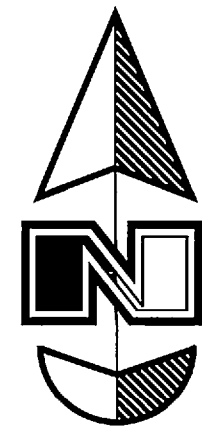


Northwest corner of the Southwest Quarter of Section 35, 77N, R1E, SLB&M, (Found Brass Cap Monument in Good condition)

(2647.72' W.C.S.) 2647.67' Meas.

Found Rebar and Rebar Cap (3.4' West)



Scale: 1" = 20'

Graphic Scale

Found Right of Way Monument (Bent over Located @ of Base)

NOTES

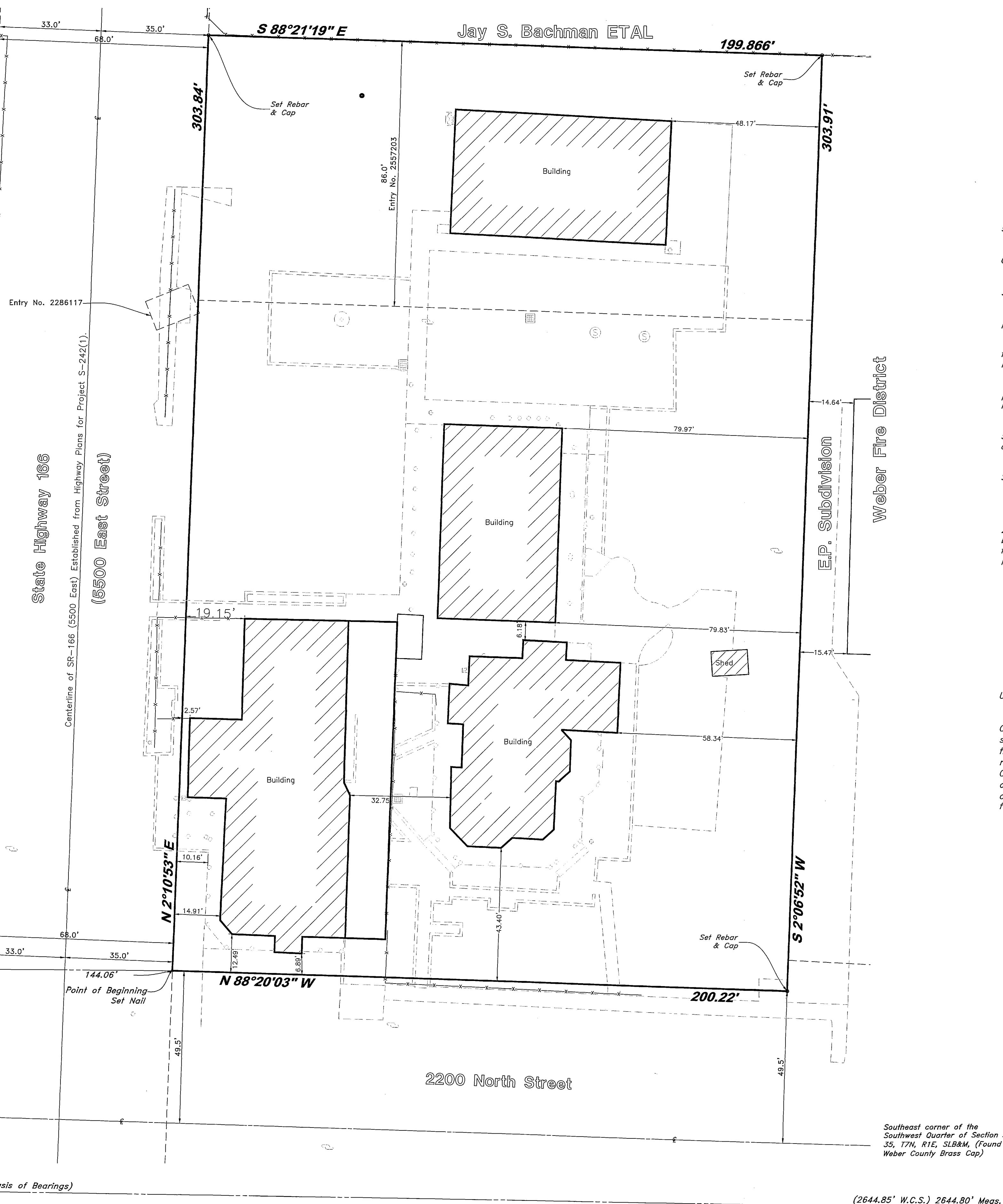
1. Property is Subject to a right of Use for an Existing Waterline and Ingress and Egress as called for in Special Warranty Deed recorded as Entry #2557203 on January 6th 2012, in the Weber County Recorder's Office.
2. Property is Subject to an Encroachment agreement between Weber County and Ben Toone, allowing existing improvements to remain until such time as the County determines it is in the best interest of the public to terminate the encroachment, recorded as Entry #2369855 on October 14th 2008 in Weber County Recorder's Office.
3. Property is Subject to a right of way easement for electrical lines recorded as Entry #2286117 on August 21st 2007, in the Weber County Recorder's Office.

Found Right of Way Monument (1.8' West)

(N 0°18'55" E W.C.S.) N 0°18'51" E Meas. 2073.57'

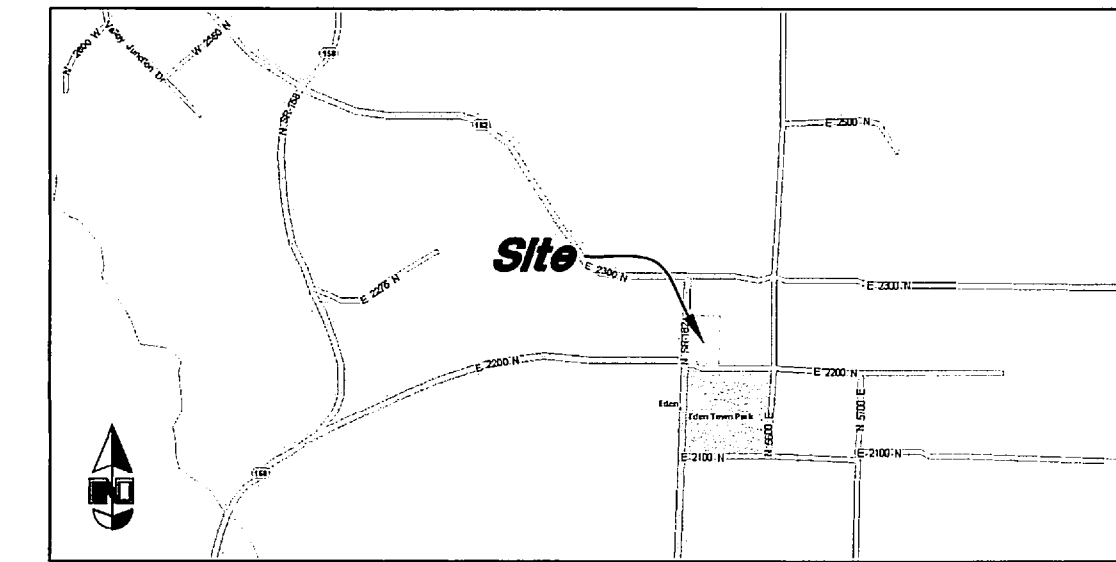
Southwest corner of the Southwest Quarter of Section 35, 77N, R1E, SLB&M, (Found Brass Cap Monument in Good condition above Grade under Pine Tree)

Witness Corner (Found Nail and Washer in Asphalt)



Legend

- ▲ Found Nail & Washer
- Rebar & Cap
- Set Hub & Tack
- ◆ Found Right of way Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- - - Fence
- W.C.S. Weber County Surveyor
- Meas. Measured Bearing or Distance
- Hwy State Highway Plan Information
- RT Rooftop
- FF Finished Floor
- EVE Building Eve
- ▨ Building



VICINITY MAP (Not to Scale)

NARRATIVE

This survey was requested by Mr Ben Toone for the purpose of preparing a Record of Survey on the subject property.

A line bearing S 89°15'29" E between the Southwest corner and the Southeast corner of the Southwest Quarter of Section 35, 77N, R1E, SLB&M was used as the Basis of bearings.

Right of way plans for SR-166 (5500 East) were acquired from UDOT Region 1 for Project S-242(1). Sheet 3 shows the pertinent information to locate the right of way.

A Right of way marker was found on the West side of 5500 East Street, and was used to aide in the positioning of the right of way in a East-west direction.

Using the information shown on the plans ties to Existing structures were checked and found to be in tolerance. Angular information was also checked on the plan and was found to generally conform to the plan information, once the location for 5500 East Street was established.

A strong metallic signal under asphalt paving was found on the East side of the right of way perpendicular to the found monument on the West side. The Property owner mentioned he remembered a monument at that location but that it had been paved over a few years ago.

A right of way monument was also found at the Northwest corner of the Intersection of 2200 North and 5500 East Streets, but it did not fit nor check with the established location of the right of way or occupation of 5500 East Street.

The North line of the property was established along an old fence line maintained as the South line of the adjoining property.

The East line of the property was established adjacent to the West line of line of E.P. Subdivision.

The South line of the Property was established along the North line of 2200 North Street. The Centerline of 2200 North Street was established from information provided by the Weber County Surveyor's Office, which is based on the Original Eden Townsite deeds and conveyances. Once Offset the North right of way line generally fits the location shown on a record of survey drawing for Gale Armstrong, performed by Mountainwest Professional Land Surveyors dated 5/26/1992, filed September 22, 1992 as Survey #0764.

BOUNDARY DESCRIPTION

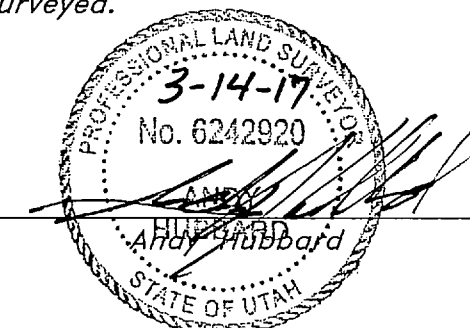
A part of the Southwest Quarter of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden, Weber County, Utah.

Beginning at the Intersection of the North right of way line of 2200 North Street (Established from Weber County Surveyors information of the Old Eden Townsite) and the East line of State Highway 166 (5500 East Street) said point is 2073.57 feet North 0°18'51" East along the Section line and 144.06 feet South 89°41'09" East from the Southwest corner of said Quarter Section; and running thence North 02°10'53" East 303.84 feet along said East right of way line to an Old Fence line Maintaining the South Line of the Jay S. Bachman ETAL property (Weber County Parcel #22-051-0046); thence South 88°21'19" East 199.866 feet along said fence line to the Northwest corner of said E.P. Subdivision in Weber County, Utah; thence South 02°06'52" West 303.91 feet along the West line of said E.P. Subdivision to said North right of way line of 2200 North Street; thence North 88°20'03" West 200.22 feet along said North right of way line to the Point of Beginning.

Containing 60,786 square feet or 1.395 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a 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 17-25-17 and that the above plat correctly shows the true dimensions of the property surveyed.



GREAT BASIN ENGINEERING

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Record of Survey

Old Town Eden Condominiums

2200 North 5500 East Street (Hwy 166)
 Eden City, Weber County, Utah
 A part of Section 35, 77N, R1E, SLB&M, U.S. Survey

31 Jan, 2017

SHEET NO. 1

16N605 - Condo Plat

RECEIVED
 MAR 14 2017
 BY: 5686