

Surveyor's Certificate

I, **D. GREGG MEYERS**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 15TH DAY OF AUGUST, 2007

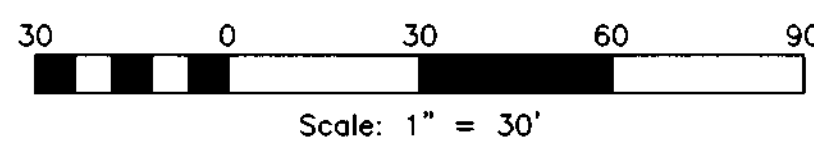
312770
UTAH LICENSE NUMBER



D. Gregg Meyers
D. GREGG MEYERS

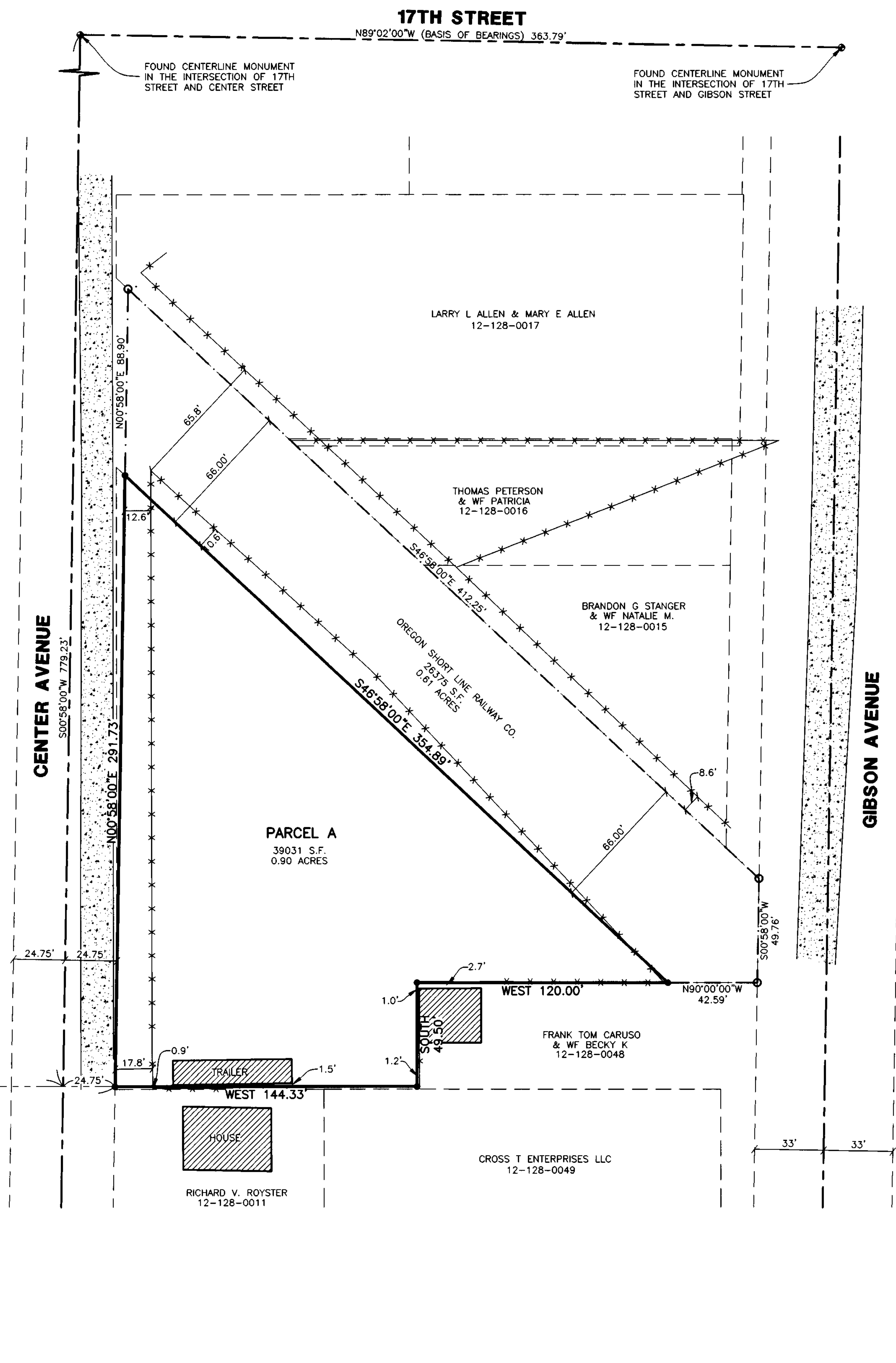
Legend

- ◆ = SECTION CORNER
- = BOUNDARY CORNER TO BE SET UPON AGREEMENT WITH RAILWAY COMPANY
- = FOUND CENTERLINE MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- - - = EXISTING FENCELINE
- - - = DEED LINES
- - - = MONUMENT LINE
- - - = SECTION TIE LINE
- ▨ = EXISTING BUILDING
- ▨ = EXISTING PAVEMENT



NORTH 131.59'

SOUTHWEST CORNER OF SECTION 20, T.6N., R.1W., S.L.B.&M., U.S. SURVEY.



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE BETWEEN A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF 17TH STREET AND GIBSON AVENUE AND A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF 17TH STREET AND CENTER AVENUE. SHOWN HEREON AS N89°02'00"W

Narrative

THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH THE BOUNDARY OF THE BELOW DESCRIBED PARCELS OF LAND. SOME DISCREPANCIES EXISTED IN THE ACTUAL LOCATION OF THE OREGON SHORTLINE RAILWAY CO. PARCEL DUE TO THE DIFFICULTY IN READING AND DECIPHERING THE ORIGINAL QUITCLAIM DEED WHICH WAS RECORDED ON JUNE 30, 1880 IN BOOK "N" ON PAGE 52. THIS QUITCLAIM DEED IS BETWEEN SAMUEL GLASGOW AND THE UTAH & NORTHERN RAILWAY COMPANY, PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY, DATED NOVEMBER 26, 1897. THE WEST BOUNDARY LINE WAS FIXED BY THE EAST SIDE OF CENTER AVENUE. THE NORTH LINE OF PARCEL "A" AND THE RAILROAD RIGHT OF WAY WAS ESTABLISHED BY ADJOINING DEEDS WHICH ARE IN HARMONY WITH THE ROAD RIGHT OF WAY'S AND THE 66 FOOT DISTANCE FOR SAID RIGHT OF WAY. THE SOUTH LINE WAS FIXED BY DEED. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" UNLESS NOTED.

As-Surveyed Descriptions

PART OF THE SOUTHWEST QUARTER OF SECTION 20, T.6N., R.1W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF CENTER AVENUE WHICH LIES S00°58'00"W 779.23 FEET AND EAST 24.75 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 17TH STREET AND CENTER AVENUE; THENCE N00°58'00"E ALONG SAID EAST RIGHT OF WAY LINE 291.73 FEET TO THE SOUTH LINE OF THE OREGON SHORTLINE RAILWAY CO.; THENCE S46°58'00"E ALONG SAID SOUTH LINE 354.89 FEET; THENCE WEST 120.00 FEET; THENCE SOUTH 49.50 FEET; THENCE WEST 144.33 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.90 ACRES

Legal Description

OREGON SHORT LINE RAILWAY

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILWAY COMPANY AND THE EAST RIGHT OF WAY LINE OF CENTER AVE. (A 49.6 FOOT RIGHT OF WAY) SAID POINT BEING 236.31 FEET EAST AND 512.17 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT ALSO BEING 339.04 FEET NORTH 89°02'00" WEST ALONG THE MONUMENT LINE OF 17TH STREET AND 398.18 FEET SOUTH 00°58'00" WEST ALONG THE EAST LINE OF CENTER STREET FROM THE FOUND MONUMENT AT THE INTERSECTION OF 17TH STREET AND GIBSON AVE., OGDEN CITY, WEBER COUNTY, UTAH, AND RUNNING THENCE SOUTH 46°58'00" EAST ALONG SAID NORTH RIGHT OF WAY 412.25 FEET TO THE WEST LINE OF GIBSON AVE.; THENCE SOUTH 00°58'00" WEST ALONG SAID WEST LINE 49.76 FEET; THENCE WEST 42.59 FEET TO THE SOUTH RIGHT OF WAY OF SAID RAILWAY CO.; THENCE NORTH 46°58'00" WEST ALONG SAID SOUTH LINE 354.89 FEET TO THE EAST LINE OF CENTER STREET; THENCE NORTH 00°58'00" EAST ALONG SAID EAST LINE 88.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 26,375 SQ. FT. OR 0.605 ACRES

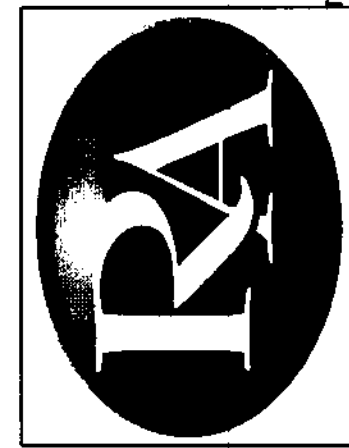
Deed Description

PARCEL A

PART OF THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY. BEGINNING AT A POINT 2.744 CHAINS NORTH AND 3.728 CHAINS, THENCE SOUTH 48°58' EAST PARALLEL TO AND 33 FEET SOUTH OF THE CENTER OF THE U.N. RAILWAY 5.463 CHAINS, THENCE WEST 120.00 FEET. THENCE SOUTH 49.6 FEET, MORE OR LESS TO THE SOUTH LINE OF GRATORS PROPERTY. THENCE WEST 143.62 FEET TO THE EAST LINE OF CENTER STREET. THENCE NORTH 49.5 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPTING ANY PORTION OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY. BEGINNING AT A POINT 230.67 FEET EAST 131.34 FEET NORTH AND 288.754 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0 DEG. 54 MIN. EAST ALONG THE WEST LINE OF GIBSON AVENUE 24.07 FEET; THENCE NORTH 46 DEG. 59 MIN. WEST 37.78 FEET; THENCE WEST 120.00 FEET; THENCE SOUTH 49.5 FEET; THENCE EAST 147.24 FEET MORE OR LESS TO THE POINT OF BEGINNING AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON AUGUST 16, 2004 AS ENTRY NO. 2050483 IN THE WEBER COUNTY RECORDERS OFFICE.

Reeve & Associates, Inc.
1155 S. WASHINGTON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com



REVISIONS	DESCRIPTION	DATE

Record of Survey	PART OF THE SOUTHWEST QUARTER OF SECTION 20, T.6N., R.1W., S.L.B.&M., U.S. SURVEY
Pitcher Plumbing	1772 CENTER AVENUE OGDEN, UTAH 84404

Project Info.	
Surveyor:	D. GREGG MEYERS
Designer:	N. ANDERSON
Begin Date:	08-13-07
Name:	PITCHER PLUMBING, R.O.S.
Scale:	1"=30'
Checked:	MYLR 10/16/07
Number:	1429-05

Sheet	1
1	1