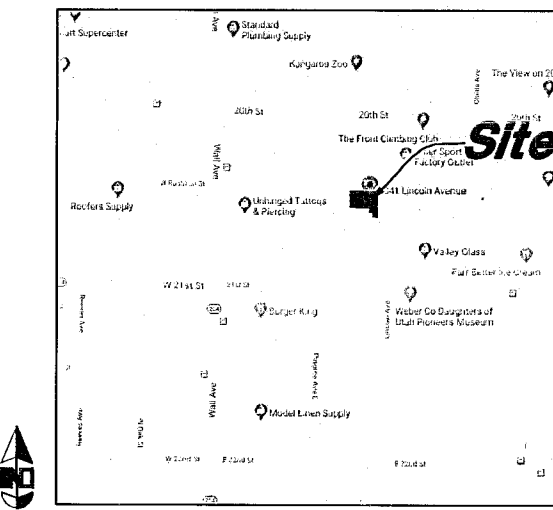
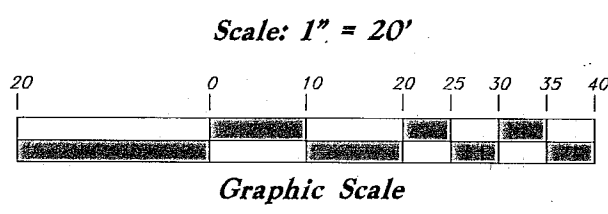
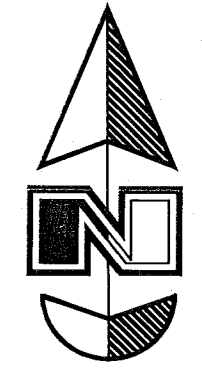


Found Centerline Monument
in the Intersection of 20th
Street and Lincoln



RECEIVED
OCT 22 2018
BY: Co. 116

VICINITY MAP
Not to Scale

NARRATIVE

This Survey was requested by Mr. Marc Naylor for the purpose of establishing the Property Lines of this site.
A Line between Monuments found in the Intersections of 21st Street & Lincoln Avenue and 20th Street and Lincoln Avenue with a bearing of North 1°18'17" East was used as the Basis of Bearings for this Survey.
Bearings in the Descriptions were rotated to match the Basis of Bearings.
Property Corners were set as depicted on this survey.

RECORD DESCRIPTION

PARCEL 03-008-0003:
PART OF LOT 1, BLOCK 6, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH:
BEGINNING AT A POINT IN THE WEST LINE OF LINCOLN AVENUE 94.54 FEET WEST AND 115 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 6, FIVE ACRE PLAT A, OGDEN CITY SURVEY, AND RUNNING THENCE WEST 45 FEET; THENCE NORTH 51 FEET; THENCE WEST 38 FEET; THENCE NORTH 48.5 FEET; THENCE EAST 83 FEET TO THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTH 99.5 FEET TO THE POINT OF BEGINNING.

PARCEL 03-008-0013:
PART OF LOT 1, BLOCK 6, FIVE ACRE PLAT "A", OGDEN CITY SURVEY, AND PART OF THE VACATED PORTION OF RUSHTON STREET BETWEEN WALL AVENUE AND LINCOLN AVENUE, OGDEN CITY, WEBER COUNTY, UTAH:
BEGINNING 99.8 FEET NORTH 89°02' WEST AND 280.5 FEET NORTH 0°28' EAST FROM THE SOUTHEAST CORNER OF SAID LOT 1, RUNNING THENCE NORTH 89°02' WEST 295.4 FEET; THENCE NORTH 0°58' EAST 108.5 FEET; THENCE SOUTH 89°02' EAST 128.6 FEET; THENCE SOUTH 0°58' WEST 12 FEET; THENCE SOUTH 89°02' EAST 25 FEET; THENCE NORTH 0°58' WEST 12 FEET; THENCE SOUTH 89°02' EAST 141.8 FEET; THENCE SOUTH 0°58' WEST 108.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED RUSHTON STREET ABUTTING SAID PROPERTY ON THE NORTH. (VACATED 07-AUG-96 BOOK 1819 PAGE 2289 ENTRY #1422368)

PARCEL 03-008-0016:
PART OF BLOCK 6, FIVE ACRES PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH:
BEGINNING NORTH 26.00 FEET AND WEST 236.34 FEET FROM THE NORTHEAST CORNER OF LOT 1, IN SAID BLOCK 6, THENCE SOUTH 12.00 FEET, THENCE WEST 25.00 FEET, THENCE NORTH 12.00 FEET, THENCE EAST 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF RUSHTON STREET ABUTTING SAID PROPERTY ON THE NORTH. (VACATED 07-AUG-96 BOOK 1819 PAGE 2289 E#1422368)

PARCEL 03-008-0015:
PART OF BLOCK 6, FIVE ACRES PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH:
BEGINNING AT A POINT NORTH 89°02'00" WEST 115.00 FEET AND SOUTH 0°58'00" WEST 13.80 FEET FROM THE OGDEN CITY MONUMENT AT RUSHTON STREET AND LINCOLN AVENUE, THENCE SOUTH 0°58'00" WEST 6.90 FEET, THENCE NORTH 89°02'00" WEST 20.00 FEET, THENCE NORTH 0°58'00" EAST 6.90 FEET, THENCE SOUTH 89°02'00" EAST 20.00 FEET TO THE POINT OF BEGINNING.

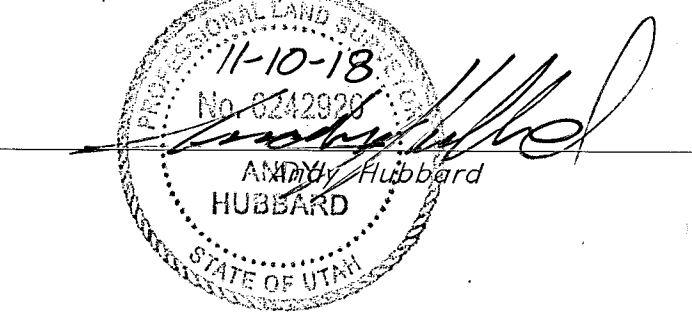
PARCEL 03-008-0016:
PART OF LOT 1, BLOCK 6, FIVE ACRE PLAT "A", OGDEN CITY SURVEY:
BEGINNING 99.8 FEET NORTH 89°02' WEST AND 280.5 FEET NORTH 0°28' EAST FROM THE SOUTHEAST CORNER OF SAID LOT, RUNNING THENCE NORTH 89°02' WEST 295.4 FEET, THENCE SOUTH 0°58' WEST 66 FEET, THENCE SOUTH 89°02' EAST 295.4 FEET, MORE OR LESS, TO THE WEST LINE OF LINCOLN AVENUE, THENCE NORTH ALONG SAID WEST LINE 66 FEET, MORE OR LESS, TO POINT OF BEGINNING.

OVERALL DESCRIPTION

A part of Lot 1, Block 6, Five Acre Plat "A", being a part of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah:
Beginning at a point on the Westerly Right of Way of Lincoln Avenue, said point being 438.50 Feet North 1°18'17" East along the Centerline Monument Line of said Lincoln Avenue and 40.00 feet North 88°41'43" West from the Centerline Monument found in the Intersection of 21st Street and Lincoln Avenue; and running thence along said Westerly Right of Way Line the following three (3) courses: (1) South 1°18'17" West 174.50 feet, (2) South 88°41'43" East 5.26 feet and (3) South 1°18'17" West 99.50 feet to the Northerly Line of the Ogden Auto Body Inc. Property; thence along said Northerly and Easterly Lines the following five (5) courses: (1) North 88°41'43" West 45.00 feet, (2) North 1°18'17" East 51.00 feet, (3) North 88°41'43" West 38.00 feet, (4) North 1°18'17" East 48.50 feet and (5) North 88°41'43" West 217.66 feet; thence North 1°18'17" East 174.50 feet to the Southerly Line of the State of Utah Division of Facilities Property; thence South 88°41'43" East 295.40 feet along said Southerly Line to the Point of Beginning.
Contains 57,867 Sq. Ft. or 1.328 Acres

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License 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.



Baur & Baur Investment
Co LLC Series S&S
03-008-0018

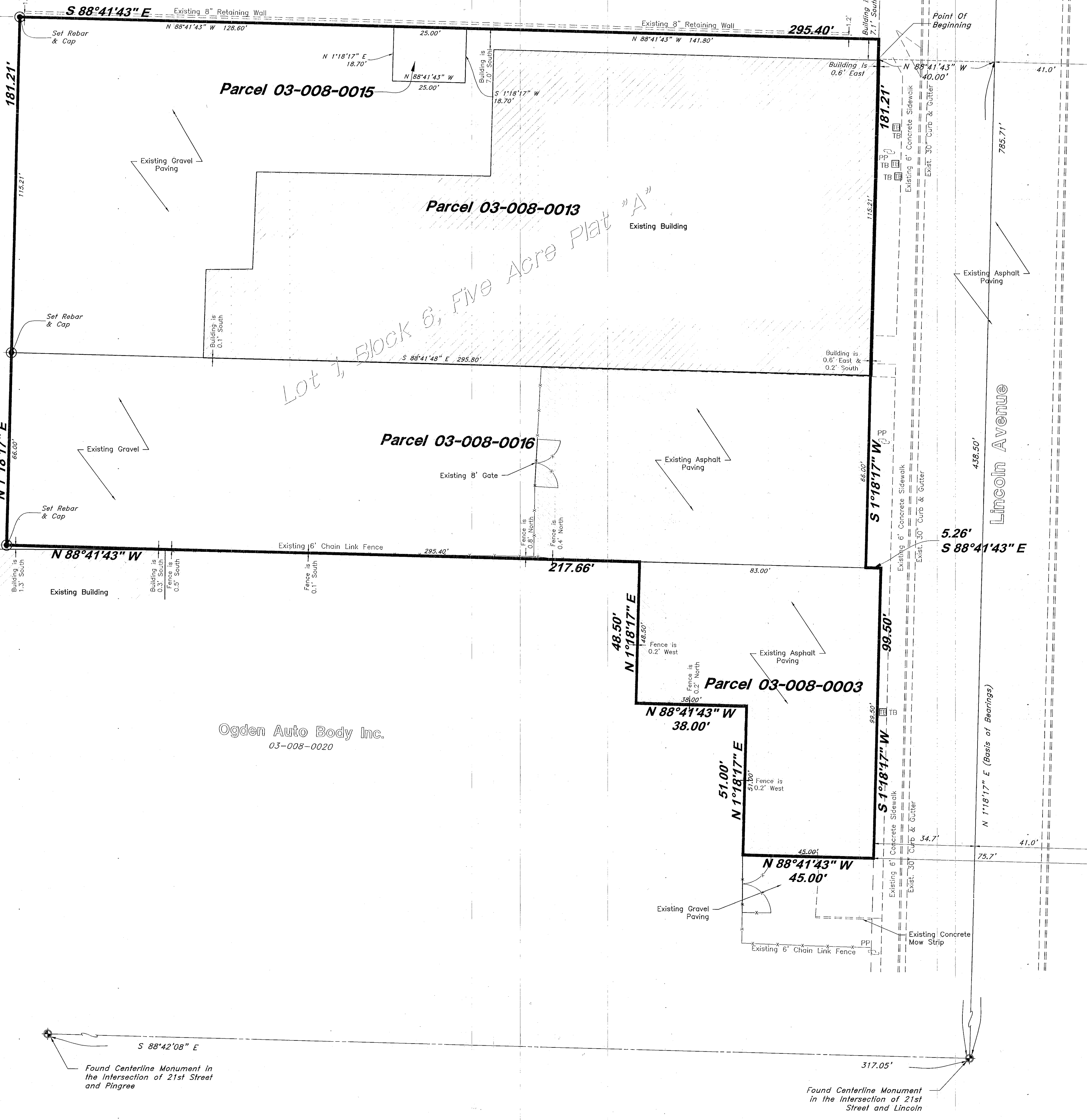
Baur & Baur Investment
Co LLC Series S&S
03-008-0012

Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Cleanout
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Fire Department Connection
 - Post Indicator Valve
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - TA
 - EA
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grade
 - Match Existing
 - Fire Department Connection
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Demo'd Road Base
 - Spill Curb & Gutter
 - Demo Tree
 - Tree To Remain in Place

Lot 1, Block 6, Five Acre Plat "A"

Ogden Auto Body Inc.
03-008-0020



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84408
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Property Survey
Naylor - Ogden
 2041 Lincoln Avenue Utah
 Ogden, City, Weber County
 T8N, R1W, SLE&K, U.S. Survey
 A part of Section 29

17 Aug, 2018
SHEET NO.
PS1.0
18N408 - PS