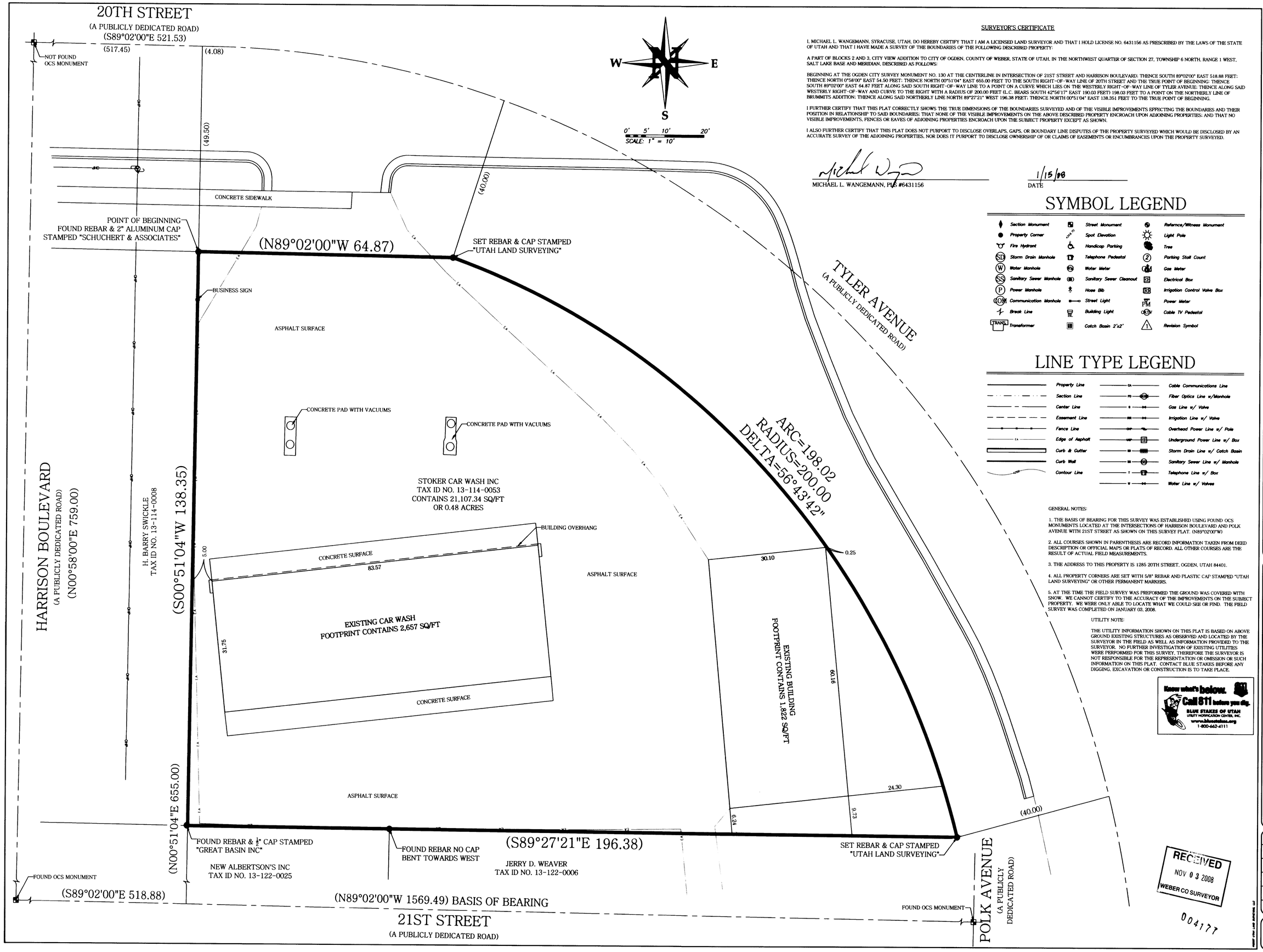

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF BLOCKS 2 AND 3, CITY VIEW ADDITION TO CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH, IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE OGDEN CITY SURVEY MONUMENT NO. 130 AT THE CENTERLINE IN INTERSECTION OF 21ST STREET AND HARRISON BOULEVARD; THENCE SOUTH 89°02'00" EAST 518.88 FEET; THENCE NORTH 0°58'00" EAST 54.50 FEET; THENCE NORTH 00°51'04" EAST 655.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 20TH STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°02'00" EAST 64.87 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON A CURVE WHICH LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF TYLER AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET (L.C. BEARS SOUTH 42°56'17" EAST 190.03 FEET) 198.03 FEET TO A POINT ON THE NORTHERLY LINE OF BRUMMITS ADDITION; THENCE ALONG SAID NORTHERLY LINE NORTH 89°27'21" WEST 196.38 FEET; THENCE NORTH 00°51'04" EAST 138.351 FEET TO THE TRUE POINT OF BEGINNING.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCROACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCROACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

MICHAEL L. WANGEMANN, PLS #6431156

1/15/08
DATE

SYMBOL LEGEND

Section Monument
Property Corner
Fire Hydrant
Storm Drain Manhole
Water Manhole
Sanitary Sewer Manhole
Power Manhole
Communication Manhole
Break Line
Transformer
Street Monument
Spot Elevation
Handicap Parking
Telephone Pedestal
Water Meter
Sanitary Sewer Cleanout
Hose Bib
Street Light
Building Light
Catch Basin 2'x2'
Reference/Witness Monument
Light Pole
Tree
Parking Stall Count
Gas Meter
Electrical Box
Irrigation Control Valve Box
Power Meter
Cable TV Pedestal
Revision Symbol

LINE TYPE LEGEND

Property Line
Section Line
Center Line
Easement Line
Fence Line
Edge of Asphalt
Curb & Gutter
Curb Wall
Contour Line
Cable Communications Line
Fiber Optics Line w/Manhole
Gas Line w/ Valve
Irrigation Line w/ Valve
Overhead Power Line w/ Pole
Underground Power Line w/ Box
Storm Drain Line w/ Catch Basin
Sanitary Sewer Line w/ Manhole
Telephone Line w/ Box
Water Line w/ Valves

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND OCS MONUMENTS LOCATED AT THE INTERSECTIONS OF HARRISON BOULEVARD AND POLK AVENUE WITH 21ST STREET AS SHOWN ON THIS SURVEY PLAT. (N89°02'00"W)

2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

3. THE ADDRESS TO THIS PROPERTY IS 1285 20TH STREET, OGDEN, UTAH 84401.

4. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.

5. AT THE TIME THE FIELD SURVEY WAS PREFORMED THE GROUND WAS COVERED WITH SNOW. WE CANNOT CERTIFY TO THE ACCURACY OF THE IMPROVEMENTS ON THE SUBJECT PROPERTY. WE WERE ONLY ABLE TO LOCATE WHAT WE COULD SEE OR FIND. THE FIELD SURVEY WAS COMPLETED ON JANUARY 03, 2008.

UTILITY NOTE:

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

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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WEBER CO SURVEYOR

004177

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South
Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0818
www.utahlandsurveying.com

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
1/15/08
STATE OF UTAH

REV	DATE	DESCRIPTION

BOUNDARY SURVEY

1285 20TH STREET, OGDEN, UTAH 84401

PREPARED FOR: STOKER CAR WASH, INC
KAREN STOKER
1269 32ND STREET
OGDEN, UTAH 84403

LOCATION: NORTHWEST 1/4, SEC 27, T6N, R1W, SLB&M

JOB NO:	0201-07
DATE:	01/11/2008
SCALE:	1" = 20'
DRAWN:	MLW
CHECKED:	TRG
DESIGNED:	

SHEET 1 OF 1