

PARCEL A "AS SURVEYED" BOUNDARY DESCRIPTION
 A PART LOTS 20 AND 21, CLEGG ADDITION TO SOUTH OGDEN CITY, UTAH LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, SAID POINT BEING LOCATED SOUTH 00°58'19" WEST 958.56 FEET ALONG A LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION AND NORTH 90°00'00" WEST 194.48 FEET TO A FENCE CORNER DESCRIBED AS BEING ON THE SOUTH LINE OF SAID LOT 21 AND NORTH 88°51'19" WEST 83.08 FEET ALONG THE SOUTH LINE OF SAID LOT 21 FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE SOUTH LINE OF SAID LOT 21 SOUTH 88°51'19" EAST (S88°02'E B.R.) 75.16 FEET; THENCE NORTH 00°48'41" EAST (N0°36'E B.R.) 97.00 FEET ALONG THE BOUNDARY LINE OF THE JEFF HOLDEN SUBDIVISION IN PART; THENCE CONTINUING ALONG THE BOUNDARY OF SAID JEFF HOLDEN SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) NORTH 78°58'19" WEST (N79°09'W B.R.) 85.00 FEET; (2) NORTH 88°51'19" WEST (N89°02'W B.R.) 57.21 FEET (48.00 FEET B.R.) TO THE EASTERLY RIGHT-OF-WAY LINE OF MONROE BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE (DESCRIBED BY RECORD AS SOUTHEASTERLY 130 FEET MORE OR LESS) THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 242.00 FOOT RADIUS CURVE TO THE LEFT 67.18 FEET, HAVING A CENTRAL ANGLE OF 15°54'20"; CHORD BEARS SOUTH 25°36'52" EAST 66.96 FEET; (2) SOUTH 33°30'56" EAST 63.23 FEET TO THE POINT OF BEGINNING, CONTAINING 11,845 SQUARE FEET, TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

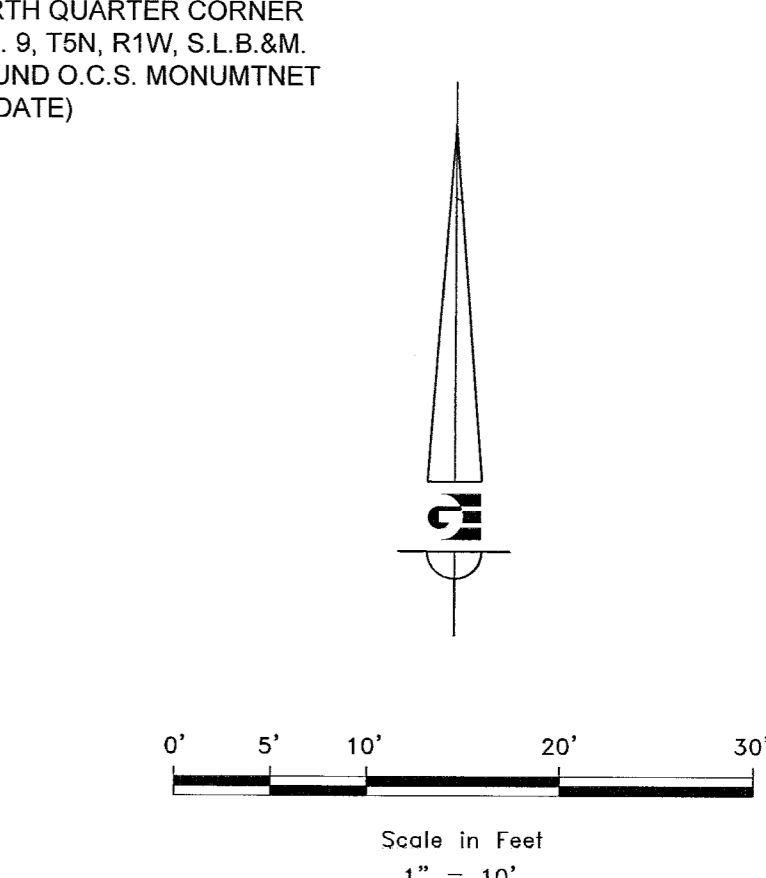
PARCEL B "AS SURVEYED" BOUNDARY DESCRIPTION
 A PART LOT 21, CLEGG ADDITION TO SOUTH OGDEN CITY, UTAH LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 21 AND AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 88°51'19" WEST 74.08 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 21, (SAID POINT DESCRIBED OF RECORD AS BEING SOUTH 00°36'00" WEST 952.45 FEET WEST AND NORTH 89°02'00" WEST 197.79 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER), SAID POINT BEING LOCATED BY SURVEY AS SOUTH 00°58'19" WEST 958.56 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" WEST 194.48 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 88°51'19" WEST (N89°02'00" W B.R.) 7.92 FEET ALONG THE SOUTH LINE OF SAID LOT 21; THENCE NORTH 00°48'41" EAST (N0°36'00"E B.R.) 85.00 FEET; THENCE SOUTH 88°51'19" EAST (S89°02'00" B.R.) 7.92 FEET; THENCE SOUTH 00°48'41" WEST (S0°36'00" W B.R.) 65.00 FEET TO THE POINT OF BEGINNING, CONTAINING 515 SQUARE FEET, TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

| | |
|-----------|---|
| SCALE: | 1" = 10' |
| DATE: | 5/2/17 |
| DESIGN: | |
| DRAWN: | KHW |
| CHECKED: | KHW |
| DWG. NO.: | BL0991 - MISC SURVEYING - PARDEN ANDERSON SURVEYING PARDEN ANDERSON DAVIS |

RECEIVED
 MAY 09 2017
 BY: 5131

PROPERTY SURVEY FOR MOUNTAIN LUXURY
 4090 SOUTH MONROE BOULEVARD, OGDEN UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL, LAND PLANNING
 MUNICIPAL, LAND SURVEYING
 1140 SOUTH 775 EAST, OGDEN, UT
 OFFICE: 801-476-1020 FAX: 801-476-0066

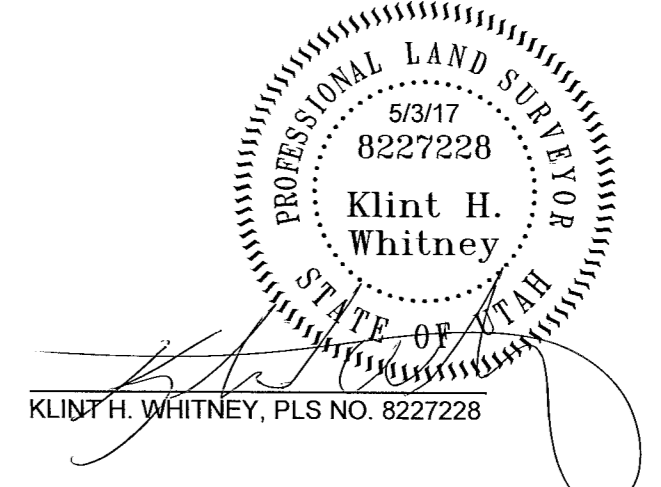


- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - - - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - x - EXISTING FENCE LINE
 - - - ORIGINAL LOT LINE

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 3RD DAY OF MAY, 2017.



NARRATIVE

THE PURPOSE OF THE SURVEY WAS ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. DEEDS OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES REFERENCE LOTS 20 AND 21 OF THE CLEGG ADDITION TO SOUTH OGDEN CITY. FURTHER REFERENCES TO A FENCE LINE ALONG THE SOUTH LINE OF SAID LOT 21 WERE REFERENCED. SAID FENCE LINE WAS LOCATED ON THE GROUND AND FOUND TO BE IN HARMONY WITH OTHER FENCE AND OCCUPATION LINES WITHIN SAID CLEGG ADDITION. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 5 NORTH RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON WHICH BEARS SOUTH 00°58'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.