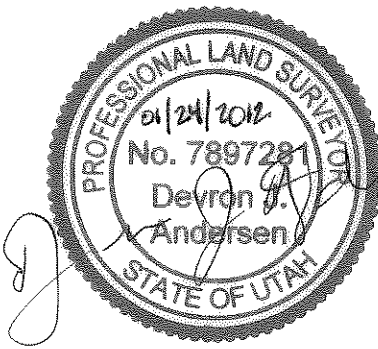


**RECORD OF SURVEY**  
 A PART OF PART OF LOT 2, BLOCK 41, PLAT A, OGDEN CITY SURVEY  
 LOCATED WITHIN THE S.W. 1/4 OF SEC. 28, T.6N., R.1W., S.L.B.&M.  
 JANUARY 2012

**Surveyor's Certificate**

I, DEVRON J. ANDERSEN, HOLDING LICENSE NUMBER 7897281 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 17, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.



SEALED AND SIGNED THIS  
 24TH DAY OF JANUARY 2012.

**RECORD LEGAL DESCRIPTION OF PARCEL BEING  
 SURVEYED. CONVEYED IN ENTRY NO. 2285450**

PART OF LOTS 2 AND 3, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 7 RODS EAST OF THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE EAST 4 RODS; THENCE NORTH 8 RODS; THENCE WEST 4 RODS; THENCE SOUTH 8 RODS TO THE PLACE OF BEGINNING.

**RECORD OF SURVEY BOUNDARY DESCRIPTION**

A PORTION OF LOT 2, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; LOCATED WITHIN THE SW 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 23RD STREET BEING SOUTH 88°40'26" EAST 116.33 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2; SAID POINT ALSO BEING SOUTH 88°40'26" EAST 165.81 FEET AND NORTH 01°19'34" EAST 49.50 FEET FROM THE OGDEN CITY SURVEY STREET MONUMENT AT THE INTERSECTION OF 23RD STREET AND ADAMS AVENUE; (BASIS OF BEARING BEING SOUTH 88°40'26" EAST BETWEEN THE OGDEN CITY SURVEY STREET MONUMENTS AT THE INTERSECTION OF 23RD STREET AND ADAMS AVENUE, AND 23RD STREET AND JEFFERSON AVENUE) RUNNING THENCE

SOUTH 88°40'26" EAST	66.48 FEET	ALONG THE NORTH RIGHT OF WAY LINE OF ADAMS AVENUE (EAST 4 RODS PER RECORD); THENCE
NORTH 01°18'02" EAST	132.44 FEET	(NORTH 8 RODS PER RECORD) TO THE NORTH LINE OF SAID LOT 2; THENCE
NORTH 88°40'50" WEST	66.48 FEET	ALONG SAID NORTH LINE OF LOT 2 (WEST 4 RODS PER RECORD); THENCE
SOUTH 01°18'00" WEST	132.43 FEET	(SOUTH 8 RODS PER RECORD) TO THE POINT OF BEGINNING.

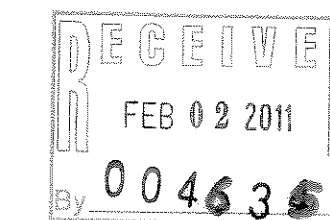
CONTAINING: 8,803.55 SQUARE FEET OR 0.202 ACRES

**LEGEND**

	SURVEYED BOUNDARY LINE		EXISTING CONCRETE
	ADJOINING PROPERTY LINE		EXISTING BUILDING
	WOOD FENCE LINE		RECORD BEARING AND DISTANCE
	CHAIN LINK FENCE LINE		FOUND OGDEN CITY SURVEY STREET INTERSECTION MONUMENT
	SET 5/8" x 24" LENGTH REBAR WITH BLUE CAP STAMPED 7897281		

**RECORD OF SURVEY NARRATIVE**

This Survey was requested by Rodney Dalpias for the purpose of defining the ground location of his families parcel known as Weber County parcel number 01-035-0012 as was conveyed and recorded in entry number 2285450, of the records of the Weber County Records Office. The field survey work for this survey was performed in January of 2012. The basis of bearing for this survey is a line which bears South 88°40'26" East between the Ogdan City Survey monuments at the intersections of 23rd Street and Adams Avenue, and 23rd Street and Jefferson Avenue. At the time of this survey the brass cap monuments on 23rd Street were in place, however due to recent construction in the roadway, they had not yet been given a center punch. Field observations were taken of those monuments for a separate project in September of 2010, and those coordinates were used, as shown, to complete this survey. As is reflected on the Ogdan City Engineers Plats, this survey measured an excess amount of property contained within the monuments around Block 41, Plat A. The excess amount measured was distributed proportionately to all the lots and parts of lots within the block. Numerous fence lines and buildings were located, throughout the block, and used to confirm the location of the proportioned property lines. The old garages on the north and west side of the subject parcel, appear to have been built with the intention of placing the south and east edge of the structure on the north and west property lines of the subject parcel, respectively. This was a typical practice for the narrow properties within Utah cities, in the late 1800's. A six foot tall 4x4 post and wood panel fence line has been built on a crooked angle 4.50' to 6.50' inside the west boundary line of the subject parcel. This wood panel fence appears to be constructed in a fairly recent time frame and was erected in a location totally inconsistent with the evidence of occupation found throughout the rest of the block. During the course of this survey an old metal fence post was located, on the property line, approximately 6.00' west of the wood post and panel fence, near the east edge of the old garage described above. This post appeared to be a remnant post of a fence which undoubtedly would have predated the current wood post and panel fence line. Having considered all of the evidence mentioned above, my professional opinion is that the wood post and panel fence was erected out of convenience and in no way was intended to mark the west property line of the subject parcel. The evidence of the old metal fence post, along with the garages, and the other evidence of occupation found throughout the rest of the block, was held to confirm and affix the proportioned property lines to the ground as shown hereon, and the wood post and panel fence line is an encroachment onto the subject parcel. A 5/8" diameter by 24" length rebar with a blue plastic cap stamped "LANDMARK PLS 7897281" was set 0.20' East from the true position of the southwest property corner of the subject parcels due to the edge of a concrete driveway pad at the location of the property corner. The same type of marker was set 1.25' South from the true position of the northwest property corner of the subject parcel due to an encroaching fence line in that location. The true position of the northeast corner was marked with the above described marker, as shown hereon. An old retaining wall and driveway, which may have originally been on the property line, is now leaning over the property line at the southeast property corner location. A cross mark was made on the concrete driveway to mark the location of that property corner.



004635



Ogdan City Street Monument  
 23rd & Adams Ave.  
 Found in Position  
 Good Condition

S88°40'26"E 763.76'  
 (S89°02'00"E 763.85')  
 Basis of Bearing

Ogdan City Street Monument  
 23rd & Jefferson Ave.  
 Found in Position  
 Good Condition

 <b>LANDMARK SURVEYING, INC.</b> A COMPLETE LAND SURVEYING SERVICE 4846 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	
CLIENT: Rodney Dalpias	DRAWN BY: D.J.A.
LOCATION: A PART OF PART OF LOT 2, BLOCK 41, PLAT A, OGDEN CITY SURVEY, LOCATED WITHIN THE S.W. 1/4 OF SEC. 28, T.6N., R.1W., S.L.B.&M.	CHECKED BY: D.G.
SURVEYED IN FIELD: JANUARY 2012	DATE: 01-24-2012
	FILE: 3259DAL.DWG