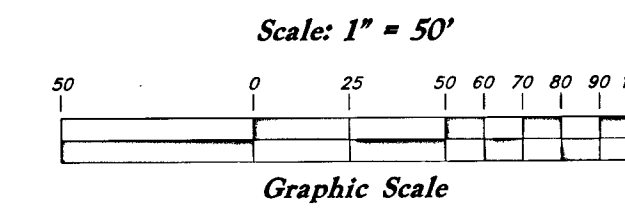
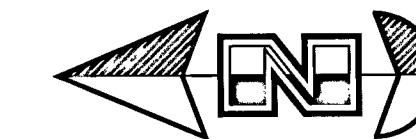


Legend

- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- - - - - Fence
- - - - - Existing Boundary Line
- - - - - Easement Line
- - - - - Center Line
- - - - - Property Line
- - - - - Boundary Line
- Set Hub & Tack
- ▲ Nail in Curb @ Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



Found Monument in the Intersection of 1275 East & 2750 North Street

Found Monument in the Intersection of 1225 East & 2750 North Street

Halltree Subdivision Phase 1

Halltree Subdivision Phase 9
Lot 48 Lot 44 Lot 43

Halltree Subdivision Phase 4
Lot 42 Lot 20 Lot 19 Lot 18 Lot 17

$\Delta = 5^{\circ}52'11''$
 $L = 18.44'$
 $R = 180.00'$
 $LC = 18.43'$
 $S 14^{\circ}36'14'' E$

$\Delta = 33^{\circ}03'35''$
 $L = 69.24'$
 $R = 120.00'$
 $LC = 68.28'$
 $S 28^{\circ}11'51'' E$

$S 44^{\circ}43'39'' E$
88.35'

$S 1^{\circ}46'31'' W$
1025.05'

123.90'
 $S 11^{\circ}40'09'' E$

358.41'

Lot 180

Lot 179

Lot 178

Lot 177

$S 88^{\circ}55'58'' E$
358.41'

$N 1^{\circ}58'12'' E$
6.0' Chainlink Fence

2800 North Street

13

14

15

20

21

27

28

31

Paramount Estates

2750 North Street

$N 89^{\circ}07'35'' W$
495.02'

Point of Beginning Set Rebar & Cap

1286.57'

66.00'

33.00'

33.00'

826.08'

$S 89^{\circ}07'35'' E$

5285.67' Meas. (5286.40' Rec.)

Southwest Corner of Section 27, T7N, R1E, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in Road no damage)

Contains 610,605 Sq. Ft. or 14.018 Acres

NARRATIVE

This Survey was requested by Mr. Chase Freebairn of Ivory Development for the purposes of retracing the Boundary of this Parcel.

Brass Cap Monuments were found at the Southwest corner, Northwest corner, and South Quarter Corner of Section 27, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Centerline Street Monuments were found in the Intersections of 2750 North & 1225 East, 2750 North & 1275 East, 2850 North & 1225 East, 2925 North & 1100 East, 2925 North & 1050 East.

Two Rebar with Landmark Caps were found on the south right of way line of 2750 North Street, the locations coincide with the Northeast and Northwest corners of Moyes Estates Subdivision (Entry #1495923, bk 45, pg 46), prepared and platted by Landmark Surveying, in September 1997.

A line Bearing South $0^{\circ}52'22''$ West between the Northwest corner and the Southwest corner of Section 27, was used as the basis of bearings.

The South line of the property was established along the North Right of way line of 2750 North Street, which was positioned by extending a line from the Centerline monuments in 2750 North Street which coincides with the Platted location of the road from the Moyes Estates Subdivision and Hall Tree Subdivision - Phase 4 (Entry #1188686, bk 34, pg 49) and Phase 6 (Entry #1227730, bk 35, pg 70).

The North line of the property was established along the South Boundary line of Camarren Cove Estates Subdivision Phase 6 Amended, (Entry #885040, bk 25, pg 50), as platted and verified with the location of the centerline monuments in 2925 North Street.

The West line of the property was established along the East Boundary of Paramount Estates (Entry #2866570, bk 81, pg 50) which coincides with remnants of an old fence line. The location of the old fence line coincides with the occupation of the Brewer parcel to the West, and is similar to the calls in the deed descriptions for both parcels.

The East line of the property was established along the West Boundary line of Hall Tree Subdivision - Phase 4 (Entry #1188686, bk 34, pg 49) and Phase 9 (Entry #1292431, bk 37, pg 99).

The Northeast boundary line of the property was established along the Southwestern right of way line of the Ogden Brigham Canal as called for in the deed description.

Property corners were monumented as depicted on this drawing.

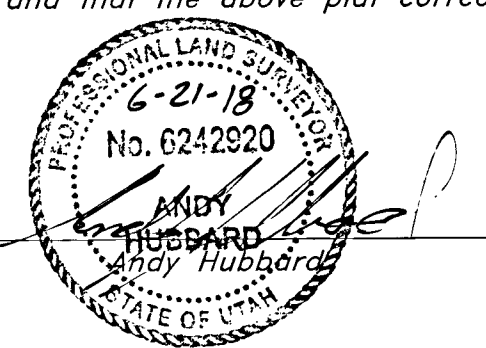
DESCRIPTION

A part of the Southwest corner of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian:
Beginning at a point on the North Right of way line of 2750 North Street; said point is 3,931.75 feet South $0^{\circ}52'22''$ West; and 826.08 feet South $89^{\circ}07'35''$ East from the Northwest corner of said Section 27; and running thence North $1^{\circ}58'12''$ East 1286.57 feet along the Easterly Line of Jane Brewer and Chester Enterprises Property to the Southerly Line of the Camarren Cove Estates Phase 6 Subdivision; thence along Southerly Line South $88^{\circ}55'58''$ East 358.41 feet to a point on the Southwesterly Line of the Ogden Brigham Canal; thence along said Southwesterly Line the following four (4) courses: (1) Southwesterly along the arc of a 180.00 foot radius curve to the right a distance of 18.44 feet (Delta equals $5^{\circ}52'11''$ and Long Chord bears South $14^{\circ}36'14''$ East 18.43 feet), (2) South $11^{\circ}40'09''$ East 123.90 feet, (3) Southeasterly along the arc of a 120.00 foot radius curve to the left a distance of 69.24 feet (Delta equals $33^{\circ}03'35''$ and Long Chord bears South $28^{\circ}11'51''$ East 68.28 feet) and (4) South $44^{\circ}43'39''$ East 88.35 feet to the Westerly Line of Halltree Subdivision Phase 9 and Halltree Subdivision Phase 4; thence along said Westerly Line South $1^{\circ}46'31''$ West 1025.05 feet to a point on the Northerly Line of 2750 North Street; thence along said Northerly Line North $89^{\circ}07'35''$ West 495.02 feet to the point of beginning.

Contains 610,605 Sq. Ft. or 14.018 Acres

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 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



Record Drawing		Oakmont Estates	
A part of the Southwest 1/4 of Section 27, T7N, R1E, SLB&M, U.S. Survey North Ogden City, Weber County, Utah			
SCALE: 1" = 50'	DATE: 26 June, 2018	DRWG. NO. 1	
DRAWN: JF	REVISIONS:		
16N731 - ROS			

