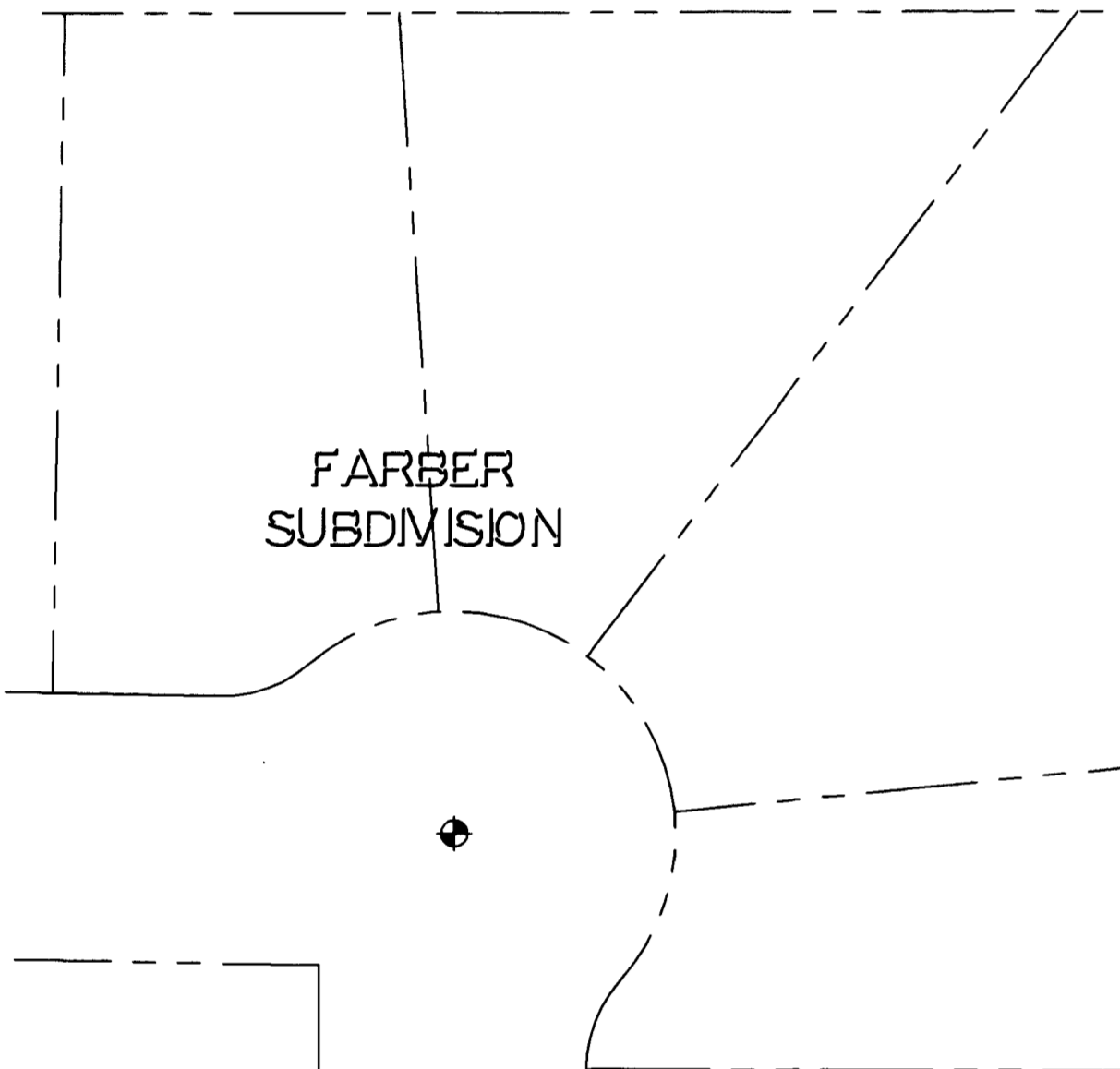




SURVEYOR'S CERTIFICATE
I, Jeff S. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 325023 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plot is a true and correct representation of said survey to the best of my knowledge and belief.

3/4" IRON PIPE BELIEVED TO BE THE ORIGINAL COMMON CORNER TO PARCELS 11-036-0012, 12-060-0021, 12-060-0022, 2.1' N & 1.6' E SEE NARRATIVE



OVERALL BOUNDARY AS-SURVEYED LEGAL DESCRIPTION
A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE OGDEN CITY STREET MONUMENT FOUND AT WALL STREET AND 2ND STREET, FROM WHICH THE OGDEN CITY STREET MONUMENT FOUND AT WALL STREET AND 400 NORTH STREET BEARS NORTH 00°58'57" EAST 2,710.37 FEET AND RUNNING THENCE SOUTH 89°12'45" EAST ALONG THE CENTERLINE OF 2ND STREET 2,294.84 FEET TO THE CALCULATED LOCATION OF AN OGDEN CITY STREET MONUMENT (NOW MISSING) AT THE INTERSECTION OF 2ND STREET AND WASHINGTON BOULEVARD; THENCE NORTH 89°12'45" WEST 34.76 FEET TO THE INTERSECTION OF 2ND STREET AND HARRISVILLE ROAD, FROM WHICH THE OGDEN CITY STREET MONUMENTS FOUND AT THE INTERSECTIONS OF DAN STREET, 400 NORTH STREET, AND 700 NORTH STREETS BEARS NORTH 24°54'34" WEST 2,119.69 FEET, 3,006.74 FEET, AND 4,474.08 FEET RESPECTIVELY; THENCE NORTH 24°54'34" WEST ALONG THE MONUMENTED CENTERLINE OF HARRISVILLE ROAD 1,194.18 FEET; THENCE SOUTH 89°29'00" WEST 54.35 FEET TO A MILLER BAR AND CAP AND THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°29'00" WEST 156.22 FEET (156.22 FEET BY RECORD) TO A MILLER BAR AND CAP; THENCE NORTH 90°00'00" WEST 148.00 FEET TO A MILLER BAR AND CAP; THENCE SOUTH 00°30'00" WEST (SOUTH BY RECORD) 91.00 FEET; THENCE SOUTH 89°56'14" WEST 152.37 FEET (WEST 153.61 FEET BY RECORD) TO A MILLER BAR AND CAP FOUND ON THE EAST LINE OF CHILDS AVENUE AT A POINT DESCRIBED OF RECORD AS BEING LOCATED NORTH 89°15' EAST 833.58 FEET AND SOUTH 0°30' WEST 3.61 FEET OR WEST 5 FEET MORE OR LESS BY RECORDS, FROM SAID QUARTER CORNER; THENCE NORTH 00°30'00" EAST 91.00 FEET ALONG THE EAST LINE OF CHILDS AVENUE AND THE PROJECTION THEREOF; THENCE NORTH 90°00'00" EAST 2.00 FEET (3.61 FEET BY RECORD) TO A POINT DESCRIBED OF RECORD AS BEING LOCATED NORTH 89°15' EAST 833.58 FEET AND SOUTH 0°30'00" WEST 380.6 FEET FROM THE COMMON QUARTER CORNER TO SECTIONS 5 AND 8; THENCE NORTH 00°30'00" EAST 306.95 FEET (304.69 FEET BY RECORD) TO A POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 75.9 FEET AND NORTH 89°15' EAST 833.58 FEET FROM SAID QUARTER CORNER; THENCE NORTH 89°21'27" WEST (SOUTH 89°15' WEST BY RECORD) 415.78 FEET TO THE SOUTHEAST CORNER OF THE BRAMBLEWOOD APARTMENTS, AND A POINT DESCRIBED OF RECORD BEING LOCATED 424.08 FEET EAST AND SOUTH 0°28'30" WEST 1.08 CHAINS OF SAID QUARTER CORNER; THENCE NORTH 00°27'27" EAST 128.60 FEET (NORTH 0°28'30" EAST 137.8 FEET BY HISTORICAL RECORD AND NORTH 0°30' EAST 128.61 FEET PER MILLER SURVEY AND COMBINED PARCEL IN WARRANTY DEED 2652695) TO A MILLER BAR AND CAP; THENCE SOUTH 89°28'50" EAST (EAST BY RECORD) 665.77 FEET (SOUTH 89°31'09" EAST 665.32 FEET PER MILLER SURVEY AND COMBINED PARCEL IN AFOREMENTIONED WARRANTY DEED) TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF HARRISVILLE ROAD AT A POINT 49.5 FEET PERPENDICULAR DISTANT FROM THE AFOREMENTIONED MONUMENTED CENTERLINE OF SAID ROAD AND A POINT LOCATED SOUTH 24°54'34" EAST 449.68 FEET AND NORTH 89°28'50" WEST 54.81 FEET FROM THE OGDEN CITY STREET MONUMENT FOUND AT THE INTERSECTION OF DAN STREET; THENCE SOUTH 24°54'34" EAST (SOUTH 24°54'45" EAST PER MILLER SURVEY AND COMBINED PARCEL IN WARRANTY DEED 2652695) 476.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES.

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS FOR THE BOUNDARY OF PARCELS 11-036-0017, 11-036-0018, 12-060-0021, 12-061-0001, -0002, -0005, -0013, -0017, AND -0020. THE SURVEY WAS ORDERED BY KIM DATWYLER FOR NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF HARRISVILLE ROAD AND WAS ESTABLISHED BY PERFORMING A ONE POINT GPS CALIBRATION ON THE OGDEN CITY STREET MONUMENT FOUND AT THE INTERSECTION OF DAN STREET AND HARRISVILLE ROAD. ESTABLISHED BEARINGS MATCH VERY WELL WITH MANY LOCAL DEED CALLS FOR THIS AREA. I AM PERFORMING THIS SURVEY BASED ON THE COUNTY THE HISTORICAL DESCRIPTIONS FOR THESE PARCELS AS PROVIDED ON THE COUNTY TAX INFORMATION THAT CORRESPONDS WITH CURRENT DEED DESCRIPTIONS FOR THE INDIVIDUAL PARCELS. THE CURRENT DEEDS ALSO PROVIDE AN AS-SURVEYED LEGAL DESCRIPTIONS FOR PARCELS COMBINED. HOWEVER, THE COUNTY HAS NOT COMBINED THE PARCELS SO IT IS MY OPINION THAT ALL THESE PARCELS STILL EXIST, AND THAT MUST CONTROL HOW MY SURVEY IS PERFORMED.

THESE PARCELS WERE PREVIOUSLY SURVEYED BY RICHARD MILLER FOR AN ALTA SURVEY MENTIONED IN WARRANTY DEED #2652695. NO RECORD OF SURVEY WAS FOUND ON FILE BUT ELECTRONIC COPIES WERE OBTAINED FROM MR. MILLER. FOR THE MOST PART I AM HOLDING THE EXTERIOR BOUNDARY LINES AS ESTABLISHED BY THE MILLER SURVEY. I HAVE A DIFFERENT BEARING FOR HARRISVILLE ROAD BUT ALL THREE MONUMENTS THAT I TIED TO WERE WITHIN 0.01' OF THE BEARING NOTED HEREON SO I AM HOLDING THIS AND USING IT FOR THE BASIS OF BEARING. THIS MAKES UP TO ±0.3' DIFFERENCE IN LOCATION FOR THE CORNERS FRONTING HARRISVILLE ROAD IN THE LONGITUDINAL DIRECTION.

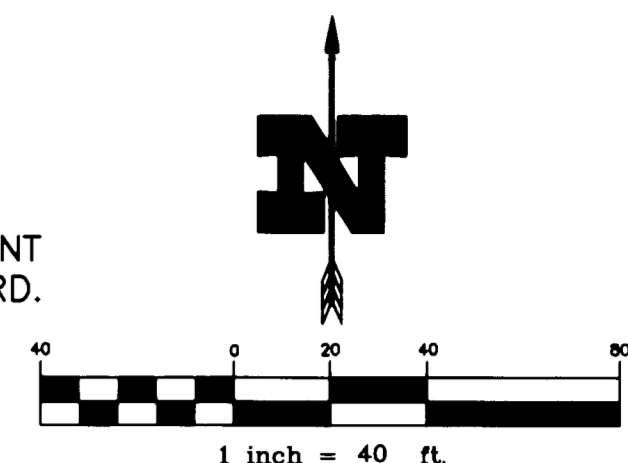
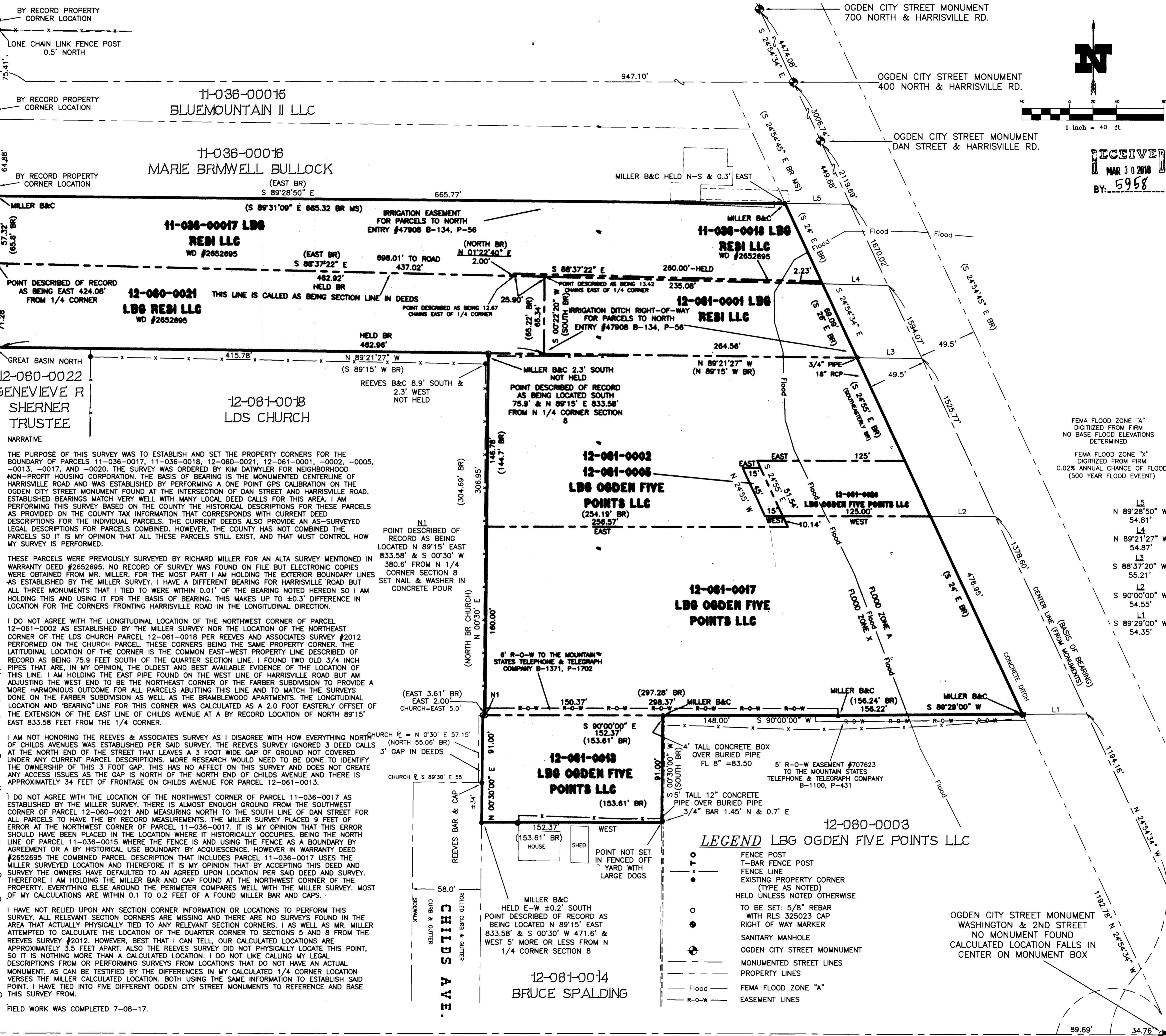
I DO NOT AGREE WITH THE LONGITUDINAL LOCATION OF THE NORTHWEST CORNER OF PARCEL 12-061-0002 AS ESTABLISHED BY THE MILLER SURVEY NOR THE LOCATION OF THE NORTHEAST CORNER OF THE LDS CHURCH PARCEL 12-061-0018 PER REEVES AND ASSOCIATES SURVEY #2012 PERFORMED ON THE CHURCH PARCEL. THESE CORNERS BEING THE SAME PROPERTY CORNER. THE LATITUDINAL LOCATION OF THE CORNER IS THE COMMON EAST-WEST PROPERTY LINE DESCRIBED OF RECORD AS BEING 75.9 FEET SOUTH OF THE QUARTER SECTION LINE. I FOUND TWO OLD 3/4" INCH PIPES THAT ARE, IN MY OPINION, THE OLDEST AND BEST AVAILABLE EVIDENCE OF THE LOCATION OF THIS LINE. I AM HOLDING THE EAST PIPE FOUND ON THE WEST LINE OF HARRISVILLE ROAD BUT AM ADJUSTING THE WEST END TO BE THE NORTHEAST CORNER OF THE FARBER SUBDIVISION TO PROVIDE A MORE HARMONIOUS OUTCOME FOR ALL PARCELS ABUTTING THIS LINE AND TO MATCH THE SURVEYS DONE ON THE FARBER SUBDIVISION AS WELL AS THE BRAMBLEWOOD APARTMENTS. THE LONGITUDINAL LOCATION AND "BEARING" LINE FOR THIS CORNER WAS CALCULATED AS A 2.0' FOOT EASTERLY OFFSET OF THE EXTENSION OF THE EAST LINE OF CHILDS AVENUE AT A BY RECORD LOCATION OF NORTH 89°15' EAST 833.58 FEET FROM THE 1/4 CORNER.

I AM NOT HONORING THE REEVES & ASSOCIATES SURVEY AS I DISAGREE WITH HOW EVERYTHING NORTH OF CHILDS AVENUE WAS ESTABLISHED PER SAID SURVEY. THE REEVES SURVEY IGNORED 3 DEED CALLS AT THE NORTH END OF THE STREET THAT LEAVES A 3 FOOT WIDE GAP OF GROUND NOT COVERED UNDER ANY CURRENT PARCEL DESCRIPTIONS. MORE RESEARCH WOULD NEED TO BE DONE TO IDENTIFY THE OWNERSHIP OF THIS 3 FOOT GAP. THIS HAS NO EFFECT ON THIS SURVEY AND DOES NOT CREATE ANY ACCESS ISSUES AS THE GAP IS NORTH OF THE NORTH END OF CHILDS AVENUE AND THERE IS APPROXIMATELY 34 FEET OF FRONTAGE ON CHILDS AVENUE FOR PARCEL 12-061-0013.

I DO NOT AGREE WITH THE LOCATION OF THE NORTHWEST CORNER OF PARCEL 11-036-0017 AS ESTABLISHED BY THE MILLER SURVEY. THERE IS ALMOST ENOUGH GROUND FROM THE SOUTHWEST CORNER OF PARCEL 12-060-0021 AND MEASURING NORTH TO THE SOUTH LINE OF DAN STREET FOR ALL PARCELS TO HAVE THE BY RECORD MEASUREMENTS. THE MILLER SURVEY PLACED 9 FEET OF ERROR AT THE NORTHWEST CORNER OF PARCEL 11-036-0017. IT IS MY OPINION THAT THIS ERROR SHOULD HAVE BEEN PLACED IN THE LOCATION WHERE IT HISTORICALLY OCCUPIES: BEING THE NORTH LINE OF PARCEL 11-036-0015 WHERE THE FENCE IS AND USING THE FENCE AS A BOUNDARY BY AGREEMENT OR A BY HISTORICAL USE BOUNDARY BY ACQUISITION. HOWEVER IN WARRANTY DEED #2652695 THE COMBINED PARCEL DESCRIPTION THAT INCLUDES PARCEL 11-036-0017 USES THE MILLER SURVEYED LOCATION AND THEREFORE IT IS MY OPINION THAT BY ACCEPTING THIS DEED AND SURVEY THE OWNERS HAVE DEFAULTED TO AN AGREED UPON LOCATION PER SAID DEED AND SURVEY. THEREFORE I AM HOLDING THE MILLER BAR AND CAP FOUND AT THE NORTHWEST CORNER OF THE PROPERTY. EVERYTHING ELSE AROUND THE PERIMETER COMPARES WELL WITH THE MILLER SURVEY. MOST OF MY CALCULATIONS ARE WITHIN 0.1 TO 0.2 FEET OF A FOUND MILLER BAR AND CAPS.

I HAVE NOT RELIED UPON ANY SECTION CORNER INFORMATION OR LOCATIONS TO PERFORM THIS SURVEY. ALL RELEVANT SECTION CORNERS ARE MISSING AND THERE ARE NO SURVEYS FOUND IN THE AREA THAT ACTUALLY PHYSICALLY TIED TO ANY RELEVANT SECTION CORNERS. I AS WELL AS MR. MILLER ATTEMPTED TO CALCULATE THE LOCATION OF THE QUARTER CORNER TO SECTIONS 5 AND 8 FROM THE REEVES SURVEY #2012. HOWEVER, BEST THAT I CAN TELL, OUR CALCULATED LOCATIONS ARE APPROXIMATELY 3.5 FEET APART. ALSO, THE REEVES SURVEY DID NOT PHYSICALLY LOCATE THIS POINT, SO IT IS NOTHING MORE THAN A CALCULATED LOCATION. I DO NOT LIKE CALLING MY LEGAL DESCRIPTIONS FROM OR PERFORMING SURVEYS FROM LOCATIONS THAT DO NOT HAVE AN ACTUAL MONUMENT. AS CAN BE TESTIFIED BY THE DIFFERENCES IN MY CALCULATED 1/4 CORNER LOCATION VERSUS THE MILLER CALCULATED LOCATION. BOTH USING THE SAME INFORMATION TO ESTABLISH SAID POINT. I HAD TIED INTO FIVE DIFFERENT OGDEN CITY STREET MONUMENTS TO REFERENCE AND BASE THIS SURVEY FROM.

FIELD WORK WAS COMPLETED 7-08-17.



RECEIVED
MAR 30 2018
BY: 5958

FEMA FLOOD ZONE "A"
DIGITIZED FROM FIRM
NO BASE FLOOD ELEVATIONS
DETERMINED

FEMA FLOOD ZONE "X"
DIGITIZED FROM FIRM
0.02% ANNUAL CHANCE OF FLOOD
(500 YEAR FLOOD EVENT)

- L5 N 89°28'50" W 54.81'
- L4 N 89°21'27" W 54.87'
- L3 S 88°37'20" W 55.21'
- L2 S 90°00'00" W 54.55'
- L1 S 89°29'00" W 54.35'

- LEGEND LBG OGDEN FIVE POINTS LLC**
- TO BE SET: 5/8" REBAR WITH RLS 325023 CAP RIGHT OF WAY MARKER
 - SANITARY MANHOLE
 - ⊕ OGDEN CITY STREET MONUMENT
 - MONUMENTED STREET LINES
 - PROPERTY LINES
 - Flood FEMA FLOOD ZONE "A"
 - R-O-W EASEMENT LINES
 - FENCE POST
 - T-BAR FENCE POST
 - FENCE LINE
 - EXISTING PROPERTY CORNER (TYPE AS NOTED)
 - HELD UNLESS NOTED OTHERWISE
 - TO BE SET: 5/8" REBAR WITH RLS 325023 CAP RIGHT OF WAY MARKER
 - SANITARY MANHOLE
 - ⊕ OGDEN CITY STREET MONUMENT
 - MONUMENTED STREET LINES
 - PROPERTY LINES
 - Flood FEMA FLOOD ZONE "A"
 - R-O-W EASEMENT LINES

DATE: 7/08/17
DRAWN BY: JSH
JOB NUMBER: 17-037
SCALE: 1" = 40'

SURVEY LOCATION
SECTIONS: 5 & 8
TOWNSHIP: 6 NORTH, RANGE: 1 WEST
OF THE SALT LAKE BASE AND MERIDIAN.

PROPERTY SURVEY FOR NEIGHBORHOOD HOUSING NON-PROFIT HOUSING

JSH SURVEYING & DRAFTING INC.
WELLSVILLE, UTAH 84359
P.O. BOX 300 • TOLL FREE: 1-888-420-0266

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