

**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: November 2015**

BOUNDARY DESCRIPTION

A tract of land in 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 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= 1860890.1180 Y= 323292.8520) 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 for X= 1860851.05 Y= 318051.31); said tract being described as follows:
 COUNTY SURVEYOR NAD1927 state plane coordinates for X= 1860851.05 Y= 318051.31; said tract being described as follows:
 BEGINNING at a point on the East right-of-way of Wadman Drive, and point being located the following Five (5) courses:
 1) 2332.19 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 (to a spike) recorded per dedication plat 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°38'00" East record per said dedication plat) along the dedicated center line of Wadman Drive to a point of curvature, being the Point of Curvature (PC) of a particular curve;
 4) leaving said center line 30.00 feet South 88°40'18" East to the east right-of-way line of Wadman Drive to the point of a non-tangent curve;
 5) along the arc of a curve to the Left 11.04 feet, having a radius of 346.28 feet and a chord distance and bearing of 11.04 feet North 00°24'53" East along the east right-of-way line of Wadman Drive to a Pinnacle Engineering & Land Surveying, Inc. rebar and cap representing the northeast corner of Parcel B as surveyed and documented by a Record of Survey file number 4255 of the Weber County Surveyor's records; FROM said Ogden City Monument (OCM);
 RUNNING thence continuing along the arc of a curve to the Left 201.05 feet, having a radius of 346.28 feet and a chord bearing and distance of North 17°07'54" West 198.23 feet along said North right-of-way line to a point of tangency;
 Thence North 33°59'41" West 474.79 feet to the southwest corner of a parcel of land described as Parcel 2 in record of survey filed with the Weber County Surveyor's Office for Wadman Corporation by Landmark Surveying, Inc. (Landmark project file number 3517);
 Thence South 79°00'11" East 263.89 feet along said Parcel 2 boundary to the southwest right-of-way line of Interstate 15 (see sheet 4 of project number 1-15-8(7)338 of the Utah Department of Transportation right-of-way map);
 Thence the following Seven (7) courses along said Interstate right-of-way:
 1) South 32°31'07" East 10.35 feet to an existing right-of-way monument;
 2) South 33°59'41" East 76.55 feet along or near the interstate right-of-way fence;
 3) leaving said fence South 19.24 feet along the boundary of a parcel of land deceded by Warranty Deed recorded in Book 793 page 366 of the deed records of Weber County, Utah;
 4) East 12.97 feet to a point on or near said interstate right-of-way fence along said boundary of Book 793 page 366;
 5) South 33°59'41" East 157.13 feet along or near said interstate right-of-way fence and fence line extended (said point being on the center line of Howard Street as recorded in Plat Book 5 page 36-37 of the Weber County plat records);
 6) South 89°47'00" East 64.85 feet along said center line of Howard Street to a right-of-way monument of said interstate;
 7) South 31°32'13" East 369.19 feet along or near an existing right-of-way fence line;
 Thence leaving the interstate right-of-way North 89°29'05" West 343.93 feet along or near an existing fence line to the point of beginning. Containing 3.4155 acres, more or less.
 LESS: Any interest that the State Road Commission of Utah has in Warranty Deed recorded in the deed records of Weber County, Utah, as Book 805 page 308 on May 12, 1965 for Project No. 1-15-8(7)338 as Parcel No. 15-8-30A which may be within the bounds of the above described property.

NARRATIVE

The purpose of the survey is to prepare a single description from two descriptions that are owned by the client identified by Weber County Tax Serial numbers 14-037-0032 and 14-038-0040.
 The basis of bearing for this survey is as noted in the parcel description.
 This project is being done as an addition to a previously completed survey for Wadman Corp. The narrative of that survey is supplemental and applicable to this plot.
 This phase of the project was started by collecting record information relating to this area and adding that information to the project previously completed for Wadman Corp. 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. The UDOT right-of-way for Interstate 15 was established by extending the work done previously and deeds for this area were located, plotted, and evaluated for conformance with the monumented right-of-way and with UDOT r/w maps which were obtained from UDOT.
 During the process of research it was found that Pinnacle Engineering had done a survey of the property to the south of this one and that Hansen and Associates have also done a survey of this property. In evaluating the deeds and these surveys it was determined that the Hansen survey has made some assumptions that the fence line is the right of way line of the interstate, it has been found in this work that it is not. The boundary common to the Wadman parcel and the parcel to the south that Pinnacle established was found to be accurate and is being held as the south boundary.
 The UDOT deeds were drafted and adjusted so that they are contiguous to one another and translated to match the R/W monuments and also rotated slightly to coincide with the bearing between said R/W mon (R/W mon A) which is a bearing break in the R/W line which is evidenced by the deeds by the deeds that were used in the taking by UDOT. This bearing break is shown by the different bearings noted hereon. Also, the Hansen survey appears to have the fence line in two locations as the right-of-way line and I have not found documents that justify that assumption.
 First, there is a parcel identified on the county tax maps as 14-037-0005 which was obtained by UDOT with deed recorded at Book 793 page 366. This parcel is identified on UDOT R/W maps as parcel 36:ST on Project 1-15-8(7)338 sheet 4 and is shown hereon. The parcel extends to the west of the UDOT R/W fence. The title in this situation is clearly UDOT's and is not included in the boundary description.
 Second, the location where there is a jog in the R/W (identified hereon as the center line of Old Howard Street near Mon B), Hansen has held the fence line again and there are no documents that I can find that convey or vacate that portion of old Howard Street the clients title company has also looked for a vacating document and are unable to find one.
 The parcel received Book 805 page 308 that parcel which is shown to be south of the UDOT fence protruding into what was part of Howard Street is UDOT parcel 30A. I have tried to find the origin of the title and as far as I can see the description which was severed by the UDOT purchase has existed since at least 1895 being conveyed by Book 60 page 83, which was about 5 years after the dedication of Howard Street and that 1895 description included ground to the south line of the Howard Street dedication and between what is now the east boundary of UDOT parcel 30A and the east boundary of an ordinance recorded in book 363 page 289 both shown hereon. A portion of Howard Street that is on the East side of the interstate has been vacated by document recorded as Entry#2385148. These two vacating ordinances effectively close any access that the public has to the portion of Howard St between the two vacating documents. UDOT has probably assumed that they have the use of the property for the interstate because of 1890 dedication because it was not given a parcel number related to the interstate project. The West r/w line of the interstate is a No Access Line so the public does not have the ability to leave the interstate and trespass on the subject Parcel 1.
 The street was dedicated in 1890 and the portion of parcel 30A is being claimed by UDOT's predecessors in title. According to the knowledge of the owner's, this street has never been constructed or used. Because of the question of title the owner's have consulted with their title insurance agent. It is their opinion that the property can be included within the surveyed description for the above reasons. The buyer has been made aware of both the Howard street circumstance and the potential ownership of UDOT's of parcel 30A. UDOT has been contacted about parcels 36:ST and 30A and may be willing to sell them both.
 There is a document Book 1018 page 274 where UDOT conveys to Chandler the part of 22A that is west of the UDOT fence and monument line which they owned up to the south line of old Howard Street. Howard Street was identified based on the original plat of Fairmount Park and Fairmount Park Annex recorded Plat book 5 page 36 holding the Southwest corner of the Section as currently monumented. No rotation was performed which appears to coincide with the north line of the UDOT deed to Chandler (1018-274).
 Documents used in this survey but not limited to this list:
 1. In addition to documents noted in the narrative are, Weber County Recorder Ownership and Abstract records for parcels, 14-037-0004, 14-037-0005, 14-037-0007, 14-037-0010, 14-037-0031, 14-037-0032, 14-038-0027, 14-038-0040, 14-038-0041, 14-046-0028.
 2. Deeds of record, Book-Page, 244-552, 777-59, 777-60, 782-39, 785-73, 786-352, 793-365, 793-366, 793-370, 805-308, 807-399, 808-578, 808-580, 817-150, 825-206, 830-3, 850-304, 868-234, 911-627, 921-655, 965-220, 1004-645, 1013-573, 1013-575, 1018-274, Entry # 1181507, 2193428, 2193429, 2193434, 219458, 219459, 2193460, 2385148, 2716501.
 3. Subdivisions of record, Plat Book-Page, 05-011 Bellevue Place (now vacated), 5-14 River Park Addition, 5-36 Fairmount Park, 6-11 Bellevue Place, 60-084 Wadman Drive dedication.
 4. Recorder's Ownership Plots, Book-page, 14-037, 14-038, 14-046, 14-051.
 5. Records of survey, 2682, 3011, 4057, 4170, 4255, 4287, 5107.
 6. County Surveyor Tie 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, 1-15-8(7)338_04_Plan.tif, 1-15-8(7)338_05_Plan_Rev-1.tif

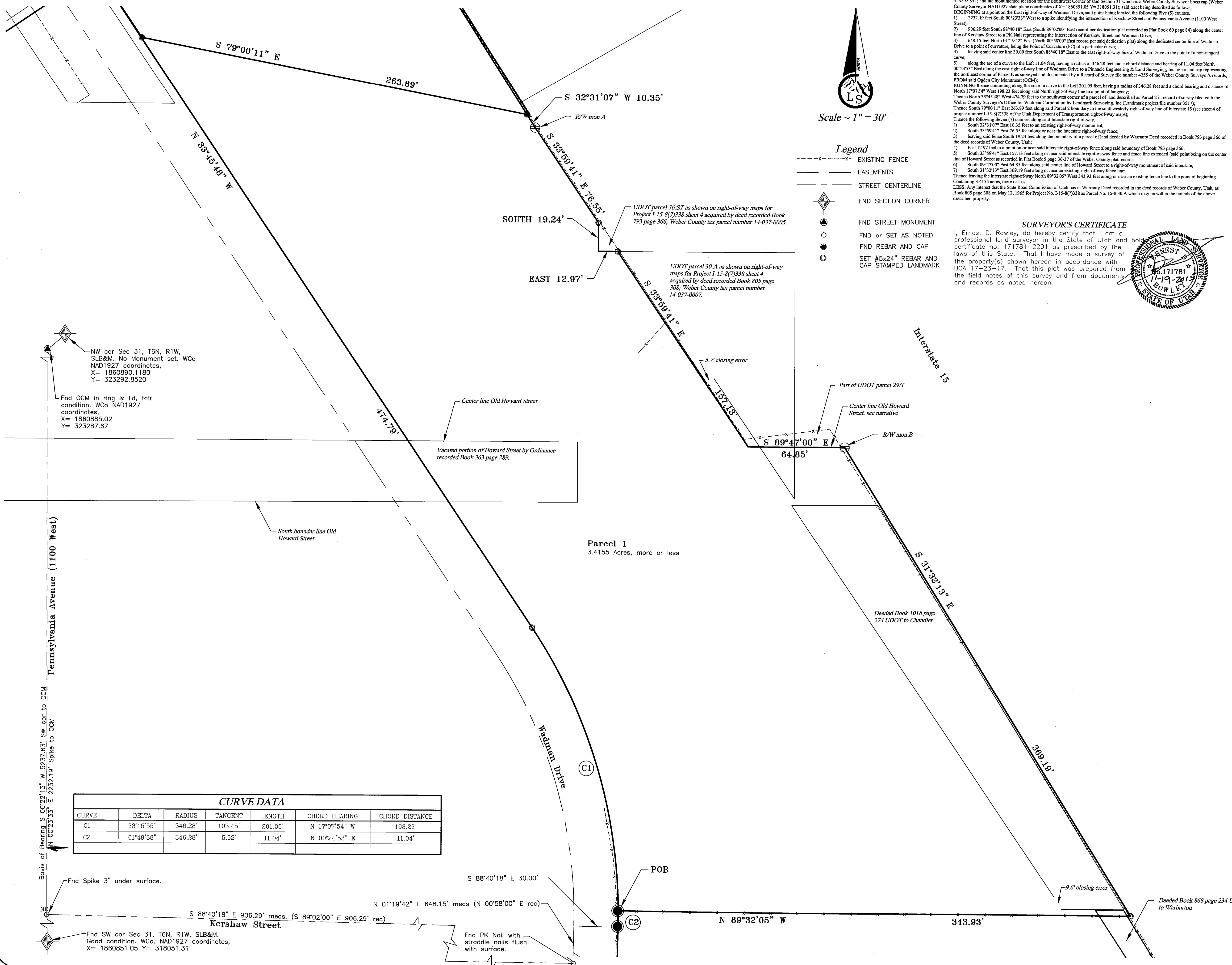
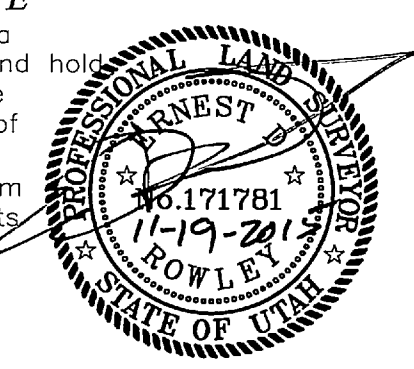
Scale ~ 1" = 30'

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

SURVEYOR'S CERTIFICATE

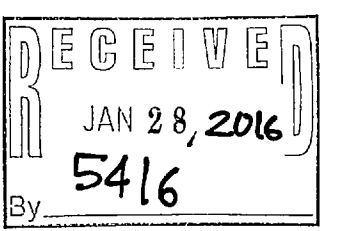
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plot was prepared from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



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	33°15'55"	346.28'	103.45'	201.05'	N 17°07'54" W	198.23'
C2	01°49'38"	346.28'	5.52'	11.04'	N 00°24'53" E	11.04'

NOTE:
 The parcel described hereon is subject to all easements and encumbrances of record. They are also subject to utility easements which may not be of record but are visibly observable.



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

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

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

Revisions	DRAWN BY: EDR
	CHECKED BY: ..
	DATE: November 11, 2015
	FILE: 3575