

AS PROVIDED DESCRIPTION

PARCEL 1:
PART OF LOTS 3 AND 4, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 254.54 FEET NORTH, 165 FEET EAST, 15.16 FEET NORTH AND 148.99 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 45, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF PROPERTY ONCE OWNED BY BSI/UTAH REAL ESTATE LIMITED PARTNERSHIP, AND RUNNING THENCE NORTH 40.00 FEET, WEST 63.50 FEET; SOUTH 40.00 FEET AND EAST 63.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOTS 3 AND 4, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 254.54 FEET NORTH, 165 FEET EAST, 15.16 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 45, SAID POINT OF BEGINNING BEING 148.99 FEET WEST OF THE NORTHEAST CORNER OF PROPERTY ONCE OWNED BY BSI/UTAH REAL ESTATE LIMITED PARTNERSHIP, AND RUNNING THENCE EAST 85.49 FEET; NORTH 40.00 FEET; WEST 68.49 FEET; SOUTH 32.00 FEET; WEST 17.00 FEET AND SOUTH 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING AT A POINT WHICH IS NORTH 74.2 FEET AND WEST 5.0 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 45, PLAT A, OGDEN CITY SURVEY; THENCE WEST 11.5 FEET; THENCE NORTH 103.5 FEET; THENCE EAST 11.5 FEET; THENCE SOUTH 103.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
PART OF LOTS 2, 3 AND 4, BLOCK 45, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 100.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 45, RUNNING THENCE NORTH 154.54 FEET; THENCE EAST 165.00 FEET; THENCE NORTH 15.16 FEET; THENCE EAST 148.99 FEET; THENCE SOUTH 63.50 FEET; THENCE EAST 13.50 FEET; THENCE SOUTH 106.20 FEET; THENCE WEST 138.49 FEET; THENCE SOUTH 100.00 FEET; THENCE WEST 24.00 FEET; THENCE NORTH 100.00 FEET; THENCE WEST 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
AN EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 4 AS CREATED IN REPLACEMENT GRANT OF EASEMENTS RECORDED APRIL 13, 1989 AS ENTRY NO. 1075361 IN BOOK 1558 AT PAGE 2569 OF OFFICIAL RECORDS.

BASIS OF BEARING

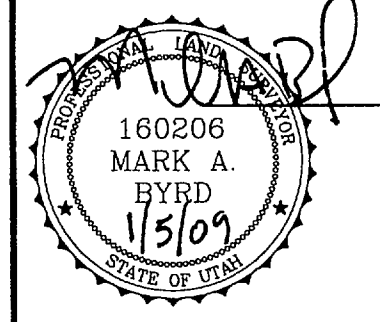
NORTH 00°00'00" EAST - BEING THE MONUMENT LINE ON WASHINGTON AVE. BETWEEN MONUMENTS FOUND AT 22ND ST. AND 21ST ST., AS SHOWN ON A SURVEY IN THE OGDEN CITY SURVEYOR'S OFFICE.

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE CLIENT WITH A BOUNDARY SURVEY SURVEYED ON THE GROUND AND DESCRIBED HEREON.

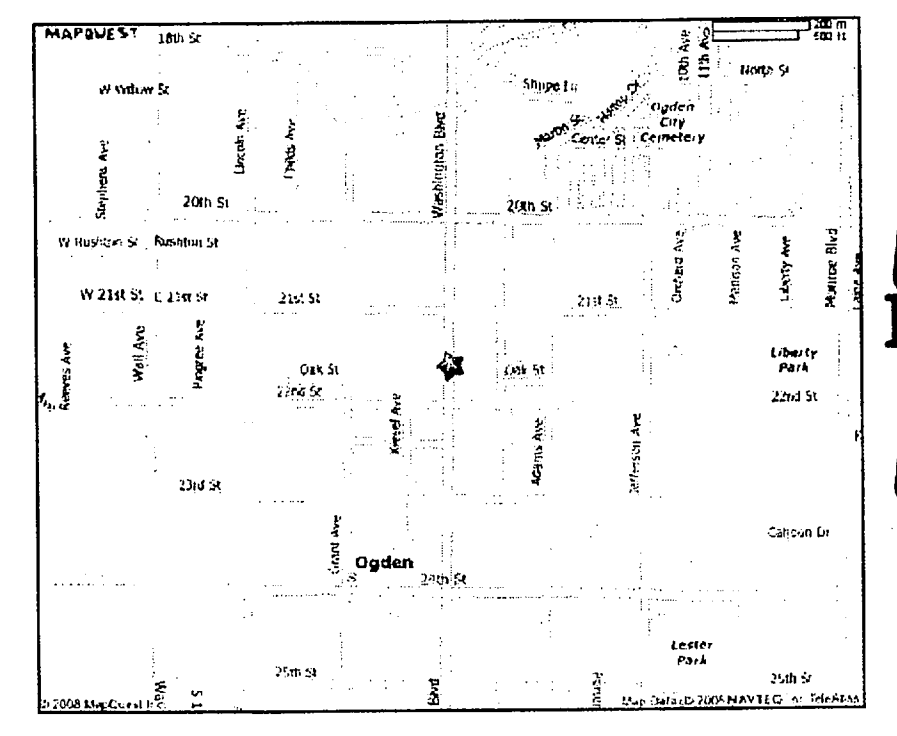
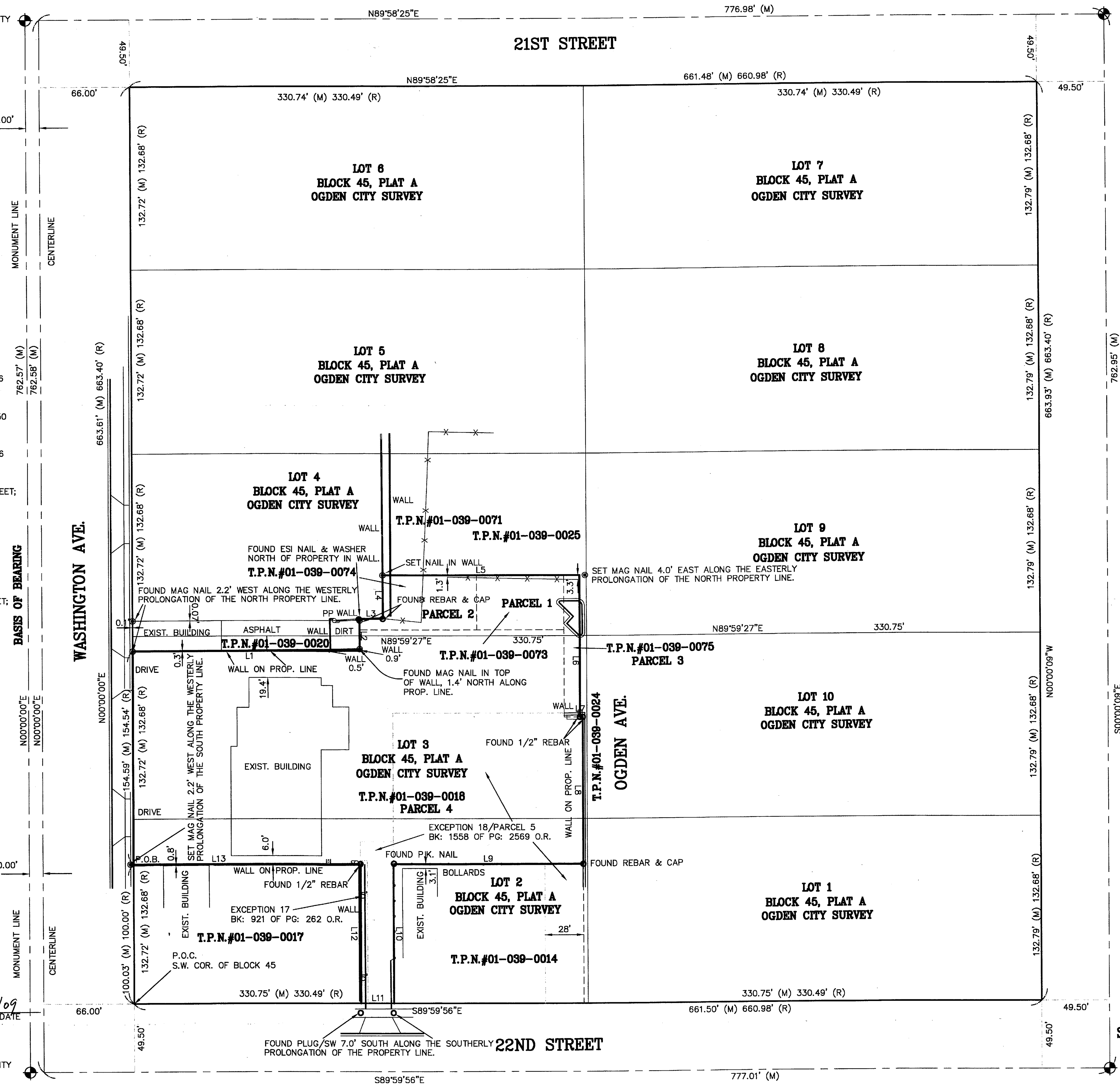
SURVEYOR'S CERTIFICATE

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

1/5/09 DATE



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

004214
RECEIVED
JAN 06 2009
WEBER CO SURVEYOR

LINE TABLE (M)		LINE TABLE (R)	
LINE	LENGTH	BEARING	RECORD
L1	165.37	N89°59'27"E	EAST 165.00 (R)
L2	23.16	N00°00'02"W	NORTH 23.16 (R)
L3	17.01	N89°59'27"E	EAST 17.00 (R)
L4	32.01	N00°00'02"W	NORTH 32.00 (R)
L5	143.37	N89°59'27"E	EAST 143.49 (R)
L6	103.54	S00°00'04"E	SOUTH 103.50 (R)
L7	2.00	N89°59'27"E	EAST 2.00 (R)
L8	106.28	S00°00'04"E	SOUTH 106.20 (R)
L9	138.36	N89°59'56"W	WEST 138.49 (R)
L10	100.03	S00°00'02"E	SOUTH 100.00 (R)
L11	24.02	N89°59'56"W	WEST 24.00 (R)
L12	100.03	N00°00'02"W	NORTH 100.00 (R)
L13	165.38	N89°59'56"W	WEST 165.00 (R)

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 TWO (2) THREE (3) AND FOUR (4) 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 AVENUE, 100.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 00°00'00" EAST, 154.59 FEET; THENCE NORTH 89°59'27" EAST, PARALLEL TO THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 45, 165.37 FEET; THENCE NORTH 00°00'02" WEST, 23.16 FEET; THENCE NORTH 89°59'27" EAST, PARALLEL TO THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 45, 17.01 FEET; THENCE NORTH 00°00'02" WEST, 32.01 FEET; THENCE NORTH 89°59'27" EAST, PARALLEL TO THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 45, 143.37 FEET; THENCE SOUTH 00°00'04" EAST, 103.54 FEET; THENCE NORTH 89°59'27" EAST, PARALLEL TO THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 45, 2.00 FEET; THENCE SOUTH 00°00'04" EAST, 106.29 FEET; THENCE NORTH 89°59'56" WEST, 138.36 FEET; THENCE SOUTH 00°00'02" EAST, 100.03 FEET TO THE SOUTHERLY LINE OF SAID LOT 2, COINCIDENT WITH THE NORTHERLY LINE OF 22ND STREET; THENCE NORTH 89°59'56" WEST, ALONG SAID LINES, 24.02 FEET; THENCE NORTH 00°00'02" WEST, 100.03 FEET; THENCE NORTH 89°59'56" WEST, 165.38 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.407 ACRES OR 61,286 SQUARE FEET MORE OR LESS.

PROPERTY ADDRESS

2168 WASHINGTON AVENUE, OGDEN, UTAH 84401
2137 OGDEN AVENUE, 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.

REV	BY	DATE	DESCRIPTION

REV	BY	DATE	DESCRIPTION

Designed By: MAB
Drawn By: mark
Checked By:
Checked By:
Account #: 684-04
Creation Date: 12/31/2008

Byrd & Associates L.L.C.
Engineers & Land Surveyors
505 South Main Street
Bountiful, Utah 84010
Phone (801)-292-0400
Fax (801)-292-8216

RECORD OF SURVEY
FOR A PROPERTY LOCATED AT
2168 WASHINGTON BLVD.
UTAH

Sheet: 1
Of: 1
DRAWING
684-04