

PROPOSED LEGAL DESCRIPTIONS

NARRATIVE:

THE INTENT OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY LINES OF FOUR PARCELS OWNED BY MR. FRED JONES. THE SUBJECT PARCELS ARE ALL NEAR THE NORTHWEST CORNER OF 12TH STREET AND 1200 WEST STREET IN OGDEN, UTAH.

THE LEGAL DESCRIPTIONS IN THE DEEDS OF THE SUBJECT PARCELS ALL TIE TO A FORMER LOCATION OF THE NORTHEAST CORNER OF SECTION 24 T.6 N., R.2 W., S.L.B.&M. RESEARCH HAS SHOWN THAT THIS TIE IS TO THE CORNER PLACED ACCORDING TO THE WASHINGTON-JENKINS MAP OF 1893, ON FILE IN THE OFFICE OF THE WEBER COUNTY SURVEYOR. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE SOUTHEAST CORNER OF SECTION 24, T. 6 N., R.2 W. AND AN OGDEN CITY MONUMENT AT 761 WEST 12TH STREET. THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 12TH STREET AND 1200 WEST STREET WAS DESTROYED IN 2009 AND HAS NOT YET BEEN REPLACED. THE LOCATION WAS CALCULATED USING OGDEN CITY SURVEY DATA THAT WILL BE USED TO REPLACE THE MONUMENT. THE CENTERLINES OF 12TH STREET AND 1200 WEST STREET WERE CALCULATED USING OGDEN CITY SURVEY AND WEBER COUNTY SURVEY RECORDS TOGETHER WITH SURVEYED LOCATION OF EXISTING MONUMENTS, AS SHOWN HERE ON.

THE LOCATION OF THE BOUNDARY LINES WERE DETERMINED USING THE VESTING DEEDS COMBINED WITH EXTRINSIC EVIDENCE, IE., EXISTING FENCES, SURVEY MARKERS AND OTHER EVIDENCE OF OCCUPATION. THE FENCES, DIMENSIONS AND SURVEY MARKERS OF THE ADJOINING PROPERTIES AND THE FOUR PROPERTIES TO THE WEST WERE ALSO CONSIDERED IN DETERMINING THE LOCATION OF THE BOUNDARY LINES.

BECAUSE THE NORTHEAST CORNER OF SECTION 24 AS PLACED IN THE WASHINGTON-JENKINS SURVEY NO LONGER EXISTS, IT WAS DETERMINED THAT THE EAST BOUNDARY LINE OF PARCEL 15-062-0104 SHOULD BE PLACED UPON A FORMER CENTERLINE LOCATION OF 1200 WEST STREET. THIS LOCATION WAS REESTABLISHED BASED ON EXISTING FENCE LINES AT THE EASTERLY AND/OR WESTERLY BOUNDARY LINES OF THE SUBJECT PROPERTIES AND THE FOUR PROPERTIES LYING WESTERLY OF THE SUBJECT PROPERTY. THE SOUTHERLY AND NORTHERLY BOUNDARY LINES OF THE VESTING DEEDS WERE DETERMINED USING THE DESCRIPTIONS IN THE VESTING DEEDS, WHICH MAKE SPECIFIC CALLS THAT THE SOUTHERLY BOUNDARY LINES SHOULD BE COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF 12TH STREET AS LOCATED PRIOR TO 1940. PROPERTY SUBSEQUENTLY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR 12TH STREET WIDENING WAS THEN ACCOUNTED FOR AND AN EXISTING NORTHERLY RIGHT OF WAY LINE OF 12TH STREET WAS DETERMINED. THE NORTHERLY BOUNDARY LINES OF PARCELS 15-062-0104 AND 15-062-0038 WERE FIXED USING AN EXISTING FENCE, A FOUND REBAR AND CAP AND A RECORDED SURVEY (WEBER COUNTY SURVEYOR'S FILE NO. 666).

Parcel 1

A parcel of land, situate in the Northeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly right of way line of 12th Street, Ogden, which point is 3723.81 feet N. 88°41'20" W. along the monument line in said 12th Street and N. 1°18'40" E. 65.38 feet from an Ogden City Monument at 761 West 12th Street (Note: said monument is 4702.55 feet N. 36°52'57" E. from the Southeast Corner of said Section 24); and running thence N. 89°16'22" W. 199.00 feet along said northerly right of way line; thence N. 0°56'20" E. 254.50 feet; thence S. 88°41'20" E. 218.83 feet to the westerly right of way line of 12th West Street; thence along said westerly right of way line the following two (2) courses and distances: (1) S. 0°14'10" E. 227.31 feet; thence (2) S. 45°14'44" W. 35.06 feet to the point of beginning. The above described parcel of land contains 55,788 square feet or 1.281 acre.

Parcel 2

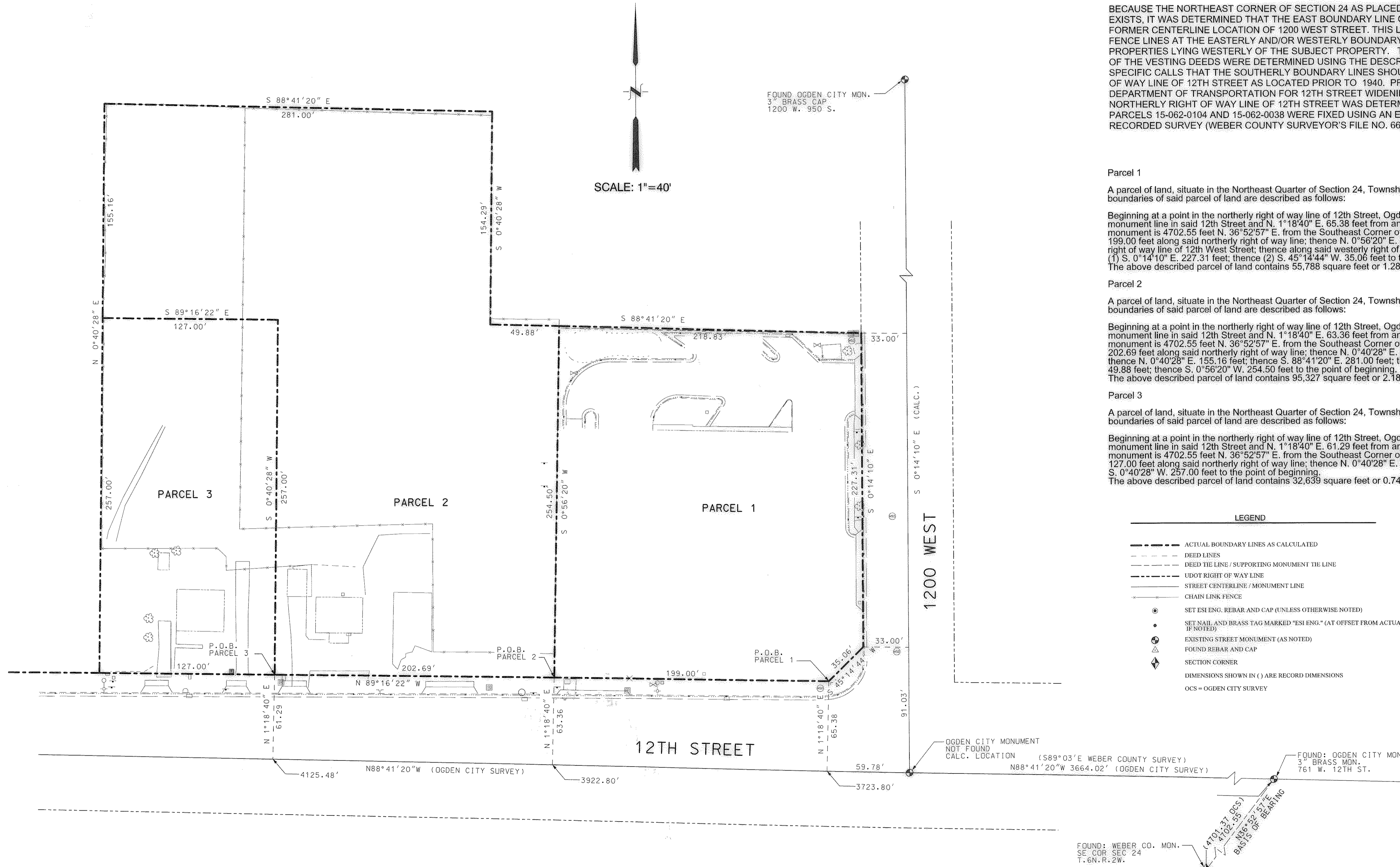
A parcel of land, situate in the Northeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly right of way line of 12th Street, Ogden, which point is 3922.80 feet N. 88°41'20" W. along the monument line in said 12th Street and N. 1°18'40" E. 63.36 feet from an Ogden City Monument at 761 West 12th Street (Note: said monument is 4702.55 feet N. 36°52'57" E. from the Southeast Corner of said Section 24); and running thence N. 89°16'22" W. 202.69 feet along said northerly right of way line; thence N. 0°40'28" E. 257.00 feet; thence N. 89°16'22" W. 127.00 feet; thence N. 0°40'28" E. 155.16 feet; thence S. 88°41'20" E. 281.00 feet; thence S. 0°40'28" W. 154.29 feet; thence S. 88°41'20" E. 49.88 feet; thence S. 0°56'20" W. 254.50 feet to the point of beginning. The above described parcel of land contains 95,327 square feet or 2.188 acre.

Parcel 3

A parcel of land, situate in the Northeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly right of way line of 12th Street, Ogden, which point is 4125.48 feet N. 88°41'20" W. along the monument line in said 12th Street and N. 1°18'40" E. 61.29 feet from an Ogden City Monument at 761 West 12th Street (Note: said monument is 4702.55 feet N. 36°52'57" E. from the Southeast Corner of said Section 24); and running thence N. 89°16'22" W. 127.00 feet along said northerly right of way line; thence N. 0°40'28" E. 257.00 feet; thence S. 89°16'22" E. 127.00 feet; thence S. 0°40'28" W. 257.00 feet to the point of beginning. The above described parcel of land contains 32,639 square feet or 0.749 acre.



LEGEND

- ACTUAL BOUNDARY LINES AS CALCULATED
- - - DEED LINES
- - - DEED TIE LINE / SUPPORTING MONUMENT TIE LINE
- - - UDOT RIGHT OF WAY LINE
- - - STREET CENTERLINE / MONUMENT LINE
- CHAIN LINK FENCE
- SET ESI ENG. REBAR AND CAP (UNLESS OTHERWISE NOTED)
- SET NAIL AND BRASS TAG MARKED "ESI ENG." (AT OFFSET FROM ACTUAL CORNER IF NOTED)
- ⊕ EXISTING STREET MONUMENT (AS NOTED)
- ⊕ FOUND REBAR AND CAP
- ⊕ SECTION CORNER
- () DIMENSIONS SHOWN IN () ARE RECORD DIMENSIONS
- OCS = OGDEN CITY SURVEY

004455
RECEIVED
JUN 30 2010
WEBER CO SURVEYOR

REVISION	DATE	BY	DESCRIPTION	DESIGN	MKP
				DRAWN	KPM
				CHECKED	KPM
				DATE	5/14/10

RECORD OF SURVEY
FRED JONES PROPERTY
1200 WEST 12TH STREET, OGDEN, UTAH

F.W. JONES & ASSOCIATES.
P.O. BOX 57307
SALT LAKE CITY, UT. 84157-0307



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

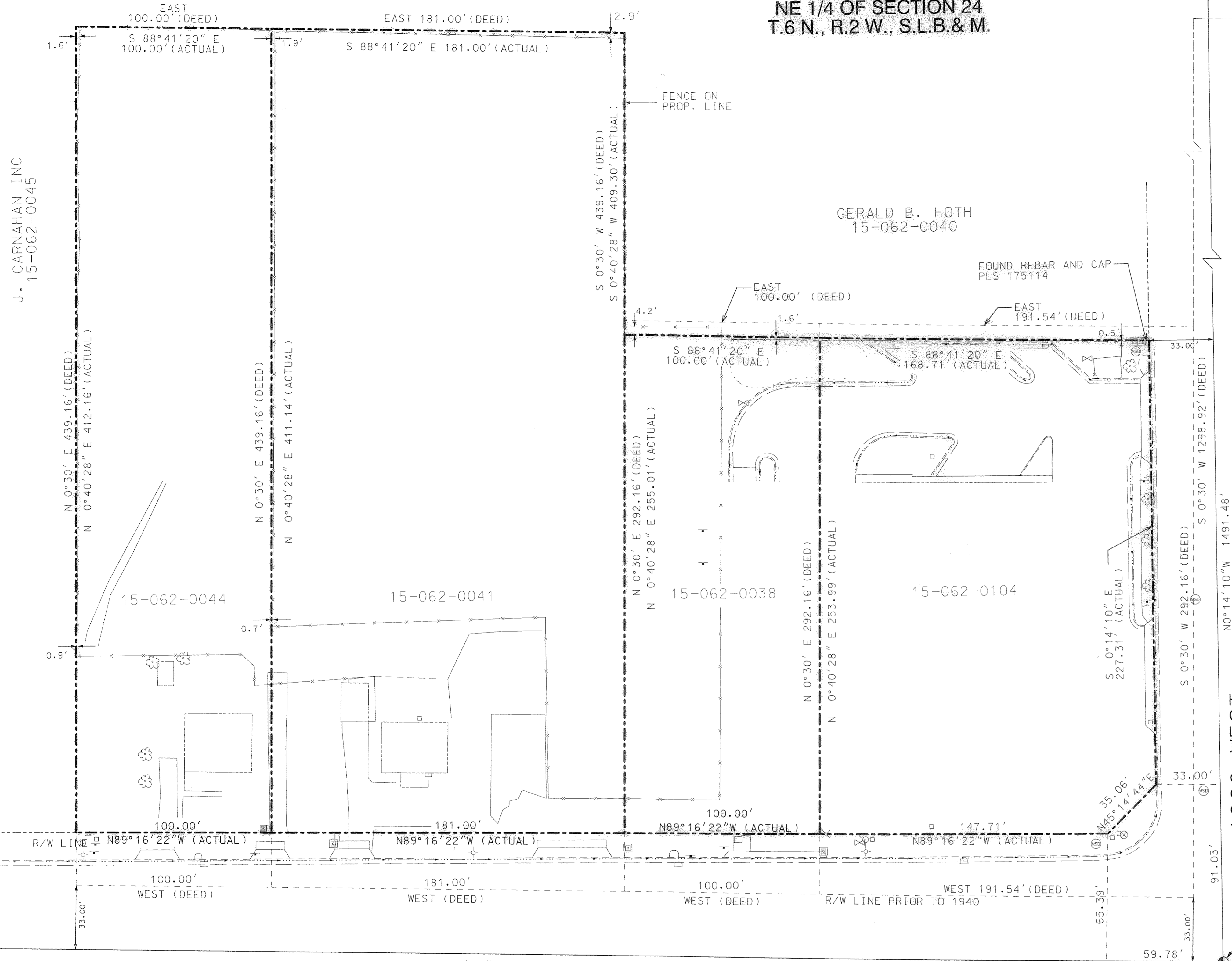
SHEET 2 OF 2
PROJECT NO. 09-046

J. CARNAHAN INC 15-062-0039

LOCATED IN THE
NE 1/4 OF SECTION 24
T.6 N., R.2 W., S.L.B. & M.

FOUND OGDEN CITY MON.
3" BRASS CAP
1200 W. 950 S.

WEBER CO. MON.
NOT FOUND
NE COR. SEC. 24
T.6 N., R.2 W.



SURVEYOR'S CERTIFICATE

I, Kirk Peter Morgan, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 171201, as prescribed by the laws of the State of Utah, and that under my direction a survey has been made of the following described property recorded as Entry No. 1381653 in Book 1786 at Page 2000 in the office of the Weber County Recorder:
Tax Id. No. 15-062-0104

A part of the Northeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 10.66 chains West and 1298.92 feet South 1/2° West along county road, from the Northeast Corner of said quarter section, and running thence West 191.54 feet along the North line of 12th Street, (as located prior to the year 1940); thence North 1/2° East 292.16 feet; thence East 191.54 feet; thence South 1/2° West 292.16 feet to the place of beginning.

ALSO: Recorded as Entry No. 1322630 in Book 1739 at Page 0092 in the office of the Weber County Recorder:
Tax Id. No. 15-062-0038

A Part of the Northeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 10.66 chains West and 1298.92 feet South 1/2° degrees West along West line of County Road to the North line of 12th Street, and 191.54 feet along said North line from the Northeast Corner of said Quarter Section and running thence West 100 feet; thence North 1/2° degrees East 439.16 feet; thence East 100 feet; thence South 1/2° degrees West 292.16 feet to the place of beginning.

ALSO: Recorded as Entry No. 997368 in Book 1508 at Page 1469 in the office of the Weber County Recorder:
Tax Id. No. 15-062-0041

A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 10.66 CHAINS WEST AND 1298.92 FEET SOUTH 0.5 DEGREES WEST ALONG COUNTY ROAD AND 291.54 FEET WEST ALONG THE NORTH LINE OF 12TH STREET (AS LOCATED PRIOR TO THE YEAR 1940) FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE WEST 181 FEET; THENCE NORTH 0.5 DEGREES WEST EAST 439.16 FEET; THENCE EAST 181 FEET; THENCE SOUTH 0.5 DEGREES WEST 439.16 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION TAKEN BY THE STATE ROAD COMMISSION BY ORDER OF CONDEMNATION AS RECORDED AUGUST 17, 1970 IN BOOK 947 OF RECORDS, PAGE 617

ALSO: Recorded as Entry No. 2329330 in the office of the Weber County Recorder:
Tax Id. No. 15-062-0044

Part of the Northeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian described as: Beginning at a point 10.66 chains West and 1298.92 feet South 1/2° degrees West along County Road and 472.54 feet West along the North line of 12th Street from the Northeast corner of said quarter section, and running thence West 100 feet; thence North 1/2° degrees East 439.16 feet; thence East 100 feet; thence South 1/2° degrees West 439.16 feet to the place of beginning. (The tie to the North line of 12th Street refers to the location of said street prior to 1940).

DATE: May 14, 2010

Kirk P. Morgan
Kirk Peter Morgan
Utah License No. 171201

SEE PAGE 2 FOR NARRATIVE AND
REVISED LEGAL DESCRIPTIONS

LEGEND

- ACTUAL BOUNDARY LINES AS CALCULATED
- DEED LINES
- DEED TIE LINE / SUPPORTING MONUMENT TIE LINE
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SCALE: 1"=30'

1200 WEST

12TH STREET

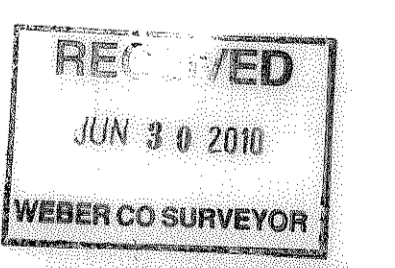
OGDEN CITY MONUMENT
NOT FOUND
CALC. LOCATION

588°41'20"E 3664.02' (OGDEN CITY SURVEY)

FOUND: OGDEN CITY MON.
3" BRASS MON.
- 761 W. 12TH ST.

FOUND: WEBER CO. MON.
SE COR SEC 24
T.6N.R.2W.

(4701.37, OCS)
4702.55
1336.57
BASIS OF BEARING

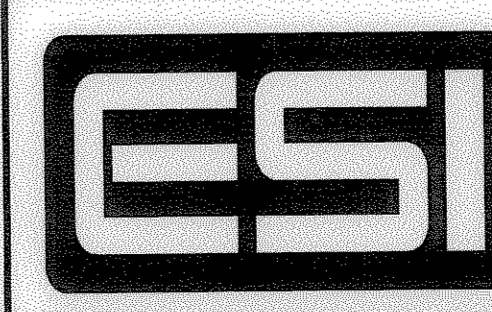
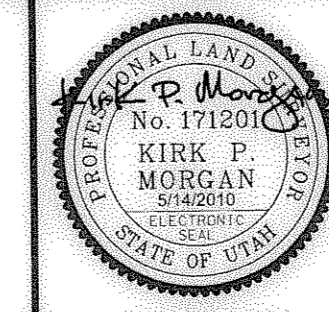


004455

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SHEET 1 OF 2
PROJECT NO. 09-046