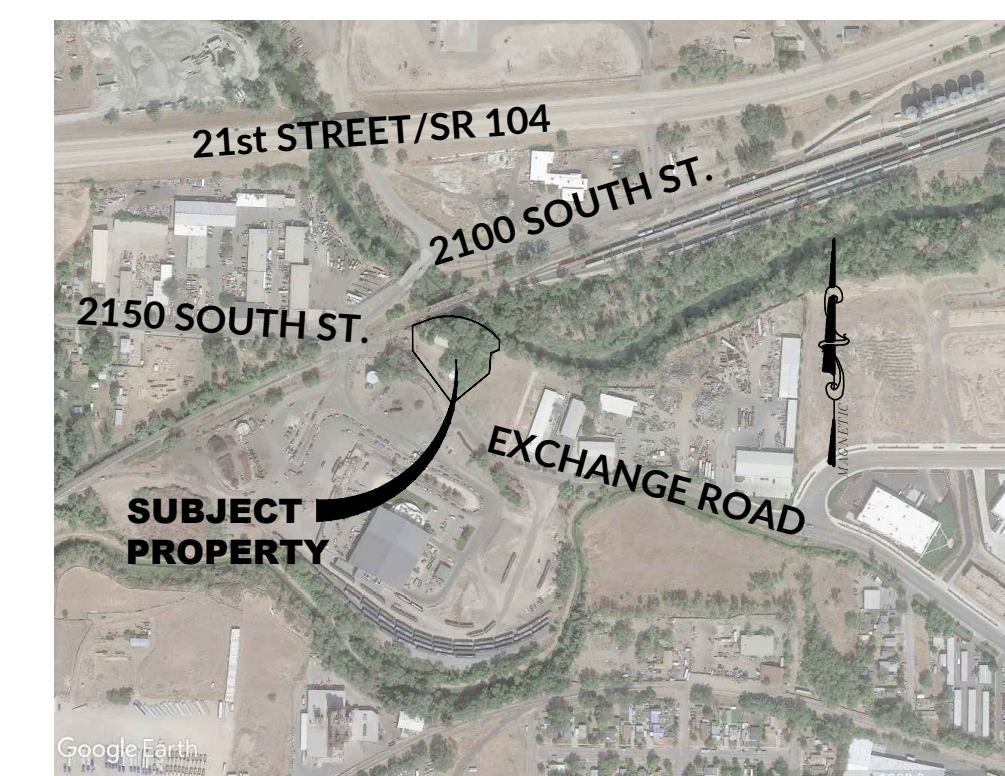


VICINITY MAP



SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. KIPP ADAMS FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARIES OF THE HEREON DESCRIBED PARCEL OF LAND PRIOR TO POSSIBLE DEVELOPMENT.

WEBER COUNTY BRASS CAPS WERE FOUND AT THE WEST QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY. ALSO, 2 WEBER COUNTY REFERENCE MONUMENTS FOUND FOR SAID WEST QUARTER CORNER AND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 30.

A LINE BEARING NORTH 84°38'50" EAST BETWEEN SAID BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 30, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PROPERTY SURVEY FOR BOND, SCHOENECK & KINGS, PREPARED BY GREAT BASIN ENGINEERING, INC. DATED JULY 18, 1998, AND FILED AUGUST 11, 1998; A PROPERTY SURVEY FOR OGDEN CITY, PREPARED BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C. DATED JUNE 3, 1986, AND FILED SEPTEMBER 23, 1986; A RECORD OF SURVEY PLAT FOR WEBER COUNTY PREPARED BY WEBER COUNTY SURVEY DATED SEPTEMBER 12, 2012, AND FILED DECEMBER 31, 2014; A SURVEY FOR SKY BLUE INDUSTRIES, INC. PREPARED BY REEVE AND ASSOCIATES, INC. DATED OCTOBER 6, 2011, AND FILED 2011; A SURVEY FOR AUTOWASH AND CHADWICK HOMES, PREPARED BY HILL & ARGYLE, INC. DATED JUNE 28, 2008, AND FILED APRIL 20, 2018; OGDEN CITY BIBLE PLAT 2666; AND RAILROAD MAP SHEET 8 OF 8 OF THE DENVER & RIO GRANDE RAILROAD FROM SURVEY STATION 1452+85 TO SURVEY STATION 1631+88 PREPARED BY ARTHUR RIDGWAY, 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. THE SOUTHEAST PROPERTY LINE WAS ESTABLISHED BY EXISTING FENCE LINE AS CALLED OUT BY SUBJECT PROPERTY DEED AND DOES NOT FOLLOW THE METES AND BOUNDS OF SAID DEED; THE NORTHERLY PROPERTY LINE WAS AMBIGUOUS IN SUBJECT PROPERTY DEED, BUT HAS BEEN ESTABLISHED BY THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED IN BOOK 115, PAGE 88489 OF OFFICIAL RECORDS; THE NORTHWESTERLY PROPERTY LINE WAS ESTABLISHED BY THE SOUTHERLY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD AS DEFINED AND INTERPRETED FROM RAILROAD MAP SHEET 8 OF 8 OF THE DENVER & RIO GRANDE RAILROAD FROM SURVEY STATION 1452+85 TO SURVEY STATION 1631+88 PREPARED BY ARTHUR RIDGWAY. THE WESTERLY LINE OF SUBJECT PROPERTY HAS HELD FROM DEED, BUT FALLS WITHIN THE ESTABLISHED ROADWAY FOR EXCHANGE ROAD.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

BOUNDARY DESCRIPTIONS

PARCEL 14-013-0004

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN:

BEGINNING 376.12 FEET SOUTH 84°35'31" WEST (360.35' S 84°23' W REG.) ALONG THE QUARTER SECTION LINE TO THE CENTER LINE OF EXCHANGE ROAD AND 171.17 FEET NORTH 36°28'07" WEST (84.50 FEET N 38°43'30" W REG.) ALONG SAID CENTER LINE FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 51°00'48" EAST 136.46 FEET IN 64°07'30" E 110.10' REG.) TO AND ALONG A FENCE, THENCE NORTH 4°47'07" EAST 57.76 FEET (N 4°34'30" E 43.60' REG.); THENCE NORTH 69°20'07" EAST (N 64°07'30" E REG.) 25.09 FEET; THENCE NORTH 1°38'37" EAST 28.13 FEET (N 1°26'00" E 8.37' REG.) TO THE SOUTHERLY LINE OF DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY PROPERTY AS DESCRIBED IN BOOK 115, PAGE 88489 OF OFFICIAL RECORDS; THENCE 209.61 FEET NORTHWESTERLY ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 63°12'23", AND LONG CHORD OF NORTH 71°45'10" WEST 199.14 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE SOUTHEASTERLY LINE OF UNION PACIFIC RAILROAD; THENCE 61.35 FEET SOUTHWESTERLY ALONG THE ARC OF A 8541.31 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 0°24'41", AND LONG CHORD OF SOUTH 68°48'58" WEST 61.35 FEET (S 61°48' W 59.66' REG.); THENCE SOUTH 0°15'07" WEST 64.76 FEET (S 0°02'30" W 45.65' REG.) TO SAID CENTER LINE OF EXCHANGE ROAD; THENCE SOUTH 36°28'07" EAST 187.54 FEET (S 38°43'30" E 178.20' REG.) ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

CONTAINS: 40,006 SQ.FT.

SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 9239283, 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 11-25-11 AND THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED.



SEAL:

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

**SILVERPEAK ENGINEERING**

STRUCTURAL CIVIL SURVEY

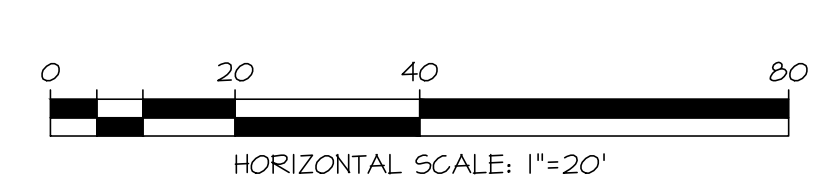
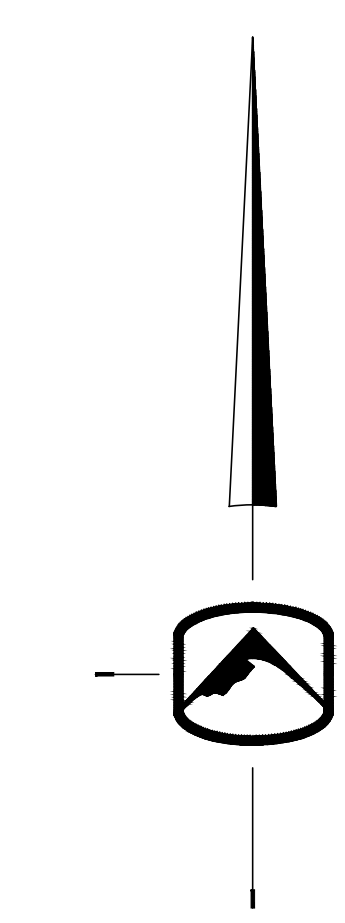
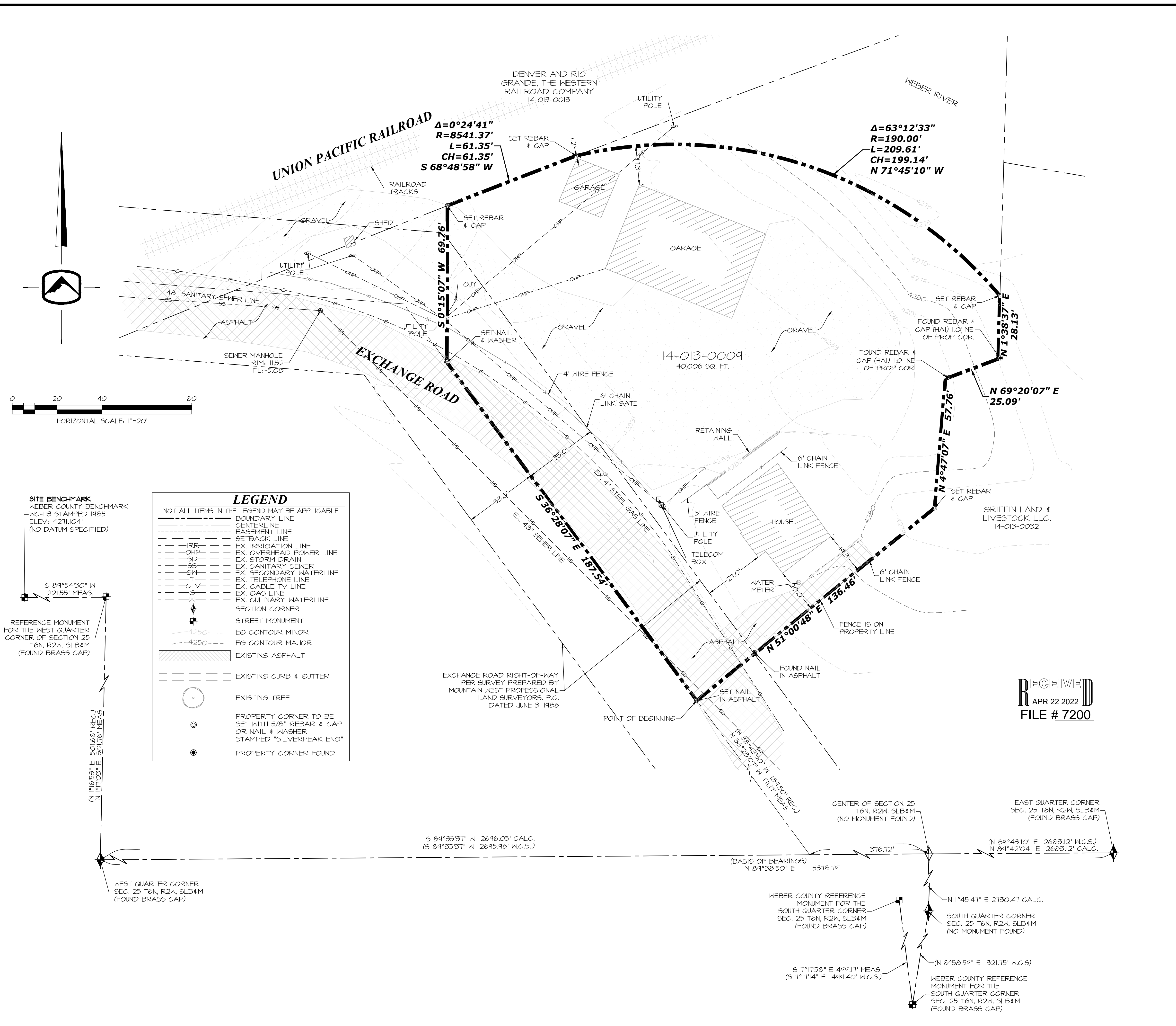
**BEKS INVESTMENTS LLC. PROPERTY**  
820 WEST 2100 SOUTH  
OGDEN, UTAH

DATE: 8/20/2021  
PROJECT: 21-128  
DRAWN BY: CGR

REVISIONS:


RECORD OF SURVEY

SHEET NUMBER: 1



**SITE BENCHMARK**  
WEBER COUNTY BENCHMARK  
KC-113 STAMPED 1985  
ELEV: 4271.104'  
(NO DATUM SPECIFIED)

REFERENCE MONUMENT FOR THE WEST QUARTER CORNER OF SECTION 25 T6N, R2W, SLB4M (FOUND BRASS CAP)

WEST QUARTER CORNER SEC. 25 T6N, R2W, SLB4M (FOUND BRASS CAP)

**LEGEND**  
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR - EX. IRRIGATION LINE
- OHP - EX. OVERHEAD POWER LINE
- SD - EX. STORM DRAIN
- SS - EX. SANITARY SEWER
- SW - EX. SECONDARY WATERLINE
- TV - EX. TELEPHONE LINE
- CTV - EX. CABLE TV LINE
- G - EX. GAS LINE
- W - EX. CULINARY WATERLINE
- SECTION CORNER
- STREET MONUMENT
- EG CONTOUR MINOR
- EG CONTOUR MAJOR
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- EXISTING TREE
- PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
- PROPERTY CORNER FOUND

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.