

VICINITY MAP
SCALE N.T.S.

LEGEND

| | |
|--|---|
| | FOUND MONUMENT |
| | REBAR & CAP SET OR MAG NAIL SET |
| | T.P.N. TAX PARCEL NUMBER |
| | P.O.B. POINT OF BEGINNING |
| | P.O.C. POINT OF COMMENCEMENT |
| | O.R. OFFICIAL RECORDS |
| | FOUND NAIL & WASHER OR REBAR AND CAP |

LINE TABLE

| LINE | LENGTH | BEARING | PRORATION |
|------|--------|-------------|----------------------|
| L1 | 17.01 | N89°59'27"E | 17.01' (M) 17.0' (R) |
| L2 | 68.05 | N89°59'06"E | 68.05' (M) 68.0' (R) |
| L3 | 2.72 | N00°00'02"W | 2.72' (M) 2.72' (R) |
| L4 | 85.07 | S89°59'06"W | 85.07' (M) 85.0' (R) |

AS PROVIDED DESCRIPTION

PART OF LOTS 3, 4 AND 5, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 324.75 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 45 AND RUNNING THENCE EAST 165 FEET, THENCE SOUTH 47 FEET, THENCE EAST 17 FEET, THENCE NORTH 135.28 FEET, THENCE EAST 68 FEET, THENCE NORTH 2.72 FEET, MORE OR LESS, THENCE WEST 85 FEET TO A POINT 165 FEET EAST OF THE WEST LINE OF LOT 5, THENCE NORTH 65.5 FEET, THENCE WEST 165 FEET, THENCE SOUTH 156.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO EXISTING RIGHT-OF-WAY.

BASIS OF BEARING

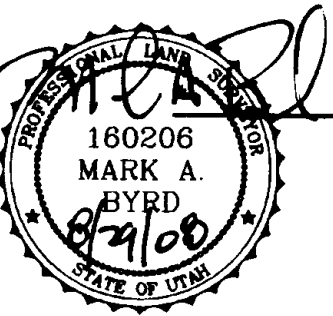
NORTH 00°00'00" EAST - BEING THE MONUMENT LINE ON WASHINGTON AVE. BETWEEN MONUMENTS FOUND AT 22ND ST. AND 21ST ST., AS SHOWN ON A SURVEY IN THE OGDEN CITY SURVEYOR'S OFFICE.

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE CLIENT WITH A BOUNDARY SURVEY SURVEYED ON THE GROUND AND DESCRIBED HEREON.
2. THERE APPEARS TO BE AN OVERLAP OF DEEDS ON THE SOUTH AND NORTH LINES. I FEEL AFTER REVIEWING OUR DEED AND THE ADJACENT PROPERTY DEEDS THAT THERE MAY BE A TYPO ON THE CALL TO THE POINT OF BEGINNING OF OUR DEED.
3. THE SOUTHERLY ADJACENT PROPERTY FITS THE BUILDING WITHIN A 0.1' AND WHEN YOU ADD UP THE DISTANCES FROM THE POC THERE IS A DISCREPANCY WITH THE TWO DEEDS.
4. THE NORTHERLY ADJACENT DEED HAS A CALL OF BEGINNING 50' SOUTH OF THE NW CORNER OF LOT 5. THIS PLACES THE LINE OVER OURS BY 0.5'.
5. THE NORTH LINE OF THE SOUTH ADJOINER (#01-039-0021) WAS USED FOR THE SOUTH LINE OF THE SURVEYED PROPERTY.
6. THE SOUTH LINE OF THE NORTH ADJOINER (01-039-0029) WAS USED FOR THE NORTH LINE OF THE SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATE

I, MARK A. BYRD, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY UTAH STATE LAW AND THAT I HOLD CERTIFICATE NO. 160206. I FURTHER STATE THAT THE PROPERTY DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.



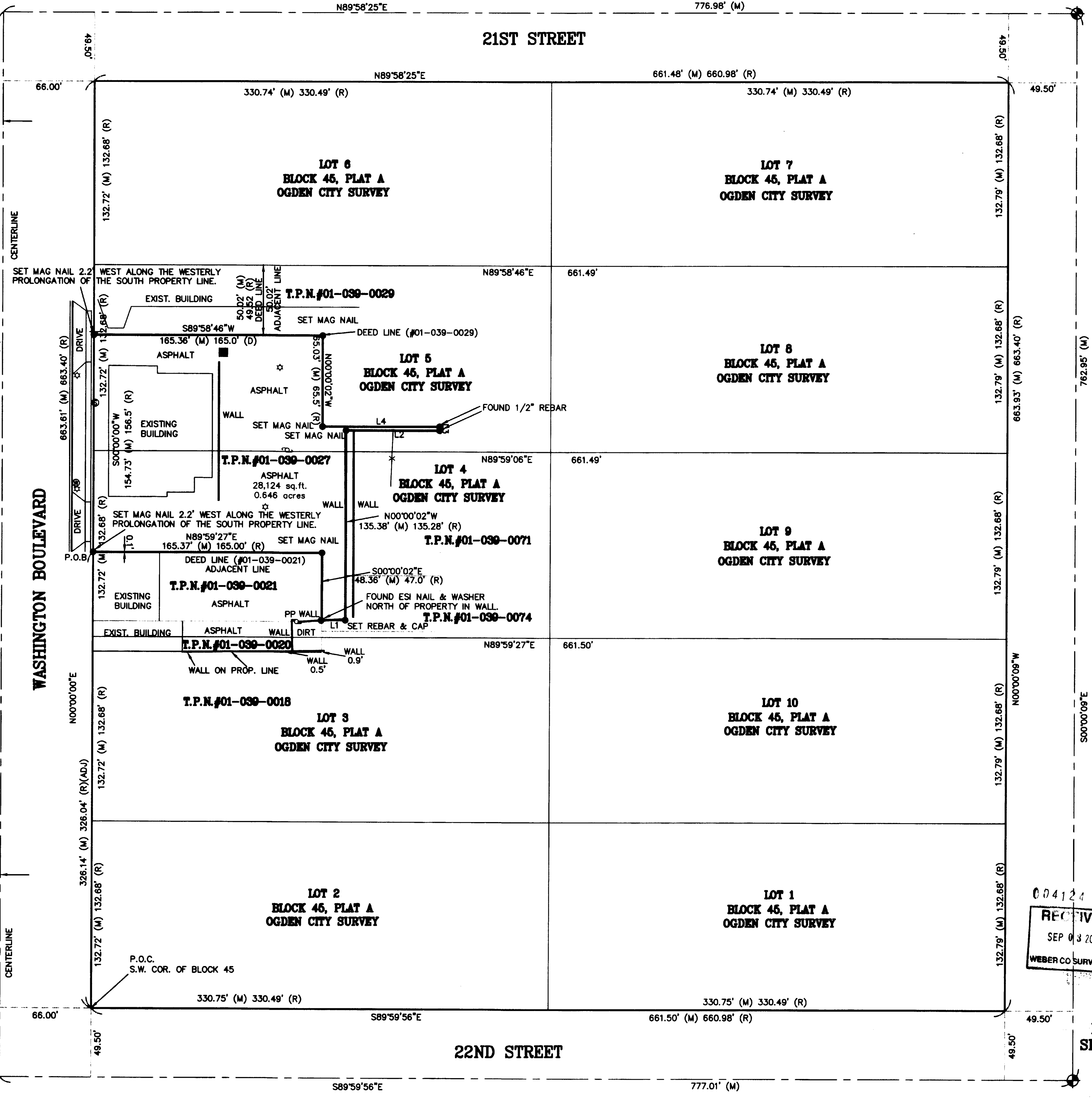
MARK A. BYRD P.L.S. 160206

9/29/08
DATE

WASHINGTON BOULEVARD

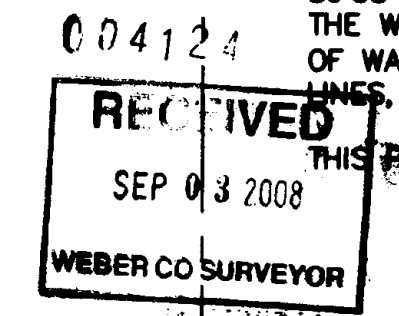
BASIS OF BEARING

MONUMENT LINE
CENTERLINE



AS SURVEYED DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH, ALSO BEING A PORTION OF LOTS FOUR (4) AND FIVE (5) OF BLOCK 45, PLAT "A" OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 45; THENCE NORTH 00°00'00" EAST, ALONG THE WESTERLY LINE OF SAID BLOCK 45, COINCIDENT WITH THE EASTERLY LINE OF WASHINGTON BOULEVARD, 326.14 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SHANRAN PROPERTIES UTAH PROPERTY (TPN 01-039-0021); THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PROPERTY NORTH 89°59'27" EAST, 165.37 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°00'02" EAST, 48.36 FEET; THENCE DEPARTING SAID LINES NORTH 89°59'27" EAST, 17.01 FEET; THENCE NORTH 00°00'02" WEST, 135.38 FEET; THENCE NORTH 89°59'06" EAST, 68.05 FEET; THENCE NORTH 00°00'02" WEST, 2.72 FEET; THENCE SOUTH 89°59'06" WEST, 85.07 FEET; THENCE NORTH 00°00'02" WEST, 85.03 FEET TO THE SOUTHERLY CORNER OF THE MNF REAL ESTATE GROUP PROPERTY (TPN 01-039-0029); THENCE SOUTH 89°58'46" WEST, ALONG THE SOUTHERLY LINE OF SAID PROPERTY, 165.36 FEET TO THE WESTERLY LINE OF SAID BLOCK 45, COINCIDENT WITH THE EASTERLY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINES, 154.73 FEET TO THE POINT OF BEGINNING.



PROPERTY ADDRESS

2132 WASHINGTON BOULEVARD, OGDEN, UTAH 84401

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T. 6 N., R. 1 W., S.L.B.&M., OGDEN CITY, WEBER COUNTY, UTAH.

FOUND OGDEN CITY MONUMENT

| REV | BY | DATE | DESCRIPTION |
|-----|----|------|-------------|
| | | | |

| REV | BY | DATE | DESCRIPTION |
|-----|----|------|-------------|
| | | | |

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|---------------------------|
| Designed By: MAB |
| Drawn By: mark |
| Checked By: |
| Account #: 684-02 |
| Creation Date: 08/13/2008 |



505 South Main Street
Bountiful, Utah 84010
Phone (801)-292-0400
Fax (801)-292-8216

RECORD OF SURVEY
FOR A PROPERTY LOCATED AT
2132 WASHINGTON BLVD.
UTAH

Sheet: 1
Of: 1
DRAWING
684-02