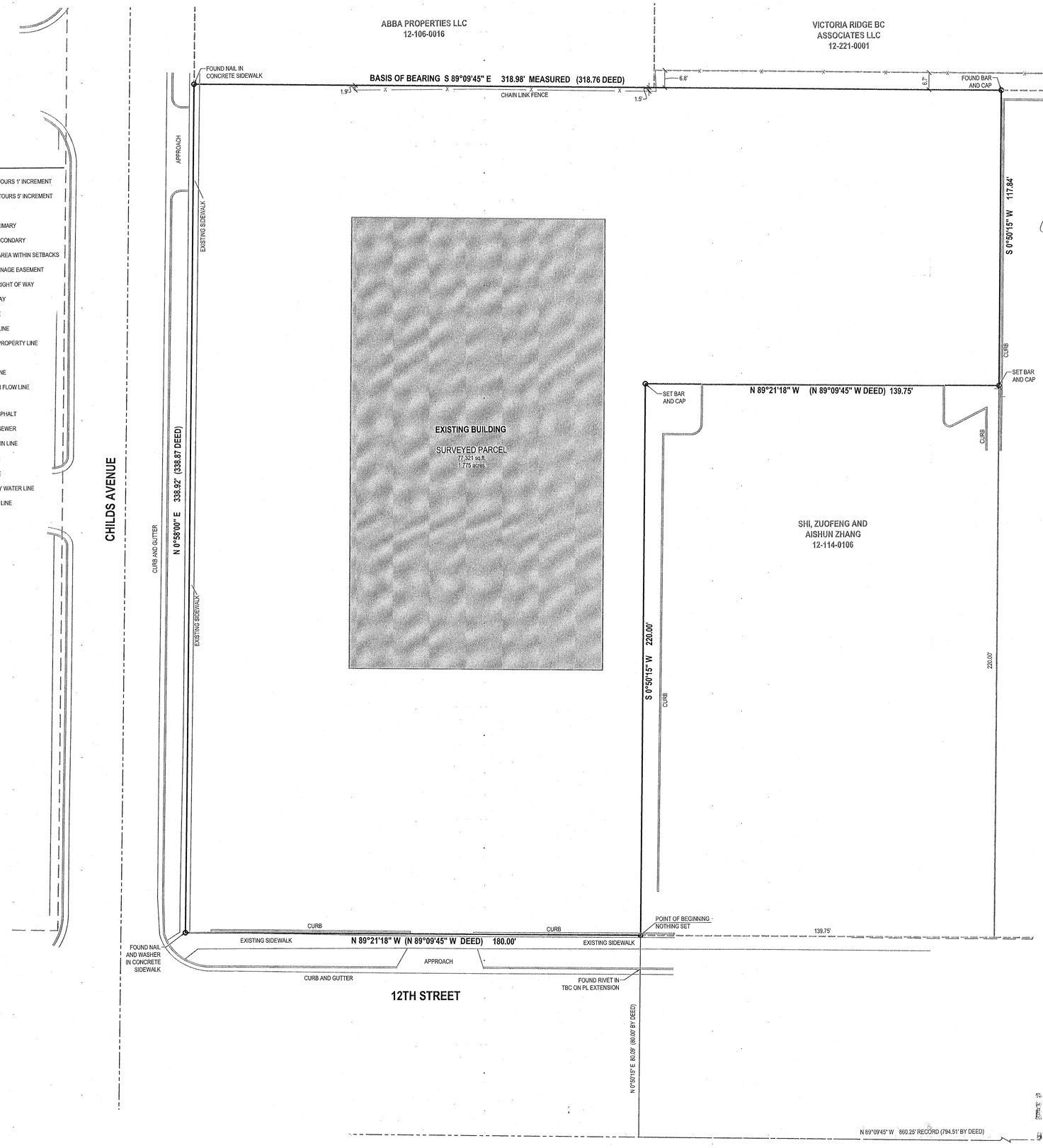
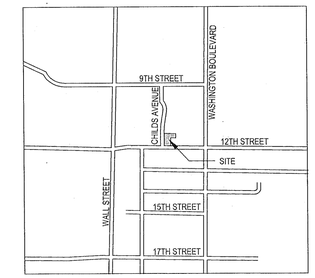
LEGEND

SECTION CORNER	MINOR CONTOURS 1' INCREMENT
MONUMENT	MAJOR CONTOURS 5' INCREMENT
EXIST REBAR AND CAP	CONCRETE
SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)	BUILDING PRIMARY
WATER METER	BUILDING SECONDARY
WATER MANHOLE	BUILDABLE AREA WITHIN SETBACKS
WATER VALVE	PUBLIC DRAINAGE EASEMENT
FIRE HYDRANT	ADJACENT RIGHT OF WAY
SECONDARY WATER VALVE	RIGHT OF WAY
IRRIGATION VALVE	CENTERLINE
SANITARY SEWER MANHOLE	PROPERTY LINE
STORM DRAIN CLEAN OUT	ADJACENT PROPERTY LINE
STORM DRAIN CATCH BASIN	DEED LINE
STORM DRAIN COMBO BOX	TANGENT LINE
STORM DRAIN CULVERT	EXIST DITCH FLOW LINE
SIGN	FENCE
UTILITY MANHOLE	EDGE OF ASPHALT
UTILITY POLE	SANITARY SEWER
GAS VALVE	STORM DRAIN LINE
TREE	LAND DRAIN
SHRUB	WATER LINE
DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY	SECONDARY WATER LINE
	IRRIGATION LINE





VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property.
The purpose of this survey is to set the boundary corners to define the limits of construction for the contractor doing work on the site.
The Basis of Bearing is the north line of the property where I found a Rebar and Cap at the Northeast Corner and a Nail and Washer at the Northwest Corner in the concrete sidewalk.
In performing the survey, I also found a Nail and Washer at the Southwest Corner in the concrete sidewalk and a rivet in the top back of curb on the extension of the east line. All of these points were accepted. I set a Rebar and Cap at the two point that would be the interior angle corner and the Southeast Corner of the northerly south line of the parcel.
The deed description appears to have an error in it regarding the westerly dimension from the "tie" to the monument in Washington Boulevard and 12th Street. I have noted the actual distance versus the deed distance on the drawing and in the "Surveyed Description."

Deed Parcel Description

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point North 89°09'45" West 794.51 feet and North 0°50'15" East 80.00 feet from the intersection of Washington Boulevard and 12th Street, and running:
Thence North 89°09'45" West 180.00 feet to the east line of Childs Avenue;
Thence North 0°58'00" East along the east line of Childs Avenue 338.87 feet;
Thence South 89°09'45" East 318.76 feet;
Thence South 0°50'15" West 117.84 feet;
Thence North 89°09'45" West 139.75 feet;
Thence South 0°50'15" West 220 feet to the point of beginning.
Contains 1.78 acres, more or less.

Surveyed Parcel Description

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the north line of 12th Street, said point being
North 89°09'45" West 860.25 feet, (794.51 feet by deed) and North 0°50'15" East 80.09 feet, (80.00 feet by deed) from a street monument in the intersection of Washington Boulevard and 12th Street, and running:

Thence North 89°21'18" West, (North 89°09'45" West by deed) 180.00 feet along the north line of 12th Street to the east line of Childs Avenue;
Thence North 0°58'00" East 388.92 feet, (388.87 feet by deed) along the east line of Childs Avenue;
Thence South 89°09'45" East 318.98 feet, (318.76 feet by deed);
Thence South 0°50'15" West 117.84 feet;
Thence North 89°21'18" West, (North 89°09'45" West by deed) 139.75 feet;
Thence South 0°50'15" West 220.00 feet to the point of beginning.

Contains 77,321 square feet, 1.775 acres.

7-25-17 Keith R. Russell
Date Keith R. Russell
License no. 164386

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

NATURES GROCER

270 12TH STREET
OGDEN, UTAH

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 STATE OF UTAH KEITH R. RUSSELL 7-25-17

RECEIVED JUL 25 2017 BY: 5110

BOUNDARY SURVEY

PROJECT NUMBER L2387A	PRINT DATE 2/4/17
DRAWN BY J.MOSS	CHECKED BY K.RUSSELL
PROJECT MANAGER	

1 OF 1