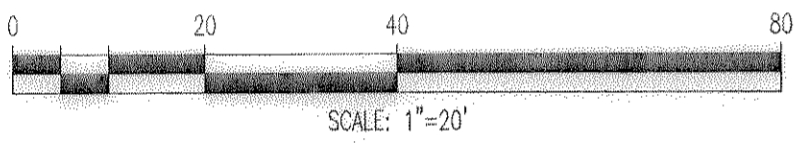
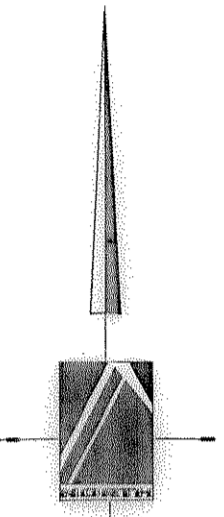


LEGEND

- BOUNDARY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING FENCE LINE
- EXISTING CONCRETE LINE
- EXISTING BUILDING
- EXISTING ASPHALT
- MONUMENT
- CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
- SECTION CORNER

FOUND OGDEN CITY MONUMENT AT VAN BUREN & 201ST SOUTH STREET



NARRATIVE

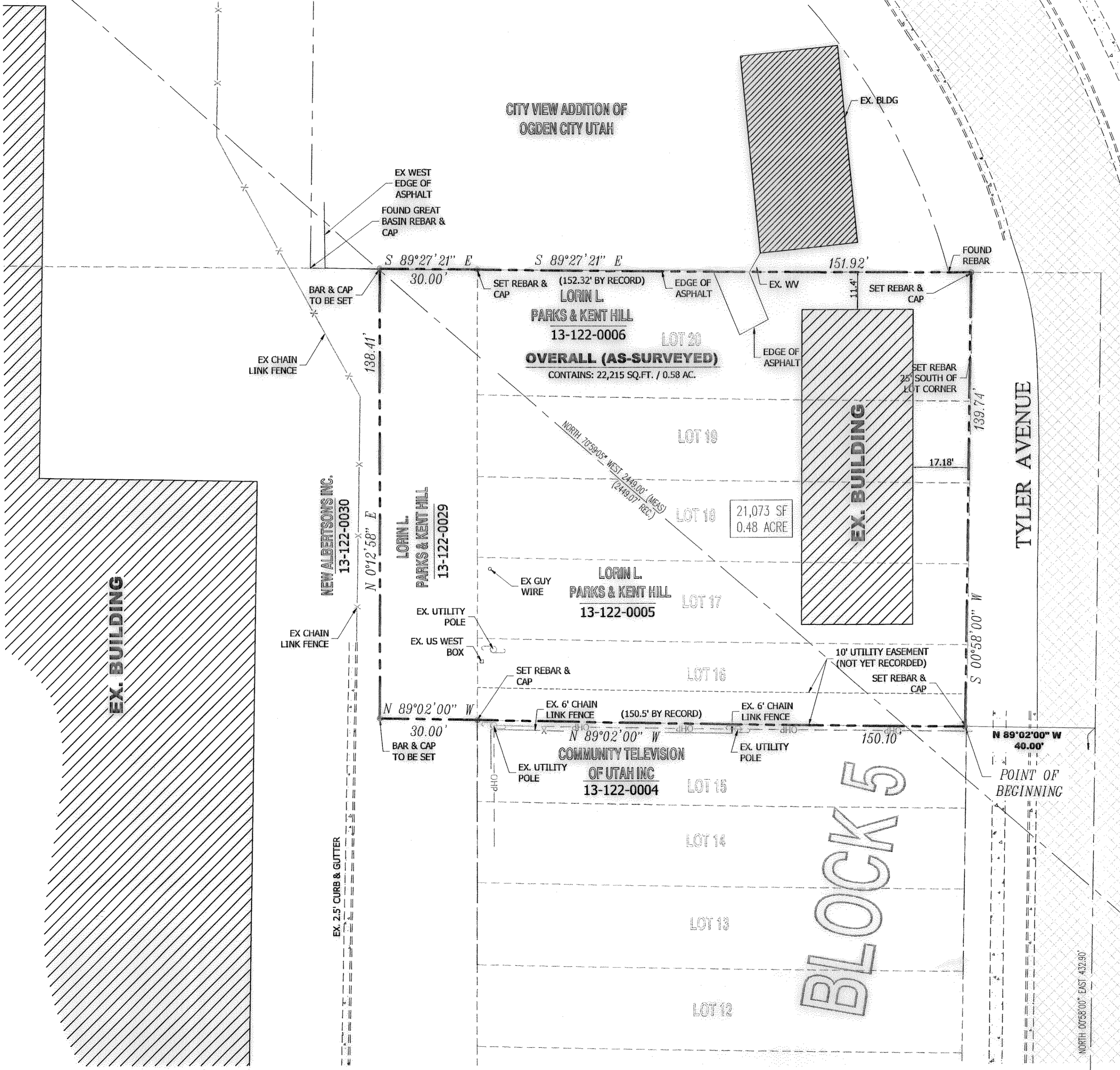
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST 1569.42 FEET (1569.54 FEET BY RECORD FROM OGDEN CITY BIBLE SHEETS) AS MEASURED ON THE GROUND ALONG THE MONUMENT LINE OF 21ST STREET BETWEEN HARRISON BOULEVARD AND POLK AVENUE.

THE PROPERTY CONSISTS OF LOTS 16-20, BLOCK 5, BRUMMITT'S ADDITION TO OGDEN CITY, UTAH, AND THE PARKS & HILL PARCEL AS DESCRIBED IN ENTRY #2357570, RECORDED AUGUST 4, 2008 AT THE WEBER COUNTY RECORDERS OFFICE.

21ST STREET AS DEPICTED ON SAID PLAT OF BRUMMITT'S ADDITION WAS RETRACED BASED UPON SAID BASIS OF BEARING IN CONJUNCTION WITH OGDEN CITY BIBLE SHEET #2657. TYLER AVENUE WAS RETRACED PERPENDICULAR TO SAID 21ST STREET AND INTERSECTING OGDEN CITY MONUMENT #695 LOCATED IN 21ST STREET AT TYLER AVENUE, AND 0.17 FEET NORTH OF THE BASIS OF BEARING. THE CENTERLINE OF THE EXISTING STREET IMPROVEMENTS ON TYLER AVENUE SUPPORTS THE CENTERLINE AS DESCRIBED.

IT WAS ASSUMED THAT THE G.G. GRIFFITH PARCEL DEPICTED ON THE PLAT OF BRUMMITT'S ADDITION HELD A SENIOR RIGHT AT THE TIME THE SUBDIVISION WAS CREATED, THEREFORE THE EAST-WEST DIMENSIONS OF BLOCK 5 WERE SHORTENED TO MAINTAIN THE GRIFFITH PARCEL AS DEPICTED ON SAID PLAT.

THE SOUTHEAST CORNER OF THE HILL PARCEL HAS BEEN RETRACED BEGINNING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 5, BRUMMITT'S ADDITION (WHICH LOT CORNER HAVING BEEN RETRACED AS DESCRIBED ABOVE). THE SOUTHERLY LINE OF THE HILL PARCEL WAS RETRACED PARALLEL WITH THE LOT LINES AT THE RECORD DIMENSION. THE WESTERLY LINE OF THE HILL PARCEL WAS RETRACED PARALLEL WITH THE WEST LINE OF BLOCK 5, AT THE RECORD DIMENSION. THE NORTH LINE WAS RETRACED ALONG THE NORTH LINE OF BRUMMITT'S ADDITION. AND THE EAST LINE OF THE HILL PARCEL WAS RETRACED ALONG THE WEST LINE OF BLOCK 5 (WHICH BLOCK LINE WAS RETRACED AS DESCRIBED ABOVE).



OVERALL (AS-SURVEYED) DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND PART OF BRUMMITT'S ADDITION TO OGDEN CITY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT OGDEN CITY MONUMENT 130, LOCATED AT THE INTERSECTION OF HARRISON BOULEVARD AND 21ST STREET, BOTH 99 FOOT WIDE STREETS, AND RUNNING THENCE SOUTH 89°02'00" EAST ALONG THE MONUMENT LINE OF 21ST STREET TOWARDS THE MONUMENT AT POLK AVENUE 761.11 FEET (761.52 FEET BY RECORD - SEE CITY VIEW ADDITION TO SAID OGDEN CITY AND OGDEN CITY BIBLE SHEET #2657 FOR THE RECORD EAST-WEST STATIONS OF THE CENTERLINES OF SAID STREETS) TO THE CENTERLINE OF TYLER AVENUE; THENCE NORTH 00°58'00" EAST 432.90 FEET ALONG THE CENTERLINE OF TYLER AVENUE; THENCE NORTH 89°02'00" WEST PERPENDICULAR TO SAID CENTERLINE 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 5 OF SAID BRUMMITT'S ADDITION AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°02'00" WEST 150.10 FEET (150.50 BY RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 16 AND THE SOUTHEAST CORNER OF THE HILL PROPERTY AS DESCRIBED IN ENTRY #2357570, RECORDED AUGUST 4, 2008 AT THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 89°02'00" WEST 30.00 FEET TO THE SOUTHWEST CORNER OF SAID HILL PROPERTY; THENCE NORTH 00°12'58" EAST 138.41 FEET TO THE NORTH LINE OF SAID BRUMMITT'S ADDITION AND THE NORTHWEST CORNER OF SAID HILL PARCEL; THENCE SOUTH 89°27'21" EAST ALONG THE NORTH LINE OF BRUMMITT'S ADDITION 30.00 FEET TO THE NORTHEAST CORNER OF SAID HILL PARCEL AND THE NORTHWEST CORNER OF LOT 20, BLOCK 5, BRUMMITT'S ADDITION; THENCE SOUTH 89°27'21" EAST ALONG THE NORTH LINE OF BRUMMITT'S ADDITION 151.92 FEET (152.32 FEET BY RECORD) TO THE NORTHEAST CORNER OF SAID LOT 20 AND THE WEST LINE OF SAID TYLER AVENUE; AND THENCE SOUTH 00°58'00" WEST ALONG SAID STREET 139.74 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 25,215 SF OR 0.58 ACRES

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 1-20-2011
STEPHEN J. FACKRELL DATE
LICENSE NO. 191517

LEGAL DESCRIPTION (13-122-0005)

ALL OF LOTS 16 & 17, AND THE SOUTH 15 FEET OF LOT 18, BLOCK 5 BRUMMITT'S ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

LEGAL DESCRIPTION (13-122-0006)

THE NORTH 10 FEET OF LOT 18, & ALL OF LOTS 19 & 20, BLOCK 5, BRUMMITT'S ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

LEGAL DESCRIPTION (13-122-0029)

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 70°58'45" WEST 2448.98 FEET (2449.07 FEET BY RECORD AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY 837, PERFORMED BY LEE ROBINSON OF SHUCHERT & ASSOCIATES APRIL 1993 AND RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR):

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 16, BLOCK 5, BRUMMITT'S ADDITION TO OGDEN CITY, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 89°02'00" WEST ALONG THE CENTERLINE OF 21ST STREET 992.81 FEET AND NORTH 00°12'58" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AS DEPICTED ON THE PLAT OF SAID BRUMMITT'S ADDITION 432.94 FEET FROM THE CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF POLK AVENUE AND 21ST STREET (SEE THAT CERTAIN RECORD OF SURVEY 837 RECORDED AT THE WEBER COUNTY SURVEYORS OFFICE), AND RUNNING THENCE NORTH 89°02'00" WEST 30.00 FEET; THENCE NORTH 00°12'58" EAST 138.41 FEET TO THE NORTH LINE OF SAID BRUMMITT'S ADDITION; THENCE SOUTH 89°27'21" EAST 30.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE NORTHWEST CORNER OF LOT 20, BLOCK 5, OF SAID BRUMMITT'S ADDITION; AND THENCE SOUTH 00°12'58" WEST ALONG SAID EAST LINE 138.63 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4155 SF OR 0.1 ACRE

UTILITY EASEMENT

A UTILITY EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF LOT 16, BLOCK 5, BRUMMITT'S ADDITION TO OGDEN CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER. CONTAINING 1506 SQUARE FEET.



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

LOREN L. PARKS SURVEY
BOUNDARY SURVEY
FOR: KENT HILL
2025 TYLER AVENUE
OGDEN, UTAH
#07-102



SHEET #	DESIGNED BY	DATE	APPROVED BY	DATE
1	SPB	MAY 2008	RFB	MAY 20, 2008
OF			SJT	
1				