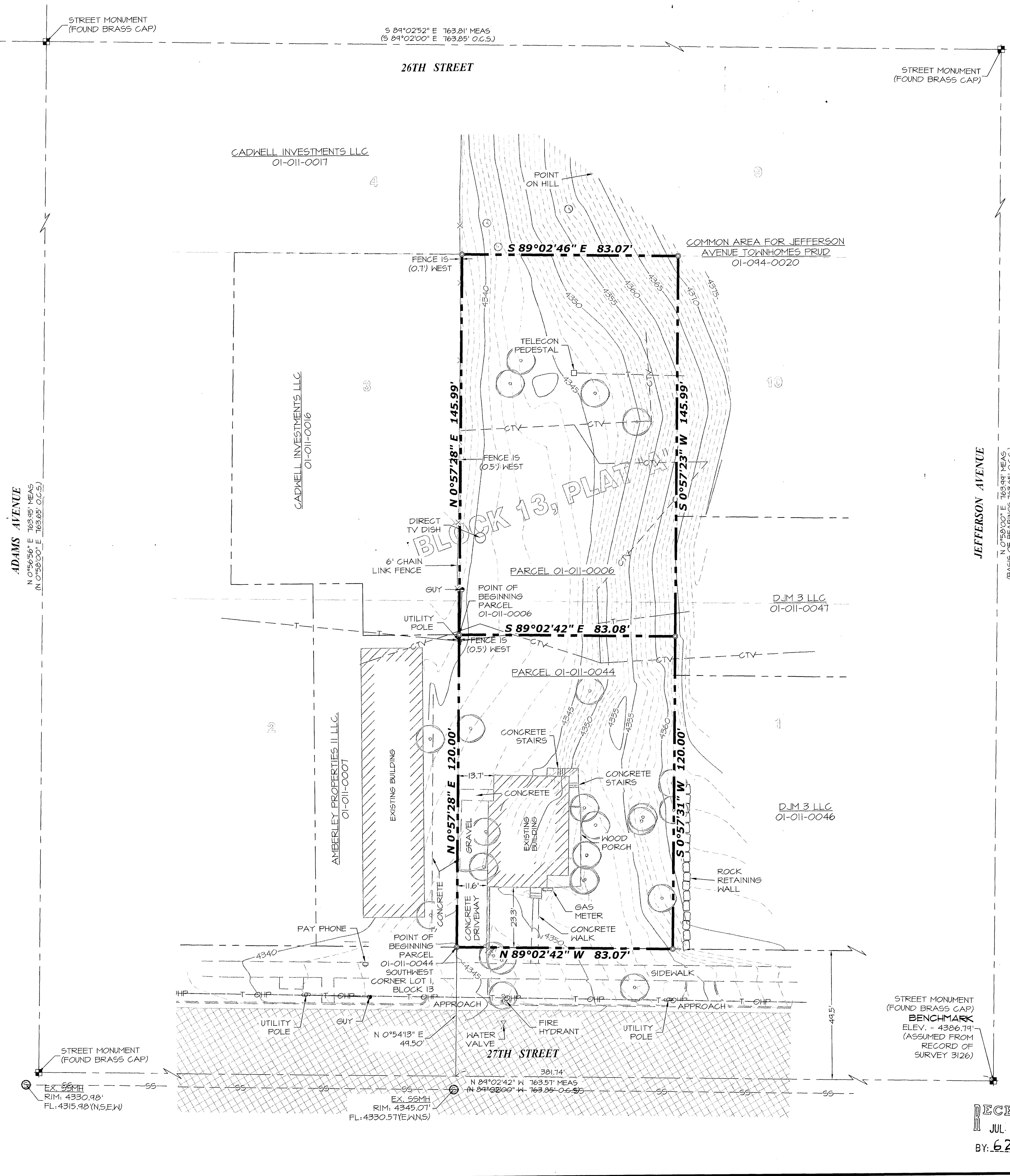
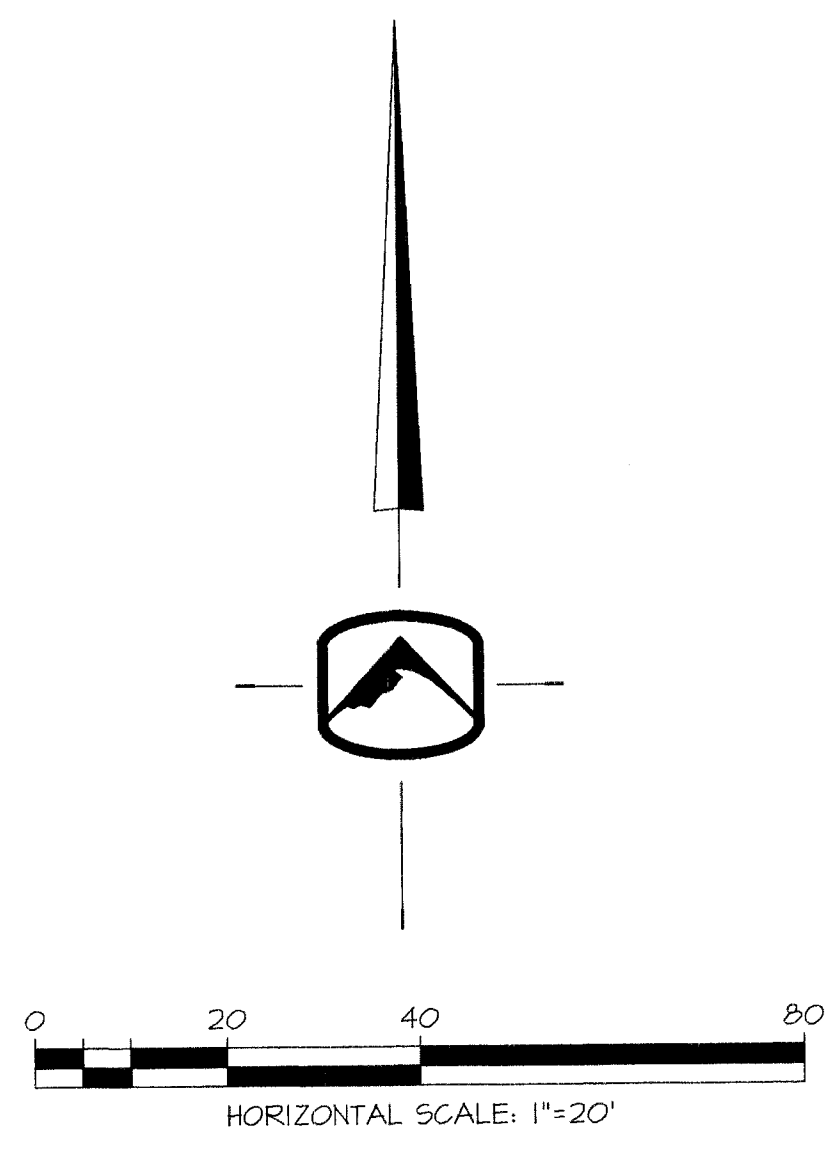




REVISIONS:



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 HERECIN DESCRIBED PARCELS OF LAND.

BRASS CAP STREET MONUMENTS WERE FOUND AT THE INTERSECTIONS OF 26TH STREET AND ADAMS AVENUE, 26TH STREET AND JEFFERSON AVENUE, 27TH STREET AND ADAMS AVENUE, AND 27TH STREET AND JEFFERSON AVENUE.

A LINE BEARING NORTH 0°58'00" EAST BETWEEN SAID BRASS CAP MONUMENTS IN JEFFERSON AVENUE AT 26TH STREET AND 27TH STREET, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY McNEIL ENGINEERING FOR LAPORTE CONSTRUCTION, DATED AUGUST 11, 2003, AND FILED OCTOBER 14, 2003; A PROPERTY SURVEY PREPARED BY HANSEN AND ASSOCIATED, INC. FOR R4J REAL ESTATE HOLDINGS, LLC, DATED MARCH 13, 2012, AND FILED AUGUST 7, 2012, WERE USED AS REFERENCE 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.

BOUNDARY DESCRIPTIONS

PARCEL 01-011-0044

A PART OF LOT 1, BLOCK 13, PLAT A, OGDEN CITY SURVEY, BEING A PART OF 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 SOUTHWEST CORNER OF SAID LOT 1, BEING THE NORTH LINE OF 27TH STREET; RUNNING THENCE NORTH 0°57'28" EAST (NORTH REC.) 120.00 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE SOUTH 89°02'42" EAST 83.08 FEET (EAST 82.5' REC.); THENCE SOUTH 0°57'31" WEST (SOUTH REC.) 120.00 FEET TO SAID NORTH LINE OF 27TH STREET; THENCE NORTH 89°02'42" WEST 83.07 FEET (WEST 82.50 FEET REC.) TO THE POINT OF BEGINNING.

CONTAINS: 9,969 SQ.FT.

PARCEL 01-011-0006

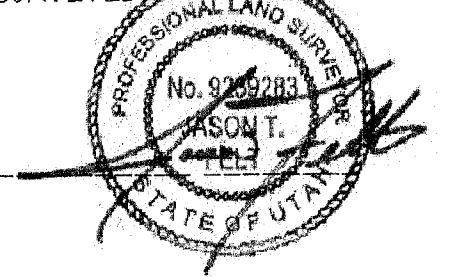
A PART OF LOTS 1 AND 10, BLOCK 13, PLAT A, OGDEN CITY SURVEY, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT WHICH IS 120.00 FEET NORTH 0°57'28" EAST (NORTH REC.) OF THE SOUTHWEST CORNER OF SAID LOT 1; RUNNING THENCE NORTH 0°57'28" EAST 145.99 FEET (NORTH 144' REC.); THENCE SOUTH 89°02'46" EAST 83.07 FEET (EAST 82.5 FEET REC.); THENCE SOUTH 0°57'23" WEST 145.99 FEET (SOUTH 144' REC.); THENCE SOUTH 89°02'42" EAST 83.08 FEET (WEST 82.5 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 12,128 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. 9238283, 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 HERECIN DESCRIBED PROPERTY ACCORDING TO SECTION 11-23-11 AND THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED.



06/01/19
DATE

RECEIVED
JUL 22 2019
BY: 6295

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- FENCE LINE
- IRR --- EX. IRRIGATION LINE
- OHP --- EX. OVERHEAD POWER LINE
- SD --- EX. STORM DRAIN
- SS --- EX. SANITARY SEWER
- SA --- EX. SECONDARY WATERLINE
- T --- EX. TELEPHONE LINE
- G --- EX. GAS LINE
- H --- EX. CULINARY WATERLINE
- SECTION CORNER AS DESCRIBED
- STREET MONUMENT
- SET BAR & CAP STAMPED SILVER PEAK ENG. OR AS DESCRIBED OTHERWISE.
- 4350 --- EG CONTOUR MINOR
- 4250 --- EG CONTOUR MAJOR
- EXISTING ASPHALT