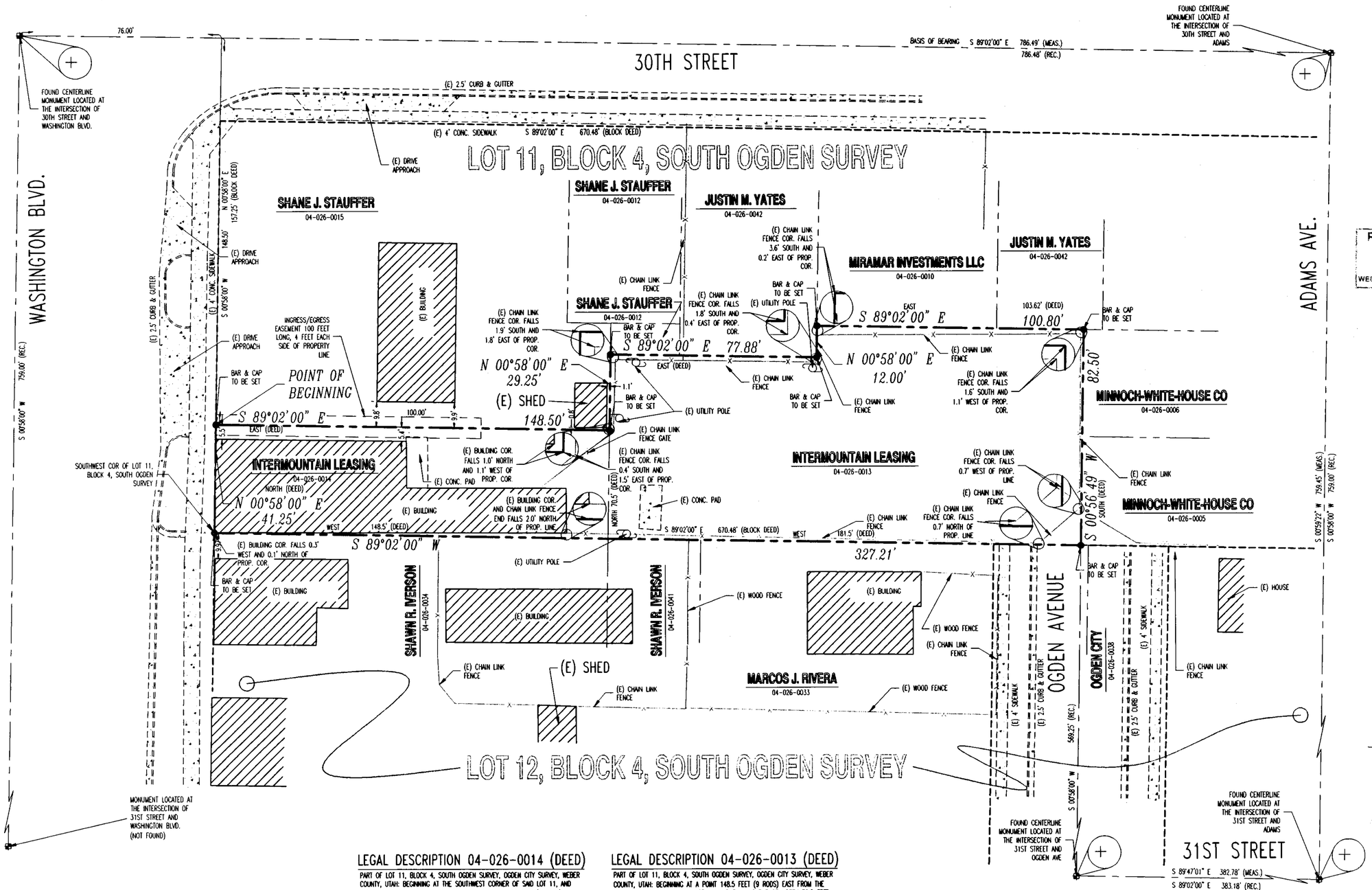

LEGEND

(E)	EXISTING
	BOUNDARY LINE
	CENTERLINE
	FENCE LINE
	ADJOINING PROPERTY LINE
	BLOCK LINE
	MONUMENT

SCALE: 1"=20'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST BETWEEN THE FOUND CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF WASHINGTON BLVD. AND 30TH STREET AND THE FOUND CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF ADAMS AND 30TH STREET. BOUNDARY LINES HAVE BEEN RE-ESTABLISHED BASED ON DEED DISTANCES AND PARALLELING THE ADJOINING STREET CENTERLINES. DEED DISTANCES HAVE BENN HELD ON THE ADJOINERS TO THE NORTH. EXISTING CHAIN LINK FENCES (WHICH APPEAR TO ENCROACH) DO NOT FOLLOW THE RE-ESTABLISHED BOUNDARY AS SHOWN HEREON. THE SURVEYOR HAS EXAMINED THEM AND FEELS THAT THERE IS NO UNWRITTEN RIGHT AT THIS PARTICULAR TIME. BEWARE THAT OTHER CONDITIONS MAY EXIST WHICH IF PROVEN IN COURT COULD CREATE A UNWRITTEN RIGHT. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF A BEARING SHEET, AN OWNERSHIP PLAT, SECTION CORNER TIE SHEETS, AND LEGAL DESCRIPTIONS FROM THE OFFICE OF THE WEBER COUNTY RECORDER. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

2-5-2008
DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

AS-SURVEYED DESCRIPTION

PART OF LOT 11, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS LOCATED ON THE WEST LINE OF SAID LOT 11, SAID POINT ALSO BEING LOCATED SOUTH 89°02'00" EAST ALONG THE CENTERLINE OF 30TH STREET 76.00 FEET AND SOUTH 00°58'00" WEST ALONG THE EXTENTION OF, TO, AND ALONG THE EAST LINE OF WASHINGTON BOULEVARD 148.50 FEET FROM THE CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 30TH SOUTH STREET, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; AND RUNNING THENCE SOUTH 89°02'00" EAST 148.50 FEET; THENCE NORTH 00°58'00" EAST 29.25 FEET; THENCE SOUTH 89°02'00" EAST 77.88 FEET; THENCE NORTH 00°58'00" EAST 12.00 FEET; THENCE SOUTH 89°02'00" EAST 100.80 FEET TO THE CENTERLINE EXTENDED OF OGDEN AVENUE (AS RE-ESTABLISHED BY A CENTERLINE MONUMENT AND STREET IMPROVEMENTS); THENCE SOUTH 00°56'49" WEST ALONG THE CENTERLINE OF SAID STREET 82.50 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE NORTH 89°02'00" WEST ALONG SAID SOUTH LINE 327.21 FEET TO THE EAST LINE OF WASHINGTON BLVD. AND THE WEST LINE OF SAID LOT 11; THENCE NORTH 00°58'00" EAST ALONG SAID LINES 41.25 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19,934 SQ.FT. / 0.46 AC.

ALSO SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS BEING 8.00 FEET IN WIDTH: BEGINNING AT THE NORTHWEST CORNER OF ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH 00°58'00" EAST 4.00 FEET; THENCE SOUTH 89°02'00" EAST 100.00 FEET; THENCE SOUTH 00°58'00" WEST 8.00 FEET; THENCE NORTH 89°02'00" WEST 100.00 FEET; THENCE NORTH 00°58'00" EAST 4.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION 04-026-0014 (DEED)

PART OF LOT 11, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, AND RUNNING THENCE NORTH 41.25 FEET, THENCE EAST 148.5 FEET (9 RODS), THENCE SOUTH 41.25 FEET, THENCE WEST 148.5 FEET (9 RODS), TO THE PLACE OF BEGINNING.
ALSO A RIGHT-OF-WAY: BEGINNING AT A POINT 37.25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 11, AND RUNNING THENCE NORTH 4 FEET, THENCE EAST 100 FEET, THENCE SOUTH 4 FEET, THENCE WEST 100 FEET TO THE PLACE OF BEGINNING.
ALSO A RIGHT-OF-WAY: BEGINNING AT A POINT 41.25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 11, AND RUNNING THENCE NORTH 4 FEET, THENCE EAST 100 FEET, THENCE SOUTH 4 FEET, THENCE WEST 100 FEET TO THE PLACE OF BEGINNING.

CONTAINS: 6,126 SQ.FT.

LEGAL DESCRIPTION 04-026-0013 (DEED)

PART OF LOT 11, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 148.5 FEET (9 RODS) EAST FROM THE SOUTHWEST CORNER OF SAID LOT 11, AND RUNNING THENCE NORTH 70.5 FEET, THENCE EAST 77.88 FEET, THENCE NORTH 12 FEET, THENCE EAST 103.62 FEET, MORE OR LESS, TO THE CENTER OF OGDEN AVENUE, THENCE SOUTH 82.5 FEET (5 RODS), THENCE WEST 181.5 FEET (11 RODS), MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINS: 0.32 AC.

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mt. Pleasant
1513 North Hillfield Rd., Suite #2
Layton, UT 84041
Phone: (801) 866-0676
Fax: (801) 866-0678

UNITED STATES WELDING INC.
BOUNDARY SURVEY
FOR: KELLY LOFGREN
3018 WASHINGTON BLVD.
OGDEN, UT
JOB # 05-102

SHEET #	SURVEYED BY TW/SB	DATE 8/2005	DRAWN BY JDL	DATE 8/2005
1 OF 1	DESIGNED BY	DATE	APPROVED BY SJF	DATE

REVISION	BY	DATE