

PART OF THE NW 1/4 OF SECTION 31 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH - Record of Survey Date: May 2015

NW cor Sec 31, T6N, R1W, SLB&M. No Monument set. WCo NAD1927 coordinates, X= 1860890.1180 Y= 323292.8520

BOUNDARY DESCRIPTIONS

Parcel 1:
 A tract of land in the Northwest Quarter of the Northwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian, City of Ogden, County of Weber, State of Utah; said tract having a basis of bearing of South 00°22'13" West between the monumented location of an Ogden City Monument (OCM) which is being used as a reference monument for the Northwest Corner of said Section 31 (Weber County Surveyor NAD1927 state plane coordinates for the OCM are X= 1860885.02 Y= 323287.67, coordinates for the NW Cor X= 1860890.118 Y= 323292.852) and the monumented location for the Southwest Corner of said Section 31 which is a Weber County Surveyor brass cap (Weber County Surveyor NAD1927 state plane coordinates of X= 1860851.05 Y= 318051.31); said tract being described as follows:
 BEGINNING at a point on the North right-of-way of Wadman Drive, said point being located the following Seven (7) courses,
 1) 2232.19 feet South 00°23'33" West to a spike identifying the intersection of Kershaw Street and Pennsylvania Avenue (1100 West Street);
 2) 906.29 feet South 88°40'18" East (South 89°02'00" East record per dedication plot recorded as Plat Book 60 page 84) along the center line of Kershaw Street to a PK Nail representing the intersection of Kershaw Street and Wadman Drive;
 3) 648.15 feet North 01°19'42" East (North 00°58'00" East record per said dedication plot) along the dedicated center line of Wadman Drive to a point of curvature;
 4) along the arc of a tangent curve to the left 193.71 feet, having a radius of 316.28 feet and a chord distance and bearing of 190.70 feet North 16°13'04" West along the center line of Wadman Drive to a point of tangency;
 5) 528.28 feet North 33°45'48" West along the center line of Wadman Drive to a point of curvature;
 6) along the arc of a tangent curve to the left 120.91 feet, having a radius of 188.76 feet and a chord distance and bearing of 118.86 feet North 52°06'52" West along the center line of Wadman Drive;
 7) leaving the center line of Wadman Drive on a line radial to said curve 30.00 feet North 19°32'05" East to said North right-of-way line of Wadman Drive; FROM said Ogden City Monument (OCM);
 RUNNING thence along the arc of a non-tangent curve to the left 39.46 feet, having a radius of 218.76 feet and a chord bearing and distance of North 75°37'56" West 39.40 feet along said North right-of-way line;
 Thence North 00°31'40" East (South 00°09'15" West by Warranty Deed recorded as Entry # 2716501 on Dec. 31, 2014) 303.81 feet along the east boundary of Parcel 1 said Warranty Deed and the east boundary of Parcel 2 of said Warranty Deed recorded as Book 830 page 2 on Feb. 21, 1966;
 Thence South 45°03'49" East (North 45°15'26" West by said Warranty Deed recorded as Book 830 page 2) 51.28 feet along said right-of-way line and line extended to the southeast corner of a parcel described in Warranty Deed recorded as Book 825 page 206 on Dec. 27, 1965, said point being 50 feet perpendicularly distant from the right of way of Interstate 15;
 Thence North 00°11'37" East 72.22 feet (Southerly 18 ft., more or less, by Book 825 page 206 and Southerly 50 ft., more or less, by said Book 830 page 2), to said right-of-way of Interstate 15;
 Thence South 44°42'31" East 235.91 feet (N 45°15'26" W 235 ft., more or less, in a Final Order of Condemnation recorded as Map 1971), to an existing right of way monument (stamped for Sta 13+17.00 "A" Line, ramp stationing);
 Thence South 32°31'07" East 102.28 feet (N 32°28'26" W in said Final Order);
 Thence North 89°03'33" West 221.82 feet;
 Thence South 00°11'37" West 99.30 feet, to said North right-of-way line of Wadman Drive and the point of beginning.
 Containing 41,143.0 square feet, 0.9445 Acres, more or less.

Parcel 2:
 A tract of land in the Northwest Quarter of the Northwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian, City of Ogden, County of Weber, State of Utah; said tract having a basis of bearing of South 00°22'13" West between the monumented location of an Ogden City Monument (OCM) which is being used as a reference monument for the Northwest Corner of said Section 31 (Weber County Surveyor NAD1927 state plane coordinates for the OCM are X= 1860885.02 Y= 323287.67, coordinates for the NW Cor X= 1860890.118 Y= 323292.852) and the monumented location for the Southwest Corner of said Section 31 which is a Weber County Surveyor brass cap (Weber County Surveyor NAD1927 state plane coordinates of X= 1860851.05 Y= 318051.31); said tract being described as follows:
 BEGINNING at a point on the North right-of-way of Wadman Drive, said point being located the following Seven (7) courses,
 1) 2232.19 feet South 00°23'33" West to a spike identifying the intersection of Kershaw Street and Pennsylvania Avenue (1100 West Street);
 2) 906.29 feet South 88°40'18" East (South 89°02'00" East record per dedication plot recorded as Plat Book 60 page 84) along the center line of Kershaw Street to a PK Nail representing the intersection of Kershaw Street and Wadman Drive;
 3) 648.15 feet North 01°19'42" East (North 00°58'00" East record per said dedication plot) along the dedicated center line of Wadman Drive to a point of curvature;
 4) along the arc of a tangent curve to the left 193.71 feet, having a radius of 316.28 feet and a chord distance and bearing of 190.70 feet North 16°13'04" West along the center line of Wadman Drive to a point of tangency;
 5) 528.28 feet North 33°45'48" West along the center line of Wadman Drive to a point of curvature;
 6) along the arc of a tangent curve to the left 120.91 feet, having a radius of 188.76 feet and a chord distance and bearing of 118.86 feet North 52°06'52" West along the center line of Wadman Drive;
 7) leaving the center line of Wadman Drive on a line radial to said curve 30.00 feet North 19°32'05" East to said North right-of-way line of Wadman Drive; FROM said Ogden City Monument (OCM);
 RUNNING thence North 00°11'37" West 99.30 feet;
 Thence North 89°03'33" West 221.82 feet, to the right-of-way of Interstate 15;
 Thence South 32°31'07" East 326.19 feet (N 32°28'26" W in a Final Order of Condemnation recorded as Book 865 page 220 on May 5, 1971), said right-of-way line being identified as a straight line between UDOT right-of-way monuments at Sta 13+17.00 "A" Line, ramp stationing, and monument number 63 as documented in a record of survey number 004267 filed with the Weber County Surveyor's Office;
 Thence leaving said right-of-way North 79°00'11" West 263.89 feet, to the Northeastly right-of-way line of said Wadman Drive;
 Thence North 33°45'48" West 53.49 feet, along said Northeastly right-of-way to a point of curvature;
 Thence along the arc of a tangent curve to the left 140.13 feet, having a radius of 218.76 feet with a chord bearing and distance of North 52°06'53" West 137.74 feet, to the point of beginning.
 Containing 60,992.0 square feet, 1.4002 Acres, more or less.

Parcel 3:
 A tract of land in the Northwest Quarter of the Northwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian, City of Ogden, County of Weber, State of Utah; said tract having a basis of bearing of South 00°22'13" West between the monumented location of an Ogden City Monument (OCM) which is being used as a reference monument for the Northwest Corner of said Section 31 (Weber County Surveyor NAD1927 state plane coordinates for the OCM are X= 1860885.02 Y= 323287.67, coordinates for the NW Cor X= 1860890.118 Y= 323292.852) and the monumented location for the Southwest Corner of said Section 31 which is a Weber County Surveyor brass cap (Weber County Surveyor NAD1927 state plane coordinates of X= 1860851.05 Y= 318051.31); said tract being described as follows:
 BEGINNING at a point on the North right-of-way of Wadman Drive, said point being located the following Eight (8) courses,
 1) 2232.19 feet South 00°23'33" West to a spike identifying the intersection of Kershaw Street and Pennsylvania Avenue (1100 West Street);
 2) 906.29 feet South 88°40'18" East (South 89°02'00" East record per dedication plot recorded as Plat Book 60 page 84) along the center line of Kershaw Street to a PK Nail representing the intersection of Kershaw Street and Wadman Drive;
 3) 648.15 feet North 01°19'42" East (North 00°58'00" East record per said dedication plot) along the dedicated center line of Wadman Drive to a point of curvature;
 4) along the arc of a tangent curve to the left 193.71 feet, having a radius of 316.28 feet and a chord distance and bearing of 190.70 feet North 16°13'04" West along the center line of Wadman Drive to a point of tangency;
 5) 528.28 feet North 33°45'48" West along the center line of Wadman Drive to a point of curvature;
 6) along the arc of a tangent curve to the left 120.91 feet, having a radius of 188.76 feet and a chord distance and bearing of 118.86 feet North 52°06'52" West along the center line of Wadman Drive;
 7) leaving the center line of Wadman Drive on a line radial to said curve 30.00 feet North 19°32'05" East to said North right-of-way line of Wadman Drive;
 8) along the arc of a non-tangent curve to the left 39.46 feet, having a radius of 218.76 feet and a chord bearing and distance of North 84°38'48" West 29.36 feet along the right of way of Wadman Drive;
 Thence leaving Wadman Drive South 89°36'48" East 38.46 feet to the southeast corner of property deeded as Entry # 2716501 on Dec. 31, 2014;
 Thence South 00°31'40" West 2.54 feet to the point of beginning.
 Containing 27.5 square feet, more or less.

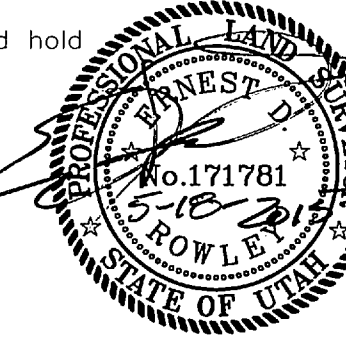
NARRATIVE

The purpose of the survey is to provide two descriptions for several separate descriptions that are owned by the client. Parcel 1 is to combine tax serial numbers, 14-037-0011, 14-037-0014, 14-037-0018, and 14-037-0028. Parcel 2 is to combine tax serial numbers, 14-037-0017, and 14-037-0031. The basis of bearing for this survey is as noted in the parcel descriptions. This project started by collecting record information relating to the area. The documents found are listed below. Field data was collected on the fences, and monuments as shown and noted. Deeds were evaluated along with other surveys and the occupational lines which resulted in the boundaries as noted and shown. In reestablishing the UDOT right-of-way for Interstate 15 UDOT r/w maps were obtained and a filed survey done by Hansen and Associates. Finding the monuments shown and comparing their location with the deeds and UDOT maps it appears that the monument found at Sta R/W mon A, 13+17.00 "A" Line (ramp stationing) is on the right of way and best represents the location of the angle point created by document Book 965 page 220 (which has nearly an 8.5 foot closing error). This monument (R/W mon A) is not shown on the Hansen drawings in which it indicates that the monuments shown are not necessarily on the right-of-way line. The deeds were drafted and adjusted so that they are contiguous to one another and translated to R/W mon A and also rotated slightly to coincide with the bearing between said R/W mon A and UDOT monument 63 (UDOT63) which is shown on the Hansen drawings. Because of the closing error of the deed the angular relationship noted on the Hansen drawings was maintained at R/W mon A. This established the easterly boundary of both parcels. The west boundary of Parcel 1 is a result of establishing the boundary for 14-037-0029 and 14-037-0030 by deed E# 2716501 which was sold by Wadman Investments making these parcels senior. This deed is tied to the Spike found at the intersection of Kershaw Street and Pennsylvania Ave which has been found and surveyed. A rotation was applied to the deed to coincide with the rotated location of Wadman Drive (discussed hereafter) and the east boundary of these parcels also coincides with the east boundary of Bellevue Place a subdivision done in 1890 and deeders to be vacated. The plot as shown hereon has been rotated to match the bearing of the monument line between the OCM near the Northwest corner of Sec 31 and the Southwest corner of Section 31. The next part of the west boundary of Parcel 1, which borders the UDOT right of way, was established by holding the adjusted location of deed Book 830 page 2 on Dec. 27, 1965, in which V. Joy Wadman sold the parcel to UDOT. This makes this deed the senior deed and the boundaries of it are being held. There was found a GBE North nail and washer (GBE-PK1) as noted hereon which would represent the Northwest corner of parcel 14-037-0030 which appears to be set in a survey of parcel 14-051-0010. It appears that this nail was set at what would be the deed location of the parcel and not on the actual right of way of the interstate, at least the location of the right of way which has been established in my survey. The difference between the deed line and the right-of-way line can be seen on this plot. At this time there is not a filed survey of this property available at the county. The south line of Parcel 1 and the southeasterly line of Parcel 2 is along the dedicated right-of-way of Wadman Drive. The location of Wadman Drive is established from a dedication plot recorded Plat Book 60 page 84 of the Weber County Records. This plot is tied to the intersection of Kershaw Street and Wadman Drive (a found PK nail) and the intersection of Kershaw Street and Pennsylvania Ave (a found spike, the dedication plot calls this point to be a "nail and flash buried" but no flash was found only the spike noted on other survey plots). The plot has been rotated to match the surveyed locations of these found nails. The south line of parcel 2 was established by deed E# 2193434 which was rotated to conform to the alignment of Wadman Drive. This location also coincides with the deed for the property to the south which was surveyed by Hansen in a record of survey filed as # 004057 with the Weber County Surveyor and was done for the Wadman Corporation recorded as E# 1181507. The north line of Parcel 2 is the common deed line with Parcel 1. Documents used in this survey:
 1. Weber County Recorder Ownership and Abstract records for parcels, 14-037-0010, 14-037-0012, 14-037-0013, 14-037-0014, 14-037-0015, 14-037-0016, 14-037-0017, 14-037-0018, 14-037-0019, 14-037-0020, 14-037-0021, 14-037-0022, 14-037-0025, 14-037-0028, 14-037-0029, 14-037-0030, 14-037-0031, 14-037-0032, 14-051-0012, 14-051-0013.
 2. Deeds of record, Book-Page, 785-73, 786-352, 793-370, 807-699, 808-578, 808-580, 817-150, 825-206, 830-2, 830-3, 921-655, 965-220, Entry # 1181507, 2193428, 2193429, 2193434, 2193434, 2193458, 2193459, 2193460, 2716501.
 3. Subdivisions of record, Plat Book-Page, 05-011 Bellevue Place (now vacated), 60-084 Wadman Drive dedication plot.
 4. Recorder's Ownership Plots, Book-page, 14-037, 14-051.
 5. Records of survey, 003011, 004057, 004170, 004255, 004267, 005107.
 6. County Surveyor The Sheets, 09-23, 09-25, 11-26, 11-27, 12-25, 12-26, 13-25, 13-26, 13-27, 13-28.
 7. UDOT right of way maps scanned files, I-15-8(7)388_04_Plan.tif, I-15-8(7)338_05_Plan_Rev-1.tif

NOTE:
 The parcels described hereon are subject to all easements and encumbrances of record. They are also subject to utility easements which may not be of record.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plot was prepared from the field notes of this survey and from documents and records as noted hereon.



Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyUtah.com
 4646 South 3500 West - #A-3
 West Haven, UT 84401
 801-731-4075

CLIENT: Wadman Corporation
 Address: 2920 South 925 West, Ogden, Utah 84401

Sheet 1 of 2

NW 1/4 of Section 31,
 Township 6 North, Range 1 West, Salt Lake Base and Meridian.

Revisions: 5/11/2015 EDR-Adding Parcel 3	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: May 8, 2015
	FILE: 3517

Scale ~ 1" = 100'

- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - FND SECTION CORNER
 - FND STREET MONUMENT
 - FND OR SET AS NOTED
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

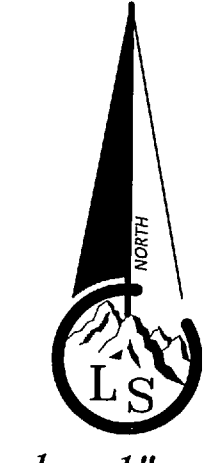
CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	35°05'30"	316.28'	100.00'	193.71'	N 16°13'04" W	190.70'
C2	36°42'06"	188.76'	62.61'	120.91'	N 52°06'52" W	118.86'
C3	10°20'03"	218.76'	19.78'	39.46'	N 75°37'56" W	39.40'
C4	38°42'03"	218.76'	72.56'	140.13'	N 52°06'53" W	137.74'
C5	07°41'40"	218.76'	14.71'	29.36'	N 84°38'48" W	29.36'

Basis of Bearing S 00°22'13" W 5237.63' SW cor to OCM
 N 00°23'33" E 2232.19' Spike to OCM

This Plot is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

PART OF THE NW 1/4 OF SECTION 31 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 OGDEN CITY, WEBER COUNTY, UTAH - Record of Survey Date: May 2015



Scale ~ 1" = 30'

Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
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- FND or SET AS NOTED
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- SET #5x24" REBAR AND CAP STAMPED LANDMARK

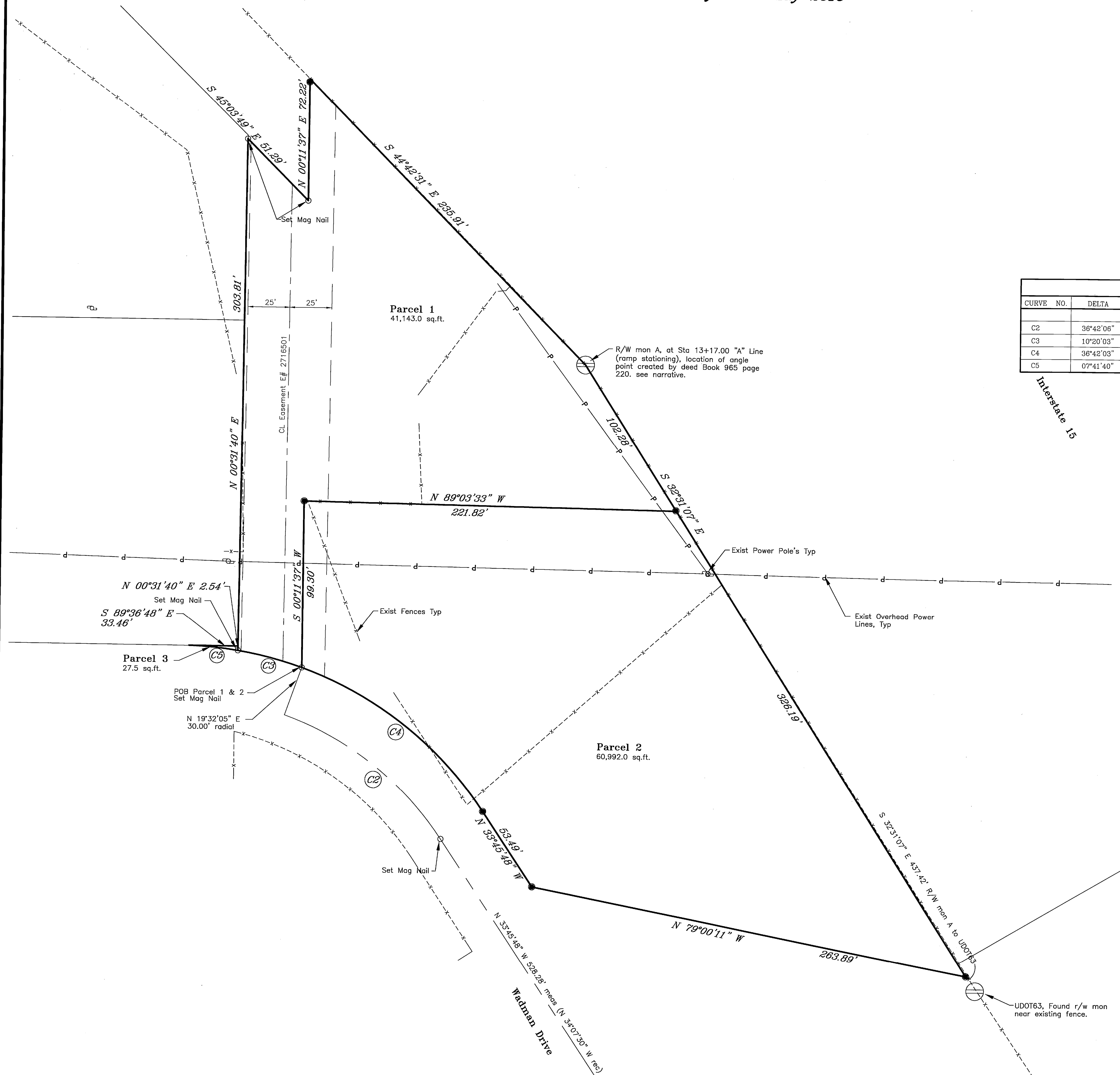
CURVE DATA						
CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	36°42'06"	188.76'	62.61'	120.91'	N 52°06'52" W	118.86'
C3	10°20'03"	218.76'	19.78'	39.46'	N 75°37'56" W	39.40'
C4	36°42'03"	218.76'	72.56'	140.13'	N 52°06'53" W	137.74'
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 5) 528.28 feet North 33°45'48" West along the center line of Wadman Drive to a point of curvature;
 6) along the arc of a tangent curve to the left 120.91 feet, having a radius of 188.76 feet and a chord distance and bearing of 118.86 feet North 52°06'52" West along the center line of Wadman Drive;
 7) leaving the center line of Wadman Drive on a line radial to said curve 30.00 feet North 19°32'05" East to said North right-of-way line of Wadman Drive;
 8) along the arc of a non-tangent curve to the left 39.46 feet, having a radius of 218.76 feet and a chord bearing and distance of North 75°37'56" West;
 FROM said Ogden City Monument (OCM);
 RUNNING thence along the arc of a tangent curve to the left 29.38 feet, having a radius of 218.76 feet and a chord bearing and distance of North 84°38'48" West 29.36 feet along the right of way of Wadman Drive;
 Thence leaving Wadman Drive South 89°36'48" East 38.46 feet to the southeast corner of property deeded as Entry # 2715501 on Dec. 31, 2014;
 Thence South 00°31'40" West 2.54 feet to the point of beginning.
 Containing 27.5 square feet, more or less.



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 4646 South 3500 West - #A-3
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 801-731-4075

CLIENT: Wadman Corporation
 Address: 2920 South 925 West, Ogden, Utah 84401

Sheet 2 of 2

NW 1/4 of Section 31,
 Township 6 North, Range 1 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: May 11, 2015
	FILE: 3517