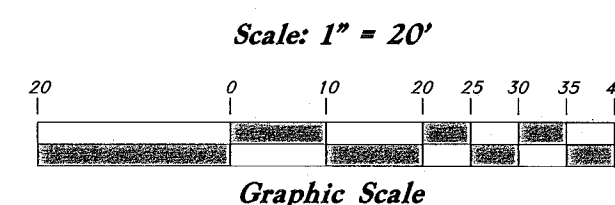


Vicinity Map  
(Not to Scale)



**Legend**

(Note: All items may not appear on drawing)

Sanitary Sewer	—S—	Existing Water Manhole	⊙
Culinary Water	—W—	Existing Cleanout Box	⊙
Gas Line	—G—	Existing Irrigation Box	⊙
Irrigation Line	—I—	Existing Electrical Box	⊙
Storm Drain	—SD—	Existing Diversion Box	⊙
Telephone Line	—T—	Existing Light Pole	⊙
Secondary Waterline	—SW—	Existing Fire Hydrant	⊙
Over Head Power	—OHP—	Existing Telephone Manhole	⊙
Under-Ground Power	—UGP—	Existing Gas Manhole	⊙
Fiber Optic	—FO—		
Power pole	⊙		
Power pole w/guy	⊙		
Light Pole	⊙		
Fence	—x—x—		
Ditch	—D—		
Landscaping	LS	Existing Asphalt	▨
Centerline	CL	Existing Concrete	▨
Record	Rec	Existing Building	▨
Landscaping	LS	Coniferous Tree	⊙
Existing Inlet Box	⊙	Deciduous Tree	⊙
Existing Valve	⊙	U.C.S	⊙
Existing Catch Basin	⊙	F.F	⊙
Existing Post	⊙	Utah County Survey	⊙
Existing Water Meter	⊙	Finished Floor	⊙
Existing Gas Meter	⊙		
Existing Telephone Box	⊙		
Existing Sewer Manhole	⊙		
Existing Drain Manhole	⊙		

**NARRATIVE**

This Survey was requested by Richard Wangsgard for the purpose of preparing the property for additional improvements.

A line bearing North 89°55'37" West between the East Quarter, and the Center of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, were used as the Basis of Bearings, as shown hereon. The recorded Plats of Amended Coldwater Business Park Condominiums and K. Allred Subdivision on file with the Weber County recorders office were utilized to establish the Boundaries as shown hereon. The Found UDDI right of way monument on the East Side of Washington Boulevard together with the record bearing of said Washington Boulevard identified by other surveys, was used to establish the right of way.

A gap, shown in several prior survey's, was found between the two subdivision's. The building location shown on lot 1 of K. Allred subdivision, being near to the 10' Public Utility Easement was used as evidence to establish the north line of said Lot 1.

The northerly line of said Amended Coldwater Business Park Condominiums, was established by the evidences of the Right of way of 2275 North street together with the Right of Way shown on the Ranch View Townhomes Phase 1 Subdivision Plat.

The Property corners were monumented as shown hereon.

**LEGAL DESCRIPTION**

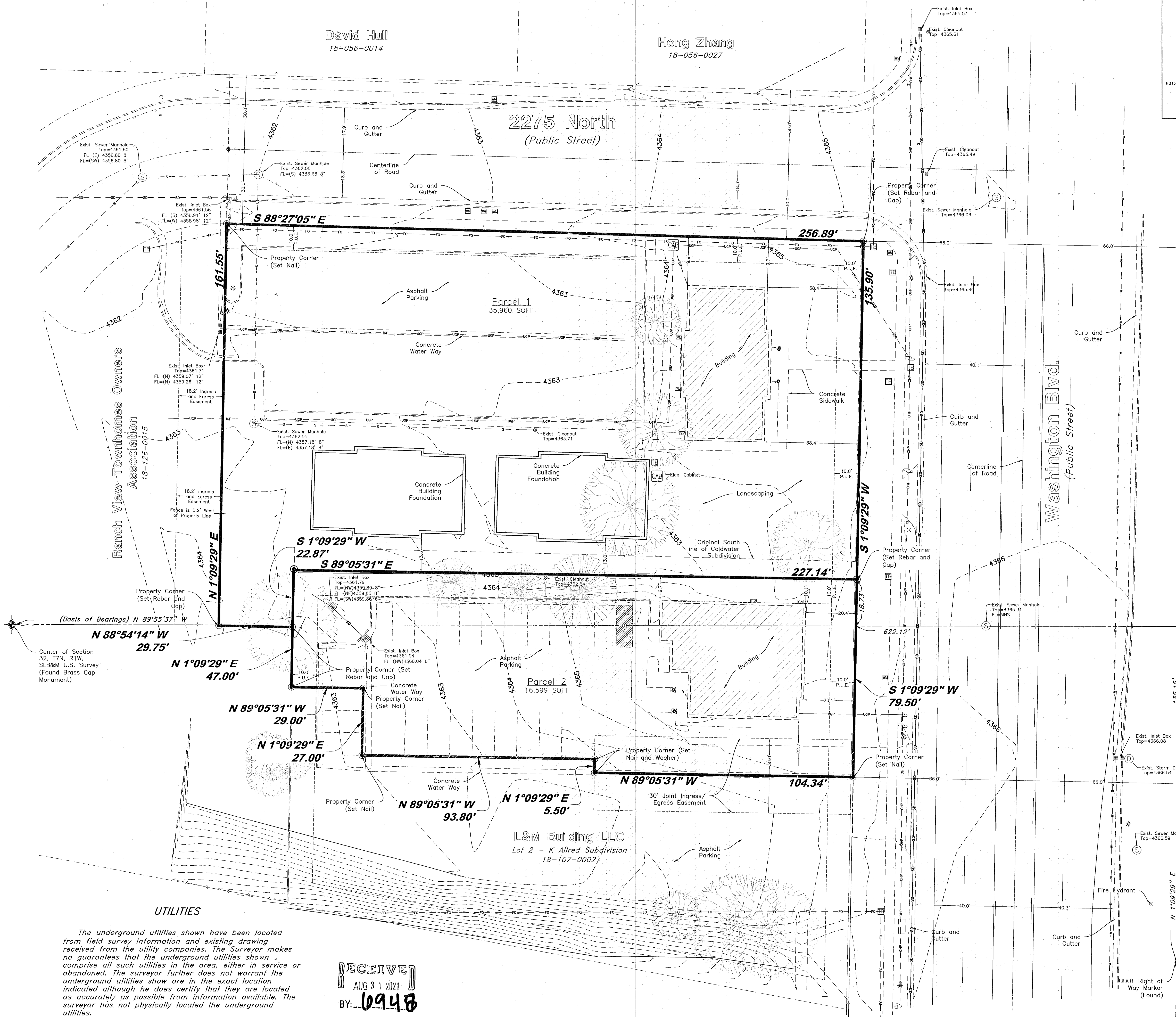
Parcel 1: (Parcel No. 18-125-0013 - Amended Coldwater Business Park Condominiums)  
Common area within Coldwater Business Park Condominiums, Amended, North Ogden City, Weber County, Utah

Parcel 2: (Parcel No. 18-107-0001 - Lot 1 K. Allred Subdivision)  
All of lot 1, K ALLRED SUBDIVISION, North Ogden City, Weber County, State of Utah, according to the official plat thereof

**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 Professional Land 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.

8-19-2021  
No. 6242920  
Andy Hubbard  
HUBBARD  
STATE OF UTAH



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**Boundary Survey**  
**Wangsgard/Secrist**  
2251 North 400 East  
Ogden City, Weber County, Utah  
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey.

July, 2021

SHEET NO.

21N315