

**AS-SURVEYED DESCRIPTION**

BEGINNING AT A POINT LOCATED SOUTH 89°18'30" EAST 1056.98 FEET AND NORTH 12.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 00°50'26" EAST 174.50 FEET TO THE OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF LAKE STREET AND F AVENUE, THENCE SOUTH 00°50'26" WEST 174.50 FEET TO THE NORTH LINE OF 26TH STREET; THENCE NORTH 89°31'50" WEST ALONG SAID NORTH LINE 260.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 45,370 SQ. FT. / 1.04 AC.

**LEGAL DESCRIPTION (14-031-0022)**

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING 1053.36 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 174.5 FEET, THENCE EAST 174.50 FEET, THENCE SOUTH 174.5 FEET, MORE OR LESS, TO SECTION LINE, THENCE WEST ALONG SECTION LINE 260 FEET TO PLACE OF BEGINNING.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'30" EAST BETWEEN THE RE-ESTABLISHED SOUTH 1/4 CORNER BY REFERENCE MONUMENT AND THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. OCCUPATION LINES WITHIN 800' - 1000' OF THE SUBJECT SITE WERE LOCATED AND USED TO DETERMINE ALL THE BOUNDARY LINES FOR THIS PARCEL. IT IS APPARENT THAT THE SOUTH QUARTER AND SOUTHWEST CORNERS HAVE BEEN RE-ESTABLISHED IN A LOCATION THAT DOES NOT MATCH WITH ORIGINAL SURVEYS IN THE AREA. WE TRIED TO BACK INTO THE SECTION CORNER LOCATIONS BY WAY OF OGDEN CITY MONUMENTS AND THEIR SUPPLEMENTAL TIES. THIS ONLY PRODUCED A THIRD LOCATION FOR THE MONUMENTS. VERBAL TESTIMONY HAS PUT OUR EXISTING LINE 20 FEET EAST OF THE EXISTING BUILDING. THE SURVEYOR HAS MADE EVERY EFFORT TO RESOLVE THE BOUNDARY DISCREPANCIES BY WAY OF RESEARCH AND CONTACT WITH THE COUNTY SURVEYOR. THE EGGLESTON SUBDIVISION WAS ROTATED TO MATCH OUR BASIS OF BEARING WHICH FIT THE EXISTING OCCUPATION LINES. 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 PLAN 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 PLAN. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF AN OWNERSHIP PLAT, THE EGGLESTON SUBDIVISION (AN UNRECORDED PLAT PREPARED BY LANDMARK SURVEYING, INC. IN APRIL OF 2003), A OGDEN CITY BLOCK AND LOT PLAT, SECTION CORNER TIE SHEETS, LEGAL DESCRIPTIONS AND A BEARING SHEET PROVIDED BY THE OFFICE OF THE WEBER COUNTY RECORDER & SURVEYOR. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

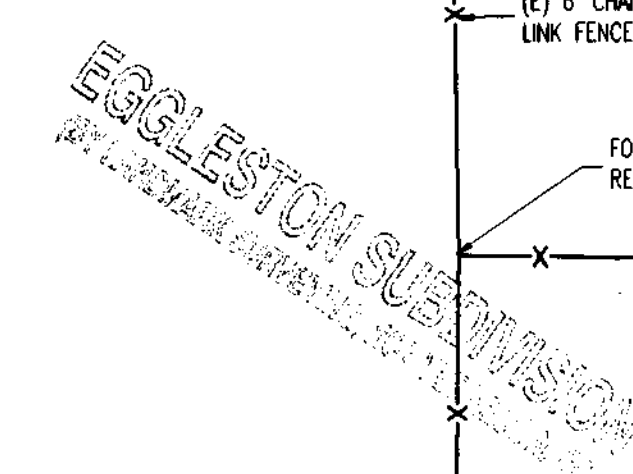
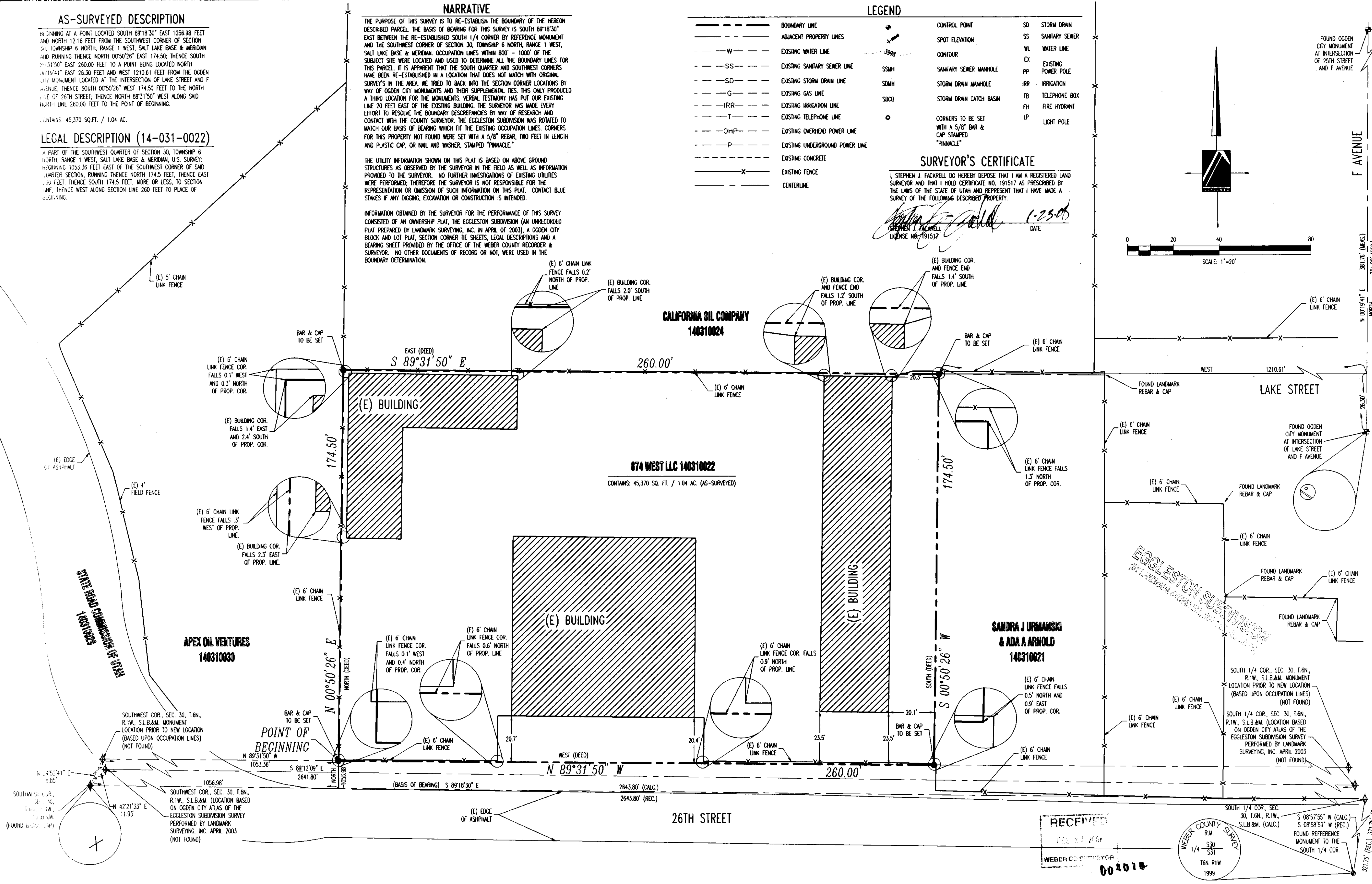
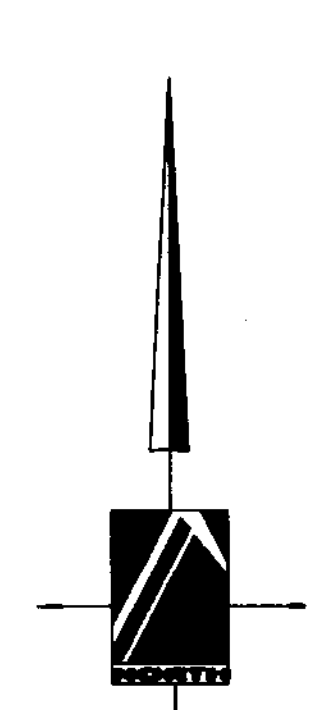
**LEGEND**

---	BOUNDARY LINE	●	CONTROL POINT	SD	STORM DRAIN
---	ADJACENT PROPERTY LINES	○	SPOT ELEVATION	SS	SANITARY SEWER
---	EXISTING WATER LINE	○	CONTOUR	WL	WATER LINE
---	EXISTING SANITARY SEWER LINE	SSMH	SANITARY SEWER MANHOLE	EX	EXISTING POWER POLE
---	EXISTING STORM DRAIN LINE	SDMH	STORM DRAIN MANHOLE	IRR	IRRIGATION
---	EXISTING GAS LINE	SDCB	STORM DRAIN CATCH BASIN	TB	TELEPHONE BOX
---	EXISTING IRRIGATION LINE	○	CORNERS TO BE SET WITH A 5/8" BAR & CAP STAMPED "PINNACLE"	FH	FIRE HYDRANT
---	EXISTING TELEPHONE LINE			LP	LIGHT POLE
---	EXISTING OVERHEAD POWER LINE				
---	EXISTING UNDERGROUND POWER LINE				
---	EXISTING CONCRETE				
---	EXISTING FENCE				
---	CENTERLINE				

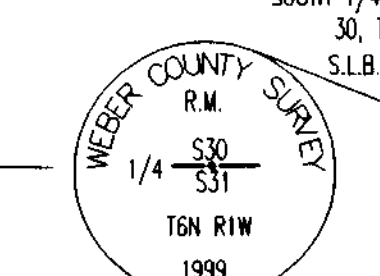
**SURVEYOR'S CERTIFICATE**

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.

*Stephen J. Fackrell* 1-25-08  
 STEPHEN J. FACKRELL DATE  
 LICENSE NO. 191517



RECEIVED  
 FEB 25 2008  
 WEBER COUNTY SURVEYOR  
 002010



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

**874 WEST LLC**  
 BOUNDARY SURVEY  
 FOR: CECIL CRAIG  
 OGDEN, UTAH  
 874 WEST 21ST STREET  
 PROJECT#: 05-009

DATE	REVISION	BY	DATE
1/3/05	N/A		
1/3/05			
2/22/08			

SURVEYED BY: CRJ/TW  
 DESIGNED BY: N/A  
 DRAWN BY: JDL  
 APPROVED BY: SJF

WEBER COUNTY SURVEYOR  
 1/4/03  
 191517

SOUTH 1/4 COR., SEC. 30, T.6N., R.1W., S.L.B.&M. MONUMENT (LOCATION BASED ON OGDEN CITY ATLAS OF THE EGGLESTON SUBDIVISION SURVEY PERFORMED BY LANDMARK SURVEYING, INC. APRIL 2003 (NOT FOUND))  
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