

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. DAVID JONES OF PARADIGM REAL ESTATE FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARIES OF THE HEREON DESCRIBED PARCELS OF LAND.
BRASS CAP STREET MONUMENTS WERE FOUND AT THE INTERSECTIONS OF 25TH STREET AND WASHINGTON BOULEVARD, 25TH STREET AND ADAMS AVENUE, AND 26TH STREET AND ADAMS AVENUE.
A LINE BEARING NORTH 0°58'00" EAST BETWEEN SAID BRASS CAP MONUMENTS IN ADAMS AVENUE AT 25TH STREET AND 26TH STREET, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.
PROPERTY CORNERS ARE SET AS INDICATED HEREON.

RECORD DESCRIPTIONS

PARCEL 01-015-0001
PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 49.5 FEET, THENCE WEST 41.5 FEET, THENCE SOUTH 5 FEET, THENCE WEST 44 FEET, THENCE SOUTH 48 FEET, THENCE EAST 85.5 FEET TO BEGINNING, SUBJECT TO AND RESERVING A RIGHT-OF-WAY OVER THE FOLLOWING, BEGINNING AT A POINT 43.88 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE NORTH 5.88 FEET, THENCE WEST 85.5 FEET, THENCE SOUTH 5.88 FEET, THENCE EAST 85.5 FEET TO THE WEST LINE OF ADAMS AVENUE TO THE POINT OF BEGINNING, ALSO SUBJECT TO A RIGHT-OF-WAY OVER THE FOLLOWING, BEGINNING AT A POINT 11.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1, RUNNING THENCE NORTH 48 FEET, THENCE WEST 2 FEET, THENCE SOUTH 48 FEET, THENCE EAST 2 FEET TO THE PLACE OF BEGINNING.

PARCEL 01-015-0002
PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 48.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, RUNNING THENCE WEST 41.5 FEET; THENCE SOUTH 5 FEET; THENCE WEST 44 FEET; THENCE SOUTH 48 FEET TO THE NORTH LINE OF 26TH STREET; THENCE WEST 20 FEET, THENCE NORTH 152 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 50.5 FEET; THENCE SOUTH 44 FEET; THENCE EAST 55 FEET TO THE WEST LINE OF ADAMS AVENUE; THENCE SOUTH ALONG THE WEST LINE OF ADAMS AVENUE 38.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. ALSO, PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 88 FEET NORTH AND 52 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE NORTH 11 FEET; THENCE WEST 3 FEET; THENCE SOUTH 11 FEET; THENCE EAST 3 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN EASEMENT OF RIGHT-OF-WAY OR RIGHT-OF-WAY AGREEMENT MADE BY AND BETWEEN DANIEL P STEPHENS & WIFE MARY STEPHENS, ALDO B STEPHENS & WIFE LAURA E STEPHENS, SAMUEL L STEPHENS & WIFE ASENATH P STEPHENS AND ASENATH P STEPHENS IN HER OWN RIGHT, AND JOSEPH F STEPHENS & WIFE SARAH J STEPHENS, DATED DECEMBER 9, 1926, AND RECORDED DECEMBER 10, 1926, IN THE OFFICE OF THE COUNTY RECORDER, WEBER COUNTY, UTAH, IN BOOK R OF LEASES, PAGE 124. ALSO, SUBJECT TO SAID EASEMENT OF RIGHT-OF-WAY.

PARCEL 01-015-0003
PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE SOUTH 44 FEET, THENCE WEST 52 FEET, THENCE NORTH 11 FEET, THENCE WEST 3 FEET, THENCE NORTH 33 FEET, THENCE EAST 55 FEET TO THE PLACE OF BEGINNING.

PARCEL 01-015-0004
PART OF LOT 10, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT ON THE WEST LINE OF ADAMS AVENUE 92 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 10, AND RUNNING THENCE SOUTH ON THE WEST LINE OF ADAMS AVENUE 40 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE WEST 105.5 FEET, THENCE NORTH 40 FEET TO A POINT 42 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE EAST 109.5 FEET TO THE PLACE OF BEGINNING.

AS-SURVEYED DESCRIPTIONS

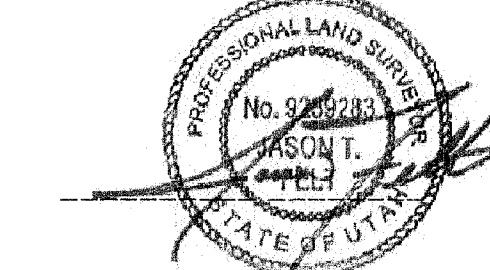
A PART OF LOTS 1 AND 10, BLOCK 17, PLAT A, OGDEN CITY SURVEY, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32, AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF THE NORTH LINE OF 26TH STREET AND THE WEST LINE OF ADAMS AVENUE, RUNNING THENCE NORTH 89°02'00" WEST 105.50 FEET ALONG SAID NORTH LINE OF 26TH STREET, THENCE NORTH 0°58'00" EAST 173.29 FEET, THENCE SOUTH 89°02'00" EAST 105.50 FEET TO SAID WEST LINE OF ADAMS AVENUE, THENCE SOUTH 0°58'00" WEST 173.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18,282 SQ.FT.

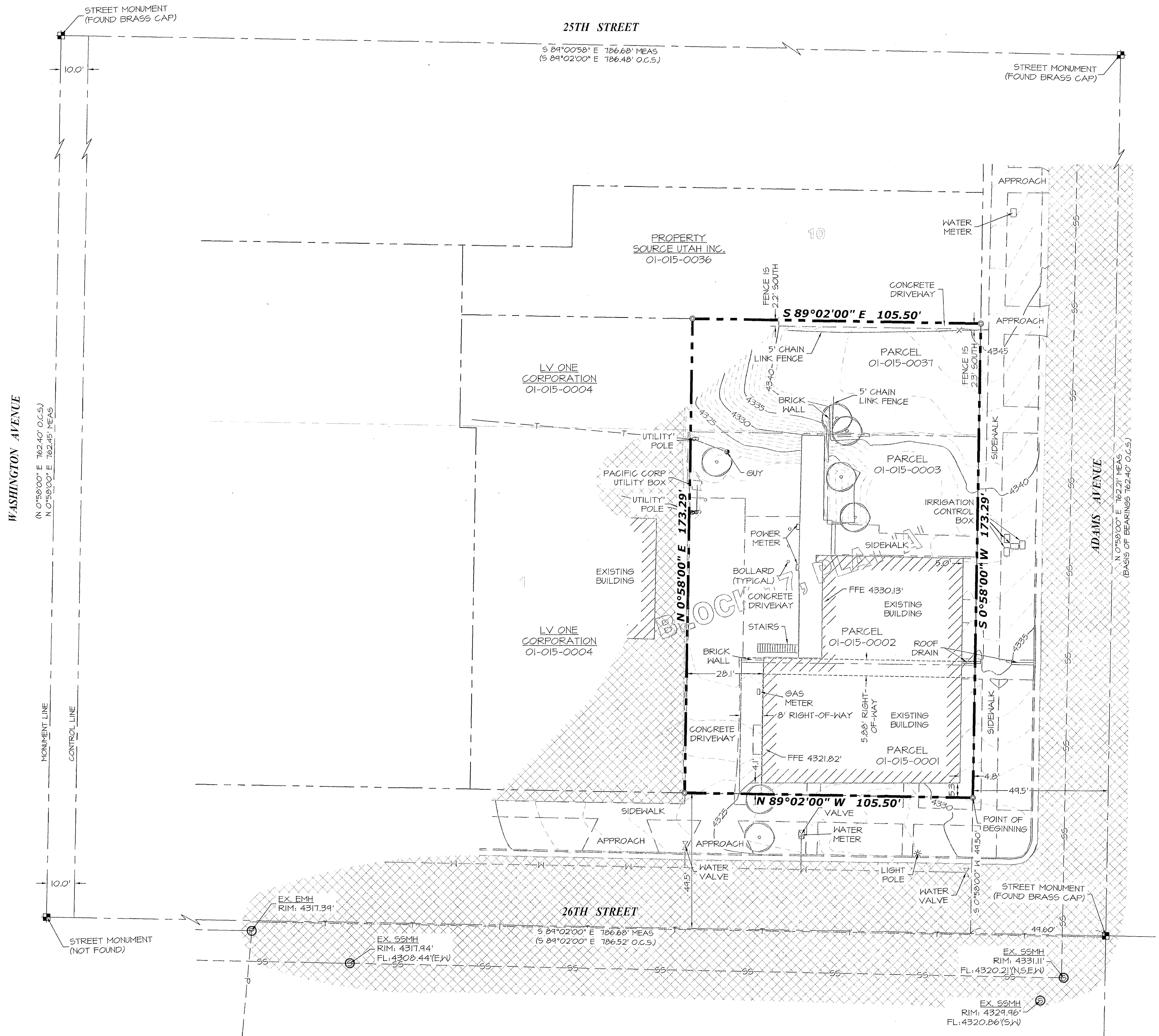
SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 4234283, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PROPERTY ACCORDING TO SECTION 17-23-17 AND THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED.



06/07/19 DATE

RECEIVED
JUL 22 2019
BY: 6294



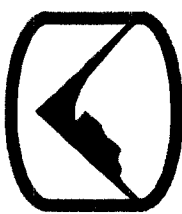
BENCHMARK

TOP OF BRASS CAP OGDEN CITY MONUMENT AT THE INTERSECTION OF 27TH STREET AND JEFFERSON AVENUE.
ELEVATION = 4386.79' (ASSUMED FROM RECORD OF SURVEY 3126)

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- FENCE LINE
- IRRIGATION LINE
- EX. IRRIGATION LINE
- OHP
- EX. OVERHEAD POWER LINE
- SD
- EX. STORM DRAIN
- SS
- EX. SANITARY SEWER
- SW
- EX. SECONDARY WATERLINE
- T
- EX. TELEPHONE LINE
- G
- EX. GAS LINE
- W
- EX. CULINARY WATERLINE
- SECTION CORNER AS DESCRIBED
- STREET MONUMENT
- SET BAR & CAP STAMPED SILVER PEAK ENG. OR AS DESCRIBED OTHERWISE.
- EG CONTOUR MINOR
- EG CONTOUR MAJOR
- EXISTING ASPHALT

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVER PEAK ENGINEERING

WWW.SILVERPEAKENG.COM

STRUCTURAL SURVEY

CIVIL

PARADIGM REAL ESTATE
2573 ADAMS AVENUE
OGDEN, UTAH

DATE: 05-06-19
PROJECT: 19-076
DRAWN BY: C.G.R.

REVISIONS:

RECORD OF SURVEY

SHEET NUMBER:
1