

LEGEND	
◆	CITY MONUMENT AS NOTED
○	SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
●	FOUND MONUMENTS AS NOTED
(92.0)	EXTERIOR DIMENSION OF BUILDING AT GROUND LEVEL
(N89°09'W B.R.)	RECORD BEARING
---	PROPERTY LINE
---	ADJACENT PARCEL
---	CENTERLINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING BUILDING ON SUBJECT PROPERTY
---	EXISTING BUILDING ADJACENT PROPERTY
---	EXISTING CONCRETE
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING SANITARY MANHOLE
⊕	EXISTING SANITARY CLEANOUT
⊕	EXISTING CATCH BASIN
⊕	EXISTING POWER POLE
⊕	EXISTING IRRIGATION MANHOLE
⊕	EXISTING ELECTRICAL TRANSFORMER
⊕	EXISTING TELEPHONE MANHOLE
⊕	EXISTING TELEPHONE PEDESTAL
⊕	EXISTING GAS METER
⊕	EXISTING AC UNIT
⊕	SITE ACCESS

REVISIONS	DATE	DESCRIPTION
	7/10/19	UPDATED TITLE REPORT

SCALE: 1/20 XREF
DATE: 7-10-19
DESIGN: SGP
DRAWN: SGP
CHECKED: KHW

EXHIBIT DRAWING FOR LOTUS BERTHANA LLC  
 315 24TH STREET, OGDEN CITY, WEBER COUNTY, UTAH  
 LOCATED IN LOTS 5 & 6, BLOCK 25, PLAT "A"  
 OGDEN CITY SURVEY

AS-SURVEYED PARCEL 01-021-0047:  
 A PART OF LOT 6, BLOCK 25, PLAT A, OGDEN CITY SURVEY, IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET AND THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE SAID POINT BEING LOCATED SOUTH 88°48'43" EAST 48.36 FEET ALONG THE MONUMENTED CENTERLINE OF 24TH STREET AND SOUTH 0°00'00" EAST 49.51 FEET FROM THE CENTERLINE MONUMENT AT 24TH STREET AND GRANT AVENUE, RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 88°48'43" EAST 103.70 FEET TO AN EXISTING BUILDING AND AN AGREED UPON BOUNDARY LINE PER WEBER COUNTY RECORDS ENTRY #2990191; THENCE ALONG SAID EXISTING BUILDING AND BOUNDARY LINE AGREEMENT SOUTH 1°18'14" WEST 100.00 FEET; THENCE NORTH 88°48'50" WEST 103.74 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 1°19'30" EAST 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,372 SQ.FT.

AS SURVEYED PARCEL 1A:  
 A PART OF LOT 6, BLOCK 25, PLAT A, OGDEN CITY SURVEY, IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE SAID POINT BEING LOCATED SOUTH 88°48'43" EAST 48.36 FEET ALONG THE MONUMENTED CENTERLINE OF 24TH STREET AND SOUTH 0°00'00" EAST 49.51 FEET AND SOUTH 01°19'30" WEST 100.00 FEET FROM THE CENTERLINE MONUMENT AT 24TH STREET AND GRANT AVENUE, RUNNING THENCE SOUTH 88°47'30" EAST 129.49 FEET IN PART ALONG AN EXISTING BUILDING AND AN AGREED UPON BOUNDARY LINE PER WEBER COUNTY RECORDS ENTRY #2990191; THENCE ALONG SAID EXISTING BUILDING AND BOUNDARY LINE AGREEMENT SOUTH 1°18'14" WEST 100.00 FEET; THENCE NORTH 88°47'30" WEST 129.49 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 1°19'30" EAST 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,295 SQ.FT.

AS-SURVEYED PARCEL 01-021-0048:  
 A PART OF LOTS 5, AND 6, BLOCK 25, PLAT A, OGDEN CITY SURVEY, IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 110.00 FEET SOUTH 01°19'30" WEST 110.00 FEET OF THE NORTHWEST CORNER OF SAID LOT 6 BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE SAID POINT BEING LOCATED SOUTH 88°48'43" EAST 48.36 FEET ALONG THE MONUMENTED CENTERLINE OF 24TH STREET AND SOUTH 0°00'00" EAST 49.51 FEET AND SOUTH 01°19'30" WEST 110.00 FEET FROM THE CENTERLINE MONUMENT AT 24TH STREET AND GRANT AVENUE, RUNNING THENCE SOUTH 88°47'30" EAST 125.31 FEET; THENCE SOUTH 1°19'30" WEST 45.00 FEET; THENCE NORTH 88°47'30" WEST 125.31 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 1°19'30" EAST 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,655 SQ.FT.

AS-SURVEYED PARCEL 01-021-0044  
 A PART OF LOTS 5, AND 6, BLOCK 25, PLAT A, OGDEN CITY SURVEY, IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT BEING LOCATED SOUTH 88°48'43" EAST 48.36 FEET ALONG THE MONUMENTED CENTERLINE OF 24TH STREET AND SOUTH 0°00'00" EAST 49.51 FEET AND SOUTH 01°19'30" WEST 110.00 FEET AND SOUTH 88°47'30" EAST 125.31 FEET FROM THE CENTERLINE MONUMENT AT 24TH STREET AND GRANT AVENUE, RUNNING THENCE SOUTH 88°47'30" EAST 4.18 FEET TO AN EXISTING BUILDING AND AN AGREED UPON BOUNDARY LINE PER WEBER COUNTY RECORDS ENTRY #2990191; THENCE ALONG SAID EXISTING BUILDING AND BOUNDARY LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 1°23'07" WEST 4.79 FEET; (2) SOUTH 88°34'46" EAST 23.47 FEET; (3) SOUTH 00°52'24" WEST 4.99 FEET; (4) SOUTH 88°47'40" EAST 34.54 FEET; THENCE SOUTH 01°19'30" WEST 44.89 FEET; THENCE NORTH 88°40'30" WEST 62.23 FEET; THENCE NORTH 01°19'30" EAST 54.63 FEET TO THE POINT OF BEGINNING. CONTAINING 2,949 SQ.FT.

AS-SURVEYED STAIRWAY EASEMENT  
 A PART OF LOT 6, BLOCK 25, PLAT A, OGDEN CITY SURVEY, IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON AN EXISTING BUILDING AND AGREED UPON BOUNDARY LINE RECORDED AS ENTRY NUMBER 2990191 BEING LOCATED SOUTH 88°48'43" EAST 48.36 FEET ALONG THE MONUMENTED CENTERLINE OF 24TH STREET AND SOUTH 0°00'00" EAST 49.51 FEET AND SOUTH 01°19'30" WEST 110.00 FEET AND SOUTH 88°47'30" EAST 129.49 FEET AND SOUTH 01°23'07" WEST 4.79 FEET AND SOUTH 88°34'46" EAST 23.47 FEET AND SOUTH 0°52'24" WEST 4.99 FEET AND SOUTH 88°47'24" EAST 3.56 FEET FROM THE CENTERLINE MONUMENT AT 24TH STREET AND GRANT AVENUE, RUNNING THENCE ALONG SAID EXISTING BUILDING AND AGREED UPON BOUNDARY LINE SOUTH 88°47'24" EAST 19.81 FEET THENCE SOUTH 01°12'36" WEST 3.82 FEET; THENCE NORTH 88°48'20" WEST 19.81 FEET; THENCE NORTH 01°12'36" EAST 3.83 FEET TO THE POINT OF BEGINNING.

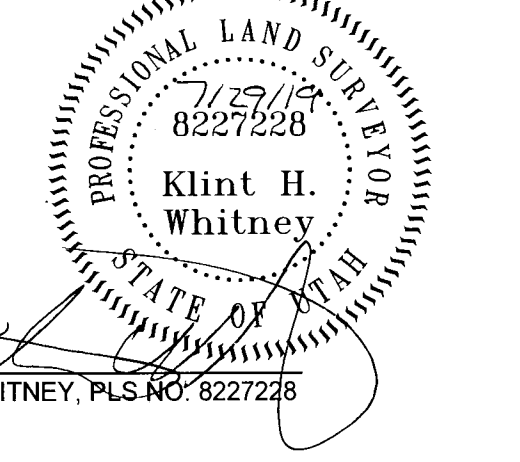
BOUNDARY LINE AGREEMENT DESCRIPTION  
 A PART OF LOT 6, BLOCK 25, PLAT A, OGDEN CITY SURVEY, IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE WEST LINE OF AN EXISTING BUILDING AND THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET BEING LOCATED SOUTH 88°48'43" EAST 152.05 FEET ALONG THE MONUMENTED CENTERLINE OF 24TH STREET AND SOUTH 0°00'00" EAST 49.51 FEET FROM THE CENTERLINE MONUMENT AT 24TH STREET AND GRANT AVENUE, SAID POINT ALSO BEING LOCATED SOUTH 88°48'43" EAST 103.69 FEET FROM THE NORTHWEST CORNER OF SAID LOT 6; RUNNING THENCE ALONG SAID BUILDING LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 1°18'14" WEST 100.00 FEET; (2) SOUTH 88°48'43" EAST 25.71 FEET; (3) SOUTH 1°11'17" WEST 14.84 FEET; (4) SOUTH 88°34'46" EAST 23.47 FEET; (5) SOUTH 0°52'24" WEST 4.99 FEET; (6) SOUTH 88°47'24" EAST 48.06 FEET.

NARRATIVE  
 THE PURPOSE OF THE SURVEY WAS TO PROVIDE A BOUNDARY LINE AGREEMENT DESCRIPTION MATCHING THE PHYSICAL LOCATION OF EXISTING BUILDINGS AS SHOWN AND DESCRIBED HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE ROTATED TO THE BASIS OF BEARING, WHICH IS THE CENTERLINE OF 24TH STREET WHICH BEARS SOUTH 88°48'43" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. OWNERSHIP WAS DETERMINED BY ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER NCS-964277-SLC1. BOUNDARY WAS DETERMINED BY EXISTING BUILDINGS DEEDS OF ADJOINING PROPERTY OWNERS, OGDEN CITY SURVEY MONUMENTS AND MONUMENTS FROM RECORD OF SURVEY 1863 AS SHOWN AND NOTED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 29<sup>TH</sup> DAY OF JULY, 2019.



RECEIVED  
 JUL 29 2019  
 BY: 6307

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