

**NARRATIVE**

This Property Survey was requested by Mr. Larry Horspool for the purpose of determining the boundaries of these parcels.

Ogden City Monuments were found at the Intersection of 16th Street and Fowler Avenue, the Point of Intersection along 16th Street, west of Brinker Avenue, at the Intersection of Brinker Avenue and Fort Lane, and at the Intersection of 19th Street and Brinker Avenue, a rebar was found at the Intersection of 16th Street and Brinker Avenue.

A Weber County Brass Cap was found at the Southwest corner of the Southeast Quarter of Section 21, Township 6 North, Range 1 West, SLB&M, U.S. Survey

A line bearing North 89°57'00" East between the Ogden City Monuments at the Point of Intersection along 16th Street and the Intersection of 16th Street and Fowler Avenue was used as the Basis of Bearings.

Multiple Rebar and Caps Marked "Meridian" were found as depicted on this drawing. The locations of these rebar were checked and honored as marking portions of Parcel 3, the Southern rebar were honored in the East-West position and the 1/16th Line was used to position the South line of Parcels 2 & 3.

Two Rebar with No Caps were Found as shown on this drawing, these locations were checked and honored as Marking the Northwest corner of Lot 13 Orchard Park Estates No. 1 (Weber County Recorders Entry #390918 Bk 13 Pg 6), and the Northeast corner of River Glen Townhomes (Weber County Recorders Entry #2277671, Bk 66, Pg 49).

Ogden City Plats, #2641 and #2640 were used to establish the bearings, Distances and angles for the Centerline of 16th Street. These plats were also used to calculate the Bearing and Distance of the Northwest corner of said Southeast Quarter of said Section.

Calls within the Original deeds to 16th Street, existing fence lines, the 1/16 Section line, and to Adjoining deeds and property owners were honored and used to determine the boundaries of these parcels.

**BOUNDARY DESCRIPTION**

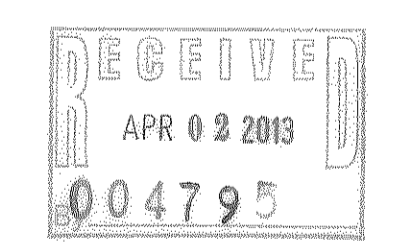
**PARCEL 1**  
 PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 16TH STREET, WHICH POINT IS SITUATE SOUTH 0D31' WEST 1044.90 FEET AND NORTH 86D31' EAST 179.84 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 86D31' WEST 95.4 FEET; THENCE SOUTH 122 FEET; THENCE SOUTH 89D46' EAST 95 FEET, MORE OR LESS, TO WEST BOUNDARY LINE OF PROPERTY CONVEYED TO PATRICIA B MAW, AS TRUSTEE, BY WARRANTY DEEDS DATED DECEMBER 22, 1998, AND RECORDED ON DECEMBER 22, 1998, AS ENTRY NO. 1599654 IN BOOK 1980, AT PAGE 1961 IN THE OFFICE OF THE COUNTY RECORDER OF WEBER COUNTY, UTAH, AND BY WARRANTY DEED DATED JANUARY 14, 1999 AND RECORDED ON JANUARY 14, 1999 AS ENTRY NO. 11605449 IN BOOK 1985, AT PAGE 2284 IN THE OFFICE OF THE COUNTY RECORDER OF WEBER COUNTY, UTAH; THENCE NORTH 1D20' EAST 128 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**  
 THE EAST 1/2 OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT: PART OF THE SOUTHWEST QUARTER OF SECTION 21, AND PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE LAND CONVEYED TO KEITH W MAW BY DEED IN BOOK 734, PAGE 98 AT WEST LINE OF SAID QUARTER SECTION, SOUTH 0D31' WEST 1166.9 FEET, MORE OR LESS, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE SOUTH 89D46' EAST 185.39 FEET, THENCE SOUTH 1D20' WEST 158.04 FEET, THENCE NORTH 89D46' WEST 154.4 FEET, THENCE SOUTH 0D31' WEST 211.11 FEET, THENCE NORTH 89D32' WEST 30.99 FEET, THENCE NORTH 0D31' EAST 340.28 FEET, MORE OR LESS, TO A POINT NORTH 89D46' WEST FROM BEGINNING, THENCE SOUTH 89D46' EAST 10.00 FEET TO BEGINNING, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD AND RIGHTS-OF-WAY BY USE APPERTAINING TO SAID REAL PROPERTY.

**PARCEL 3**  
 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; LYING SOUTH OF 16TH STREET IN OGDEN, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF 16TH STREET AT A POINT WHICH IS SOUTH 0D31'00" WEST 1044.79 FEET ALONG THE SECTION LINE AND NORTH 86D31'00" EAST 180.02 FEET ALONG THE SOUTH LINE OF 16TH STREET FROM THE WEST ONE QUARTER CORNER OF SAID SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 86D31'00" EAST ALONG SAID SOUTH LINE, 43.45 FEET TO AN EXISTING FENCE; THENCE SOUTH 1D36'00" WEST ALONG SAID FENCE LINE, 290.18 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER; THENCE NORTH 89D46'00" WEST ALONG SAID SOUTH LINE, 41.95 FEET; THENCE NORTH 1D20'00" EAST 287.33 FEET TO THE POINT OF BEGINNING. CONTAINING 0.283 OF AN ACRE

**Overall Boundary Description**

A part of the Southwest Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
 Beginning at a point on the 1/16th Section line, said point being 1315.29 feet North 0°31'00" East and 87.78 feet South 89°46'00" East from the Southwest corner of said Quarter Section; and running thence North 00°55'30" East 159.16 feet; thence North 89°46'00" West 0.14 feet; thence North 01°20'00" East 122.03 feet to the South right of way line of 16th Street; thence North 86°35'51" East 136.53 feet along said South line to an Existing fence; thence South 01°25'13" West 289.87 feet along said fence to said 1/16th Section line; thence North 89°46'00" West 134.38 feet along said 1/16th Section line to the point of beginning.  
 Containing 38,674 square feet



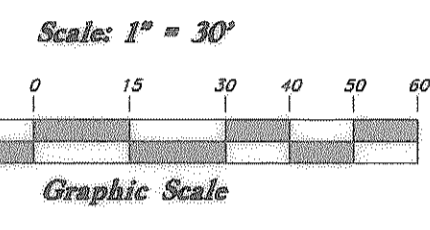
**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



**LEGEND**

—C— Centerline	TA Top of Asphalt	C.M.P. Corrugated Metal Pipe
—UGT— Buried Telephone line	EA Edge of Asphalt	R.C.P. Reinforced Concrete Pipe
—OHT— Overhead Telephone line	NG Natural Ground	CONC Edge of Concrete
—OHP— Overhead Power line	LG Lip of Gutter	R.WALL Retaining Wall
—UGP— Power line	SP Service Pole	SMH Sewer Manhole
—S— Sanitary Sewer line	LP Light Pole	WV Water Valve
—W— Cullinary Water line	PP Power Pole	CB Catch Basin
—G— Gas line	TP Telephone Pole	DV Diversion Box
—SD— Storm Drain line	FH Fire Hydrant	TC Top of Curb
—SW— Secondary Waterline	DIT Flowline of Ditch	SW Sidewalk
—LD— Land Drain line	TOS Top of Slope	GL Gas Line Marker
—IW— Irrigation Waterline	TOP Top of Slope	GUY Guy Wire
—X—X— Fence	CO Cleanout	BLDG Building Corner
—P— Power Pole	FC Fence	NG Natural Ground
—M— Post	DMH Drain Manhole	D Fire Hydrant
—W— Water Meter	FL Flowline	D4 Water Valve
—G— Gas Meter	SE Spot Elevation	HP Light Pole
—T— Telephone Box	ASPH Asphalt	PP Power Pole w/guy
—S— Sewer Manhole	CONC Concrete	DT Deciduous Tree
—D— Drain Manhole	BLDG Building	CT Coniferous Tree
—W— Water Manhole	CB Catch Basin	
—C— Cleanout Box		



RIVER GLEN TOWNHOMES OWNERS ASSOCIATION

ORCHARD PARK ESTATES NO. 1

**GREAT BASIN ENGINEERING**  
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 WWW.GREATBASINENGINEERING.COM

**Record of Survey**  
**Horspool Maw Properties**  
 1201 16th Street  
 Ogden City, Weber County, Utah  
 A part of Section 21, T6N, R1W, SLB&M, U.S. Survey

1 Mar, 2013  
 SHEET NO. **C1**  
 13N704-PS