

DESCRIPTION (AS-SURVEYED)

A PARCEL OF LAND LOCATED IN LOT 24 AND 25, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY, WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON EAST LINE OF WASHINGTON BOULEVARD, SAID POINT BEING LOCATED NORTH 00°58' EAST (NORTH BY RECORD) ALONG THE MONUMENT LINE 313.75 FEET AND SOUTH 89°02' EAST PERPENDICULAR TO SAID CENTERLINE (EAST BY RECORD) 76.00 FEET FROM THE CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF SAID WASHINGTON BOULEVARD AND 29TH SOUTH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 25, AND RUNNING THENCE NORTH 00°58'00" EAST ALONG THE EAST LINE OF SAID STREET (NORTH BY RECORD) 21.00 FEET; THENCE SOUTH 89°02'00" EAST 330.61 FEET (EAST 330 FEET BY RECORD) TO THE WEST LINE OF LOT 6, BLOCK 4, OF SAID SURVEY; THENCE SOUTH 00°57'54" WEST ALONG SAID WEST LINE (SOUTH BY RECORD) 153.00 FEET; THENCE NORTH 89°02'00" WEST 165.62 FEET (WEST 165 FEET BY RECORD); THENCE NORTH 00°58'00" EAST (NORTH BY RECORD) 49.50 FEET; THENCE SOUTH 89°02'00" EAST (EAST BY RECORD) 14.00 FEET; THENCE NORTH 00°58'00" EAST (NORTH BY RECORD) 47.50 FEET; THENCE NORTH 89°02'00" WEST (WEST BY RECORD) 179.00 FEET TO THE EAST LINE OF SAID STREET; AND THENCE NORTH 00°58'00" EAST ALONG SAID EAST LINE (NORTH BY RECORD) 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 33,914 SF OR 0.78 ACRES

TOGETHER WITH AND SUBJECT TO PARTY WALL RIGHTS AS THEY NOW EXIST IN THE PARTY WALL WHICH IS LOCATED BEGINNING ON THE EAST LINE OF SAID WASHINGTON BOULEVARD 35.00 FEET SOUTH 00°58'00" WEST (SOUTH BY RECORD) FROM THE SOUTHWEST CORNER OF LOT 25, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY; AND RUNNING THENCE SOUTH 89°02'00" EAST (EAST BY RECORD) 78.00 FEET.

SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS OVER A PART OF LOT 25, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25; AND RUNNING THENCE NORTH 00°58'00" EAST (NORTH BY RECORD) 21.00 FEET; THENCE SOUTH 89°02'00" EAST (EAST BY RECORD) 179.00 FEET; THENCE SOUTH 00°58'00" WEST (SOUTH BY RECORD) 21.00 FEET; THENCE NORTH 89°02'00" WEST (WEST BY RECORD) 179.00 FEET TO THE POINT OF BEGINNING. THE EXTEND AND USE OF THIS RIGHT OF WAY WAS CLARIFIED BY ORDER OF THE SECOND JUDICIAL DISTRICT COURT, A CERTIFIED COPY OF SUCH ORDER BEING RECORDED AT BOOK 1398, PAGE 606, WEBER COUNTY RECORDS.

04-029-0033 (LEGAL DESCRIPTION)

PART OF LOTS 24 AND 25, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 21 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 25; AND RUNNING THENCE EAST 330 FEET, THENCE SOUTH 153 FEET, THENCE WEST 165 FEET, THENCE NORTH 49.5 FEET, THENCE EAST 14 FEET, THENCE NORTH 47.5 FEET, THENCE WEST 179 FEET, THENCE NORTH 56 FEET TO THE POINT OF BEGINNING.

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 DATE 3/28/2011
LICENSE NO. 191517

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCELS PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°58' WEST ALONG THE MONUMENT LINE BETWEEN THE MONUMENT MARKING THE INTERSECTION OF WASHINGTON BLVD. AND 28TH STREET (BEING AT A 10' OFFSET TO THE WEST OF THE CENTERLINE OF WASHINGTON BLVD.) AND THE MONUMENT MARKING THE INTERSECTION OF WASHINGTON BLVD. AND 29TH STREET (BEING AT A 10' OFFSET TO THE WEST OF SAID WASHINGTON BLVD. CENTERLINE). THE BOUNDARIES WERE RETRACED PARALLEL WITH AND PERPENDICULAR TO THE MONUMENT LINE OF WASHINGTON BOULEVARD. BLOCK 4, SOUTH OGDEN SURVEY WAS RETRACED BASED UPON STREET WIDTHS OF 99 FEET ON THE NORTH, EAST, AND SOUTH, AND 132 FEET ON THE WEST. THE BLOCK WAS FOUND TO BE A LITTLE LONG IN EACH DIRECTION, BUT MORE IN THE EAST-WEST DIRECTION. THE BLOCK WAS DIVIDED IN HALF EAST TO WEST. THE WEST HALF OF THE BLOCK WAS SPLIT INTO FIVE (5) EQUAL PARCELS. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

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

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF A SURVEY PERFORMED BY REEVE & ASSOCIATES IN FAVOR OF OGDEN CITY SCHOOLS, THE BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY, WEBER COUNTY PLAT, THE OGDEN CITY BIBLE SHEET 2686, A BEARING SHEET, SECTION CORNER TIE SHEETS, OWNERSHIP PLATS, AND LEGAL DESCRIPTIONS AS RECORDED WITH THE WEBER COUNTY RECORDERS OFFICE. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

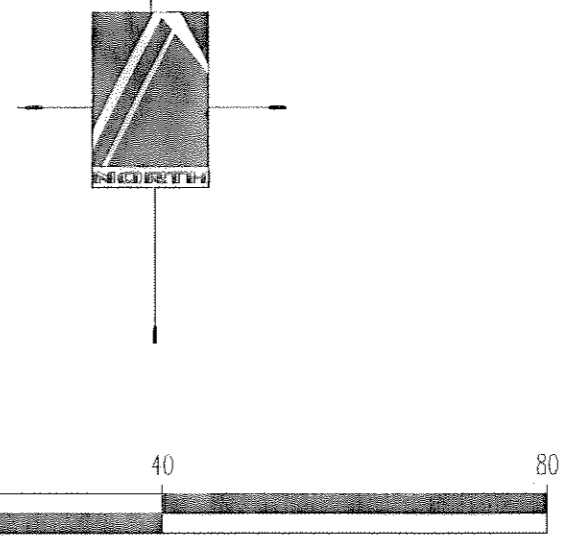
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

LEGEND

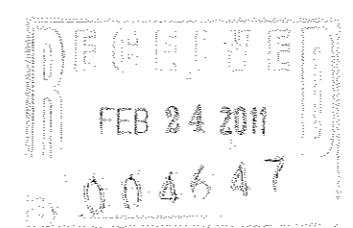
- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
BOUNDARY LINE
CENTERLINE
SECTION LINE
EASEMENT LINE
EX. FENCE LINE
EX. IRRIGATION LINE
EX. LAND DRAIN
EX. OVERHEAD POWER LINE
EX. STORM DRAIN
EX. SANITARY SEWER
EX. SECONDARY WATERLINE
EX. TELEPHONE LINE
EX. GAS LINE
EX. CULINARY WATERLINE
SECTION CORNER (FOUND)
SECTION CORNER (NOT FOUND)
MONUMENT
CONTROL POINT
EX. SPOT ELEVATION
EG CONTOUR LINE
BAR & CAP OR NAIL & WASHER TO BE SET
STAMPED "PINNACLE"
EX. P.O.B.
SDMH
SDCB
SSMH
SSMH
WV
FH
EXISTING ASPHALT
EXISTING CURB & GUTTER
EXISTING CONCRETE

BENCHMARK

BENCHMARK IS: THE CENTERLINE MONUMENT MARKING THE INTERSECTION OF ADAMS AVENUE AND 28TH STREET ELEVATION: 4332.26



BENCHMARK ELEVATION = 4332.26



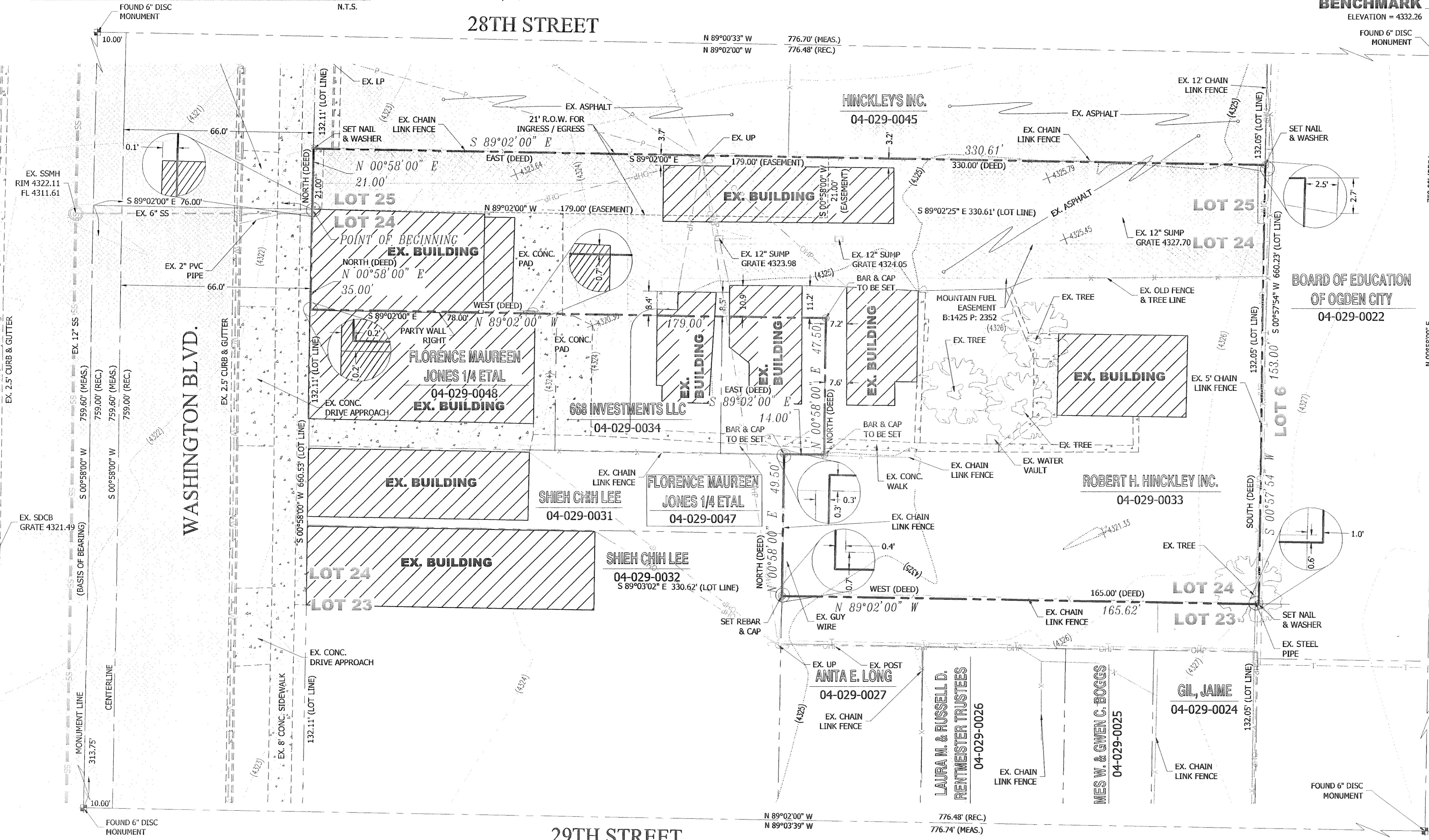
PART OF BLOCK 4, SOUTH OGDEN SURVEY

28TH STREET

29TH STREET

WASHINGTON BLVD.

ADAMS AVE



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

HINCKLEY DODGE SURVEY BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR: HUGH PARKE 2852 WASHINGTON BLVD. OGDEN, UT 84403 PROJECT #08-056

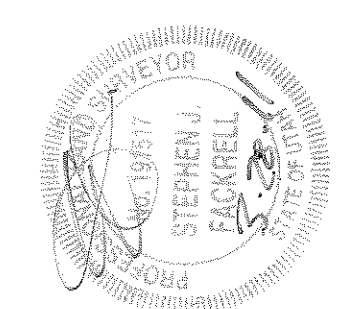


Table with columns: SURVEYED BY, DESIGNED BY, DRAWN BY, APPROVED BY, DATE, REVISION, SHEET #. Includes entries for TW, JDL, and SJF with dates 9/2008 and 3/2011.