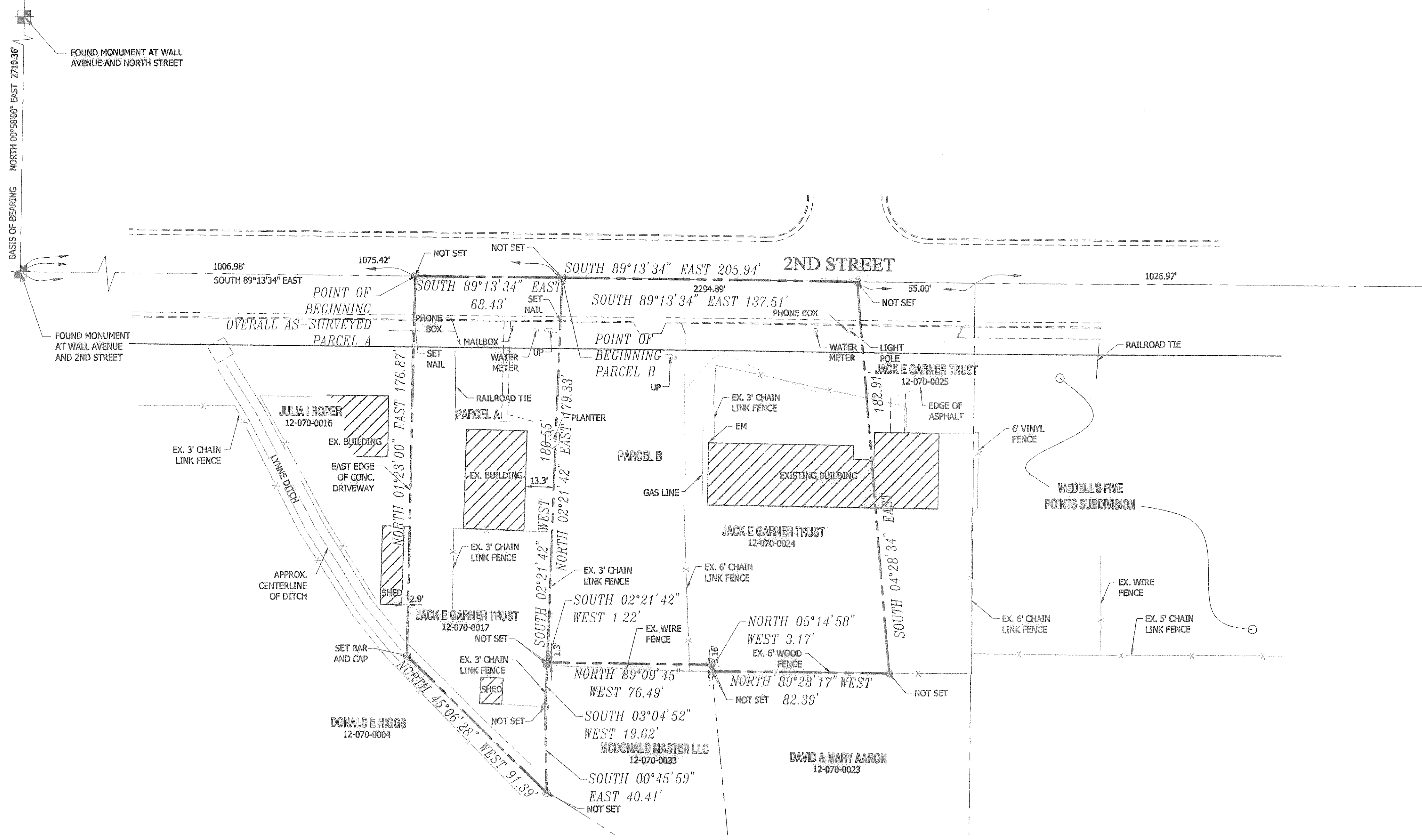


**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF THE PARCEL SHOWN HEREON AND ADJUST THE BOUNDARY LINE BETWEEN THE PARCELS PER THE OWNER'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°58'00" EAST 2710.36 FEET ALONG WALL AVENUE BETWEEN THE CENTERLINE MONUMENTS LOCATED AT NORTH STREET AND WALL AVENUE AND 2ND STREET AND WALL AVENUE. THE BOUNDARIES WERE RETRACED BASED UPON THE FOLLOWING: THE NORTH LINE WAS BASED ON A 33 FOOT OFFSET OF THE MONUMENTED CENTERLINE OF 2ND STREET. THE WEST LINE WAS BASED UPON PROVIDING EACH PARCEL ITS DEED DISTANCE FROM THE RE-ESTABLISHED WEDELL'S FIVE POINTS SUBDIVISION AND RUNNING THE DEED BEARING SOUTH TO THE CENTERLINE OF THE LYNNE DITCH CALLED FOR IN THE DEED. THE SOUTH LINE OF PARCEL "A" WAS RE-ESTABLISHED BASED ON THE CALL TO THE CENTERLINE OF THE DITCH. THE SOUTHEASTERLY LINE FOLLOWS EXISTING FENCES AND THEIR EXTENSION. THE SOUTH LINE FOLLOWS AN EXISTING FENCE. THE EAST LINE FOLLOWS THE DEED BEARING SOUTH ON SAID RE-ESTABLISHMENT OF FRONTAGE ALONG 2ND STREET. NOTE: THERE IS A BOUNDARY OVERLAP WITH PARCEL 12-070-0033. 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 OWNERSHIP PLATS, LEGAL DESCRIPTIONS, SUBDIVISION PLATS, AND AREA REFERENCE PLATS.



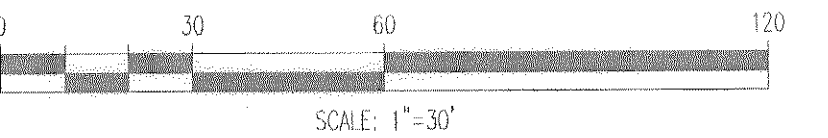
FOUND MONUMENT AT WALL AVENUE AND NORTH STREET

FOUND MONUMENT AT WALL AVENUE AND 2ND STREET

FOUND MONUMENT AT WASHINGTON AVENUE AND 2ND STREET

FOUND MONUMENT AT WALL AVENUE AND 2ND STREET

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By 004755



**LEGEND**

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
  - CENTERLINE
  - SETBACK LINE
  - EASEMENT 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
  - POINT OF BEGINNING
  - EXISTING WATER VALVE
  - EX. SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN BOX
  - UTILITY POLE
  - SECTION CORNER
  - MONUMENT
  - CONTROL POINT
  - EX. SPOT ELEVATION
  - 4250 --- EG CONTOUR LINE
  - BAR & CAP OR NAIL & WASHER TO BE SET
  - EXISTING ASPHALT

**AS-SURVEYED DESCRIPTION PARCEL A**

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°58'00" EAST 2710.36 FEET ALONG WALL AVENUE BETWEEN THE CENTERLINE MONUMENTS LOCATED AT NORTH STREET AND WALL AVENUE AND 2ND STREET AND WALL AVENUE. BEGINNING AT A POINT ON THE MONUMENTED CENTERLINE OF 2ND STREET, SAID POINT BEING LOCATED SOUTH 89°13'34" EAST 1006.98 FEET FROM THE CENTERLINE MONUMENT LOCATED AT 2ND STREET AND WALL AVENUE AND RUNNING THENCE SOUTH 89°13'34" EAST ALONG SAID CENTERLINE 68.43 FEET; THENCE SOUTH 02°21'42" WEST TO AND ALONG AN EXISTING FENCE 180.55 FEET; THENCE SOUTH 03°04'52" WEST ALONG AN EXISTING FENCE 19.62 FEET; THENCE SOUTH 00°45'59" EAST ALONG AN EXISTING FENCE AND THE EXTENSION OF 40.41 FEET TO THE CENTER OF THE LYNNE DITCH; THENCE NORTH 45°06'28" WEST ALONG CENTER OF SAID DITCH 91.39 FEET TO THE EAST LINE OF PARCEL ID #12-070-0016; THENCE NORTH 01°23'00" EAST 176.87 FEET TO THE POINT OF BEGINNING. CONTAINS: 13,887 SQ. FT./0.32 AC.

**AS-SURVEYED DESCRIPTION PARCEL B**

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°58'00" EAST 2710.36 FEET ALONG WALL AVENUE BETWEEN THE CENTERLINE MONUMENTS LOCATED AT NORTH STREET AND WALL AVENUE AND 2ND STREET AND WALL AVENUE. BEGINNING AT A POINT ON THE MONUMENTED CENTERLINE OF 2ND STREET, SAID POINT BEING LOCATED SOUTH 89°13'34" EAST 1075.42 FEET FROM THE CENTERLINE MONUMENT LOCATED AT 2ND STREET AND WALL AVENUE AND RUNNING THENCE SOUTH 89°13'34" EAST ALONG SAID CENTERLINE 205.94 FEET; THENCE SOUTH 04°28'34" EAST 182.91 FEET TO AN EXISTING FENCE; THENCE NORTH 89°28'17" WEST ALONG SAID FENCE LINE 82.39 FEET; THENCE NORTH 05°14'58" WEST 3.17 FEET; THENCE NORTH 89°09'45" WEST 76.49 FEET TO AN EXISTING FENCE; THENCE SOUTH 02°21'42" WEST ALONG SAID FENCE 1.22 FEET; THENCE SOUTH 03°04'52" WEST ALONG AN EXISTING FENCE LINE 19.62 FEET; THENCE SOUTH 00°45'59" EAST ALONG SAID FENCE AND ITS EXTENSION 40.41 FEET TO THE CENTER OF DITCH; THENCE NORTH 45°06'28" WEST 91.39 FEET ALONG SAID CENTER OF LYNNE DITCH; THENCE NORTH 01°23'00" EAST 176.87 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A 12 FOOT RIGHT-OF-WAY ALONG THE EAST SIDE. CONTAINS: 40,719 SQ. FT./0.94 AC.

**AS-SURVEYED DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°58'00" EAST 2710.36 FEET ALONG WALL AVENUE BETWEEN THE CENTERLINE MONUMENTS LOCATED AT NORTH STREET AND WALL AVENUE AND 2ND STREET AND WALL AVENUE. BEGINNING AT A POINT ON THE MONUMENTED CENTERLINE OF 2ND STREET, SAID POINT BEING LOCATED SOUTH 89°13'34" EAST FROM THE CENTERLINE MONUMENT LOCATED AT 2ND STREET AND WALL AVENUE 1006.98 FEET AND RUNNING THENCE SOUTH 89°13'34" EAST ALONG SAID CENTERLINE 205.94 FEET; THENCE SOUTH 04°28'34" EAST 182.91 FEET TO AN EXISTING FENCE; THENCE NORTH 89°28'17" WEST ALONG SAID FENCE LINE 82.39 FEET; THENCE NORTH 05°14'58" WEST 3.17 FEET; THENCE NORTH 89°09'45" WEST 76.49 FEET TO AN EXISTING FENCE; THENCE SOUTH 02°21'42" WEST ALONG SAID FENCE 1.22 FEET; THENCE SOUTH 03°04'52" WEST ALONG AN EXISTING FENCE LINE 19.62 FEET; THENCE SOUTH 00°45'59" EAST ALONG SAID FENCE AND ITS EXTENSION 40.41 FEET TO THE CENTER OF DITCH; THENCE NORTH 45°06'28" WEST 91.39 FEET ALONG SAID CENTER OF LYNNE DITCH; THENCE NORTH 01°23'00" EAST 176.87 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A 12 FOOT RIGHT-OF-WAY ALONG THE EAST SIDE. CONTAINS: 40,719 SQ. FT./0.94 AC.

**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  
LICENSE NO. 191517  
DATE 9-28-2012

**DEED DESCRIPTION 12-070-0017**

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING IN THE CENTER OF THE LYNNE DITCH AT A POINT NORTH 1°23' EAST 839.00 FEET FROM A POINT 179.52 FEET NORTH AND 603.7 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 1°23' EAST 174.00 FEET TO THE CENTER OF STREET; THENCE EAST 118.34 FEET, THENCE SOUTH 5°15' EAST 172.88 FEET, THENCE NORTH 89°09'45" WEST 76.72 FEET, THENCE SOUTH 2°24'45" WEST 59.00 FEET TO THE CENTER OF DITCH, THENCE NORTHWESTERLY ALONG CENTER OF SAID DITCH 74.57 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SUBJECT TO A 12 FOOT RIGHT-OF-WAY ALONG THE EAST SIDE.

**DEED DESCRIPTION 12-070-0024**

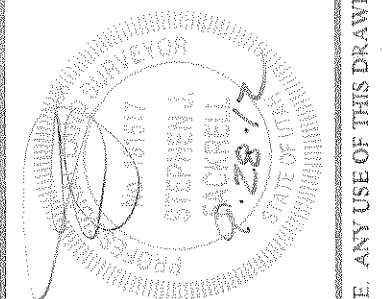
PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1431.54 FEET SOUTH AND 1813.20 FEET WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING IN THE CENTER LINE OF 2ND STREET, IN OGDEN CITY, WEBER COUNTY, UTAH, RUNNING THENCE WEST 87.60 FEET, THENCE SOUTH 5°15' EAST 183.76 FEET, THENCE SOUTH 89°09'45" EAST 57 FEET, MORE OR LESS, THENCE NORTH 5°15' WEST 183.00 FEET TO THE PLACE OF BEGINNING.

**DEED DESCRIPTION 12-070-0025**

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1431.54 FEET SOUTH, 1758.2 FEET WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION IN THE CENTER OF 2ND STREET, AND RUNNING THENCE WEST 55 FEET ALONG THE CENTER OF 2ND STREET, THENCE SOUTH S½° EAST 183 FEET, THENCE EAST 50 FEET, THENCE NORTH 183 FEET TO THE POINT OF BEGINNING.

**PINNACLE**  
Engineering & Land Surveying, Inc.  
Layton • West Bountiful • Mount Pleasant  
2720 North 350 West, Suite #108  
Layton, UT 84041  
Phone: (801) 773-1910  
Fax: (801) 773-1925

ANDERSON SURVEY  
BOUNDARY SURVEY / PARCEL SPLIT  
FOR: COLLETTE ANDERSON  
233 EAST 2ND STREET  
OGDEN, UT  
11-072



DATE	REVISION	BY	DATE	REVISION	BY
11/2011		SPB	11/2011		SD
					SJT