CAD DWG. FILE:	230203bnd.dwg
DRAWN BY:	BJ
CALC BY:	BP
FIELD CREW:	DD/MW
CHECKED BY:	BP
DATE:	8/11/03

SHEET TITLE:
BOUNDARY & TOPOGRAPHIC SURVEY

1 OF 1