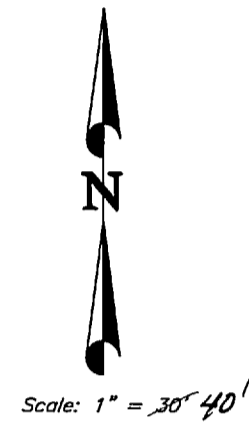
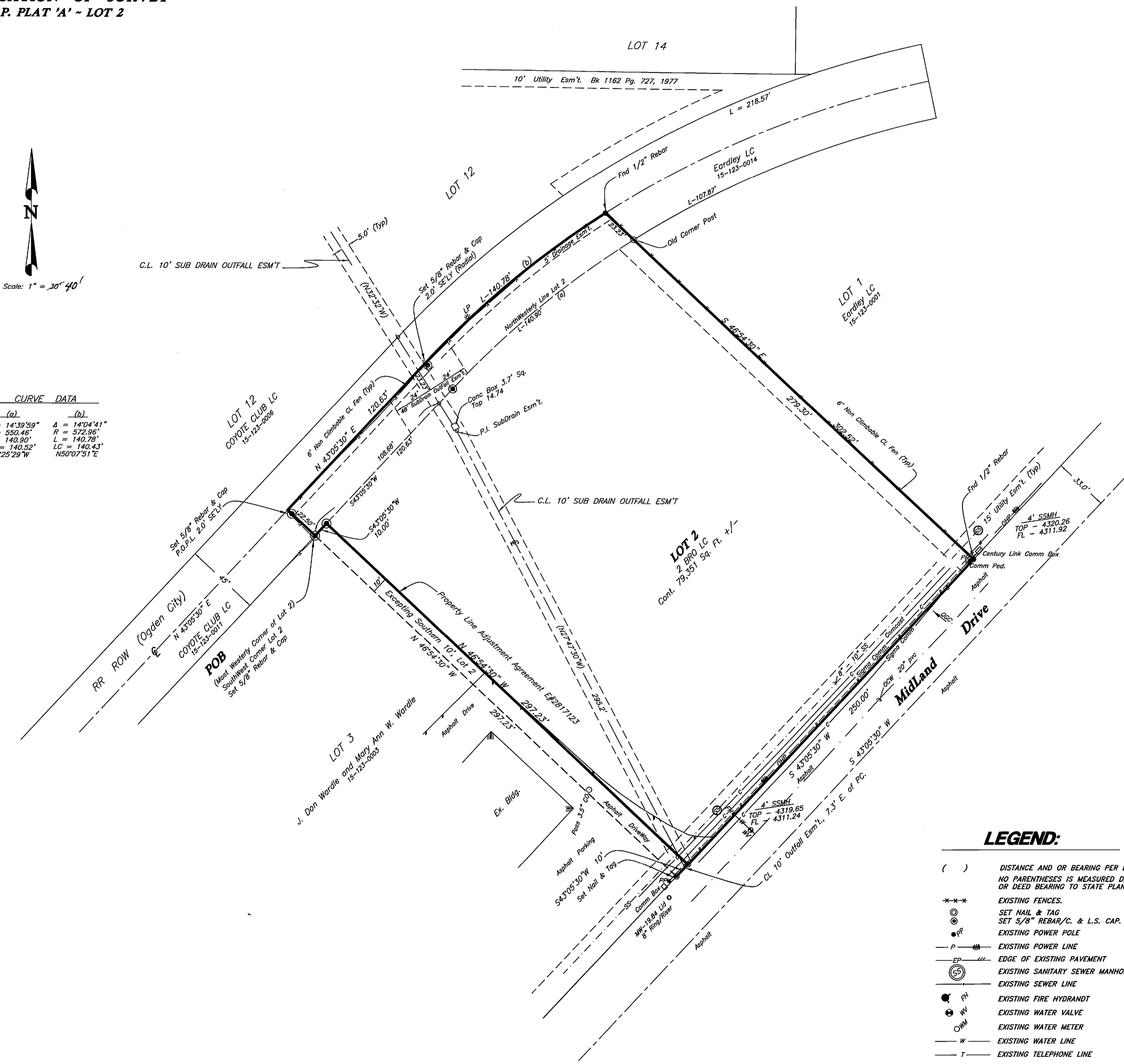


**CERTIFICATION OF SURVEY**  
O.C.I.P. PLAT 'A' - LOT 2



**CURVE DATA**

(a)	(b)
A = 143°39'39"	A = 143°44'11"
R = 550.46'	R = 572.95'
L = 140.30'	L = 140.78'
LC = 140.52'	LC = 140.43'
S50°25'29" W	N50°07'51" E



**LEGAL DESCRIPTION**

ALL OF LOT 2, OGDEN COMMERCIAL & INDUSTRIAL PARK-PLAT 'A', OGDEN CITY, WEBER COUNTY, UTAH, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 2 OF SAID SUBDIVISION AND RUNNING THENCE NORTH 43°05'30" EAST 10 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTH 46°54'30" EAST 297.23 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE SOUTH 43°05'30" WEST 10 FEET ALONG SAID LINE TO THE SOUTHERN MOST CORNER OF SAID LOT 2; THENCE NORTH 46°05'43" WEST 297.43 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND, AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 2 OF SAID SUBDIVISION AND RUNNING THENCE NORTH 46°54'30" WEST 22.50 FEET TO THE CENTERLINE OF THE RAILROAD RIGHT OF WAY; THENCE TWO COURSES ALONG SAID CENTERLINE NORTH 43°05'30" EAST 120.63 FEET AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 572.96 FEET (LONG CHORD BEARS NORTH 50°07'51" EAST 140.43 FEET) A DISTANCE OF 140.78 FEET; THENCE SOUTH 46°54'30" EAST 23.23 FEET TO THE MOST NORTHERLY CORNER OF LOT NO. 2; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.46 FEET (LONG CHORD BEARS SOUTH 50°25'29" WEST 140.51 FEET) A DISTANCE OF 140.90 FEET ALONG THE NORTHWESTERLY LINE OF LOT NO. 2; THENCE SOUTH 43°05'30" WEST 120.63 FEET ALONG SAID NORTHWESTERLY LINE OF LOT NO. 2 TO THE POINT OF BEGINNING.

SUBJECT TO A 5-FOOT DRAINAGE EASEMENT AND A 48 FOOT SUB-DRAIN OUTFALL EASEMENT AS DESCRIBED BELOW.

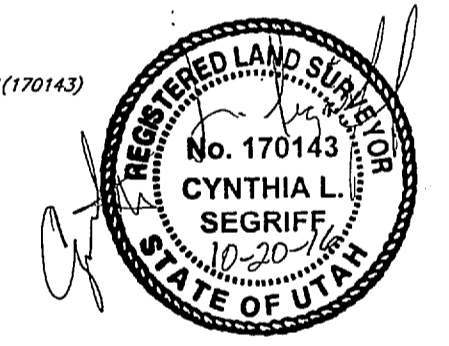
RESERVING, HOWEVER, THE FOLLOWING DESCRIBED DRAINAGE EASEMENT: A 5-FOOT STRIP OF LAND LYING SOUTHEASTERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT NORTH 46°54'30" WEST 22.50 FEET FROM THE MOST WESTERLY CORNER OF LOT 2, OF SAID SUBDIVISION AND RUNNING THENCE TWO COURSES ALONG THE CENTERLINE OF THE RAILROAD RIGHT OF WAY NORTH 43°05'30" EAST 120.63 FEET AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 572.96 FEET (LONG CHORD BEARS NORTH 50°07'51" EAST 140.43 FEET) A DISTANCE OF 140.78 FEET.

RESERVING, HOWEVER, THE FOLLOWING DESCRIBED SUB-DRAIN OUTFALL EASEMENT: A 48 FOOT STRIPE OF LAND LYING 24 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT NORTH 43°05'30" EAST 108.68 FEET FROM THE MOST WESTERLY CORNER OF LOT 2 OF SAID SUBDIVISION AND RUNNING THENCE NORTH 32°32' WEST 23.23 FEET.

CONTAINING 79,351 Sq. Ft., more or less.

**SURVEYOR'S CERTIFICATE**

I, CYNTHIA L. SEGRIF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7511(170143) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.



**NARRATIVE**

BASIS OF BEARINGS PER THE OGDEN COMMERCIAL & INDUSTRIAL PARK-PLAT 'A', OGDEN CITY CENTERLINE MONUMENTS ALONG INDUSTRIAL DRIVE, WERE FOUND, WHICH BEAR S47°05'30" W. THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY OF LOT 2 AND PROVIDE A TOPOGRAPHIC DRAWING OF THE EXISTING SITE CONDITIONS FOR DESIGN. AT THE REQUEST OF THE CLIENT WE HAVE COMBINED THE OLD RR ROW PROPERTY TO THE WEST, WITH THE REMAINDER OF LOT 2.

**LEGEND:**

- ( ) DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET NAIL & TAG
- SET 5/8" REBAR/C. & L.S. CAP.
- ⊕ EXISTING POWER POLE
- EXISTING POWER LINE
- EDGE OF EXISTING PAVEMENT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- EXISTING SEWER LINE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- CL CENTER LINE
- POPL POINT ON PROPERTY LINE
- 4320.00 TBM -TOP BACK 3 WATER WAY
- ⊙ NE CORNER PROPERTY.

RECEIVED  
MAR 28 2017  
BY: 5696

**C. L. S., Inc.**  
Construction & Land Surveyors  
810 CANYON ROAD  
OGDEN, UTAH 84404  
Ph. (801) 399-4935 cts@clsurveying.net

CONSTRUCTION & LAND SURVEYORS  
810 CANYON ROAD  
OGDEN, UTAH 84404  
(801) 399-4935

CLIENT: JERRY GARRETT  
RANDY GARRETT

SURVEY LOCATION:  
NE 1/4 SEC. 36,  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN

SURVEY DATE: AUG 12-16

JOB No. PTS16-14RC