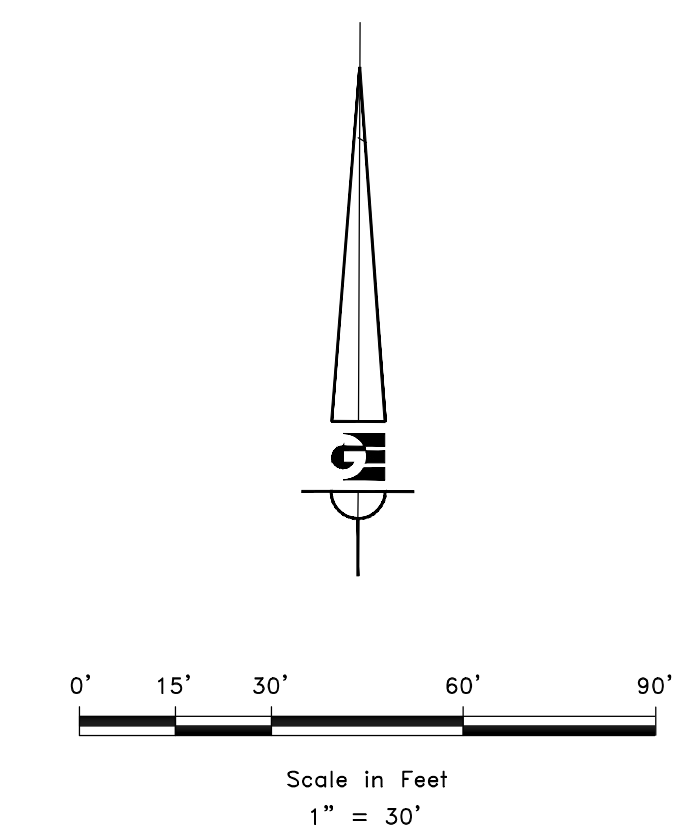
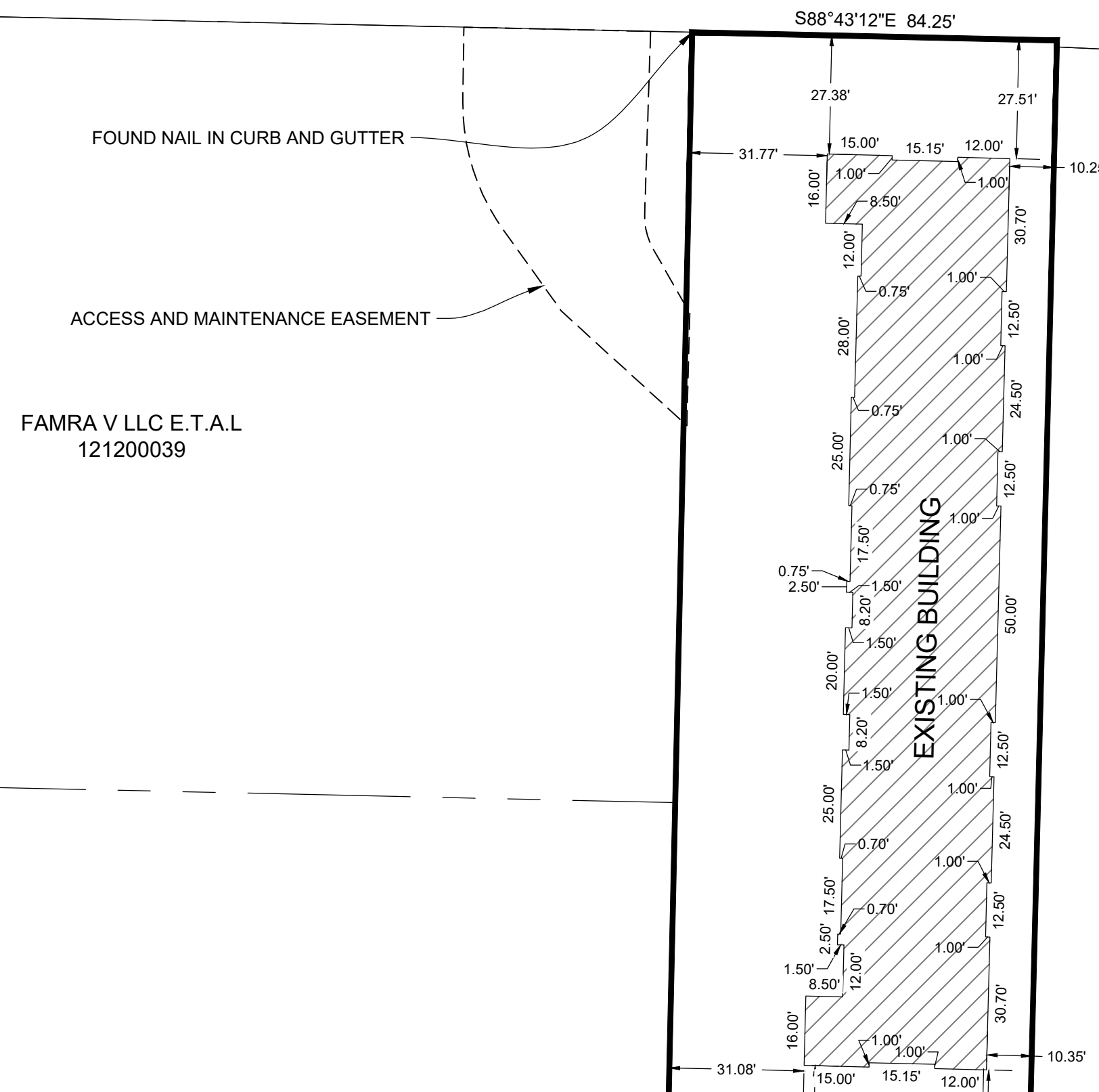


12TH STREET
(R.O.W. VARIES)

RECORD BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 331 FEET SOUTH AND 379.5 FEET WEST FROM THE CENTER OF SAID NORTHWEST QUARTER OF SECTION 20, AND RUNNING THENCE SOUTH 59° 56' FEET, THENCE NORTH 89° 03' 15" WEST 83.30 FEET, THENCE NORTH 59° 42' 56" WEST 83.30 FEET, THENCE EAST 83.3 FEET ALONG THE SOUTH LINE OF 12TH STREET TO THE PLACE OF BEGINNING. TOGETHER WITH ACCESS EASEMENT: COMMENCING AT THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 12TH STREET AND GIBSON AVENUE THENCE 287.12 FEET SOUTH 88° 43' 43" EAST ALONG THE MONUMENT LINE IN 12TH STREET (SR-39) AND 33.00 FEET SOUTH 01° 16' 16" WEST TO THE SOUTH RIGHT OF WAY LINE OF SAID 12TH STREET (SR-39 AS DEPICTED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOUNDARY CONSULTANTS IN THE WEBER COUNTY SURVEYORS OFFICE FILING #5589 BEING THE POINT OF BEGINNING; THENCE SOUTH 88° 43' 43" EAST 43.12 FEET ALONG THE SOUTH RIGHT OF WAY LINE; THENCE SOUTH 01° 16' 16" WEST 42.32 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 8.27 FEET (CENTRAL ANGLE EQUALS 31° 03' 45" AND LONG CHORD BEARS SOUTH 13° 56' 32" EAST 8.16 FEET); THENCE SOUTH 29° 44' 01" EAST 17.01 FEET MORE OR LESS TO GRANTORS EAST PROPERTY LINE; THENCE SOUTH 01° 16' 16" WEST 26.00 FEET ALONG SAID EAST PROPERTY LINE; THENCE NORTH 47° 37' 29" WEST 39.36 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 3.50 FEET (CENTRAL ANGLE EQUALS 50° 74' 26" AND LONG CHORD BEARS NORTH 31° 48' 27" WEST 3.49 FEET); THENCE NORTH 35° 39' 41" WEST 19.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET (CENTRAL ANGLE EQUALS 35° 59' 57" AND LONG CHORD BEARS NORTH 17° 39' 42" WEST 30.90 FEET); THENCE NORTH 00° 20' 16" EAST 17.24 FEET TO THE POINT OF BEGINNING. CONTAINING 2,842 SQUARE FEET MORE OR LESS.

SCALE: 1:30 XREF	DATE: 7/1/20	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				



RECEIVED
DEC 28 2021
FILE # 7100

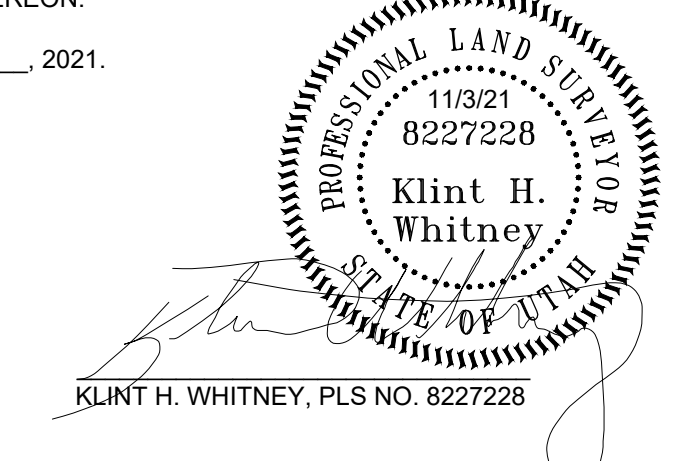
- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - - - EXISTING FENCE LINE
 - ▨ EXISTING BUILDING

OGDEN CITY CP-3 ZONING SETBACKS
 FRONT YARD SETBACK - 15'
 SIDE YARD SETBACK - NONE
 REAR YARD SETBACK - NONE

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. AND FURTHER CERTIFY TO BEL CANTO ASSET GROWTH FUND THAT THE AS-BUILT LOCATION OF THE BUILDING WITHIN SAID BOUNDARIES IS LOCATED AS SHOWN HEREON.

SIGNED THIS 3RD DAY OF NOVEMBER, 2021.



AS-BUILT SURVEY FOR BEL CANTO ASSET GROWTH FUND
 271 WEST 12TH STREET, OGDEN, UTAH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066