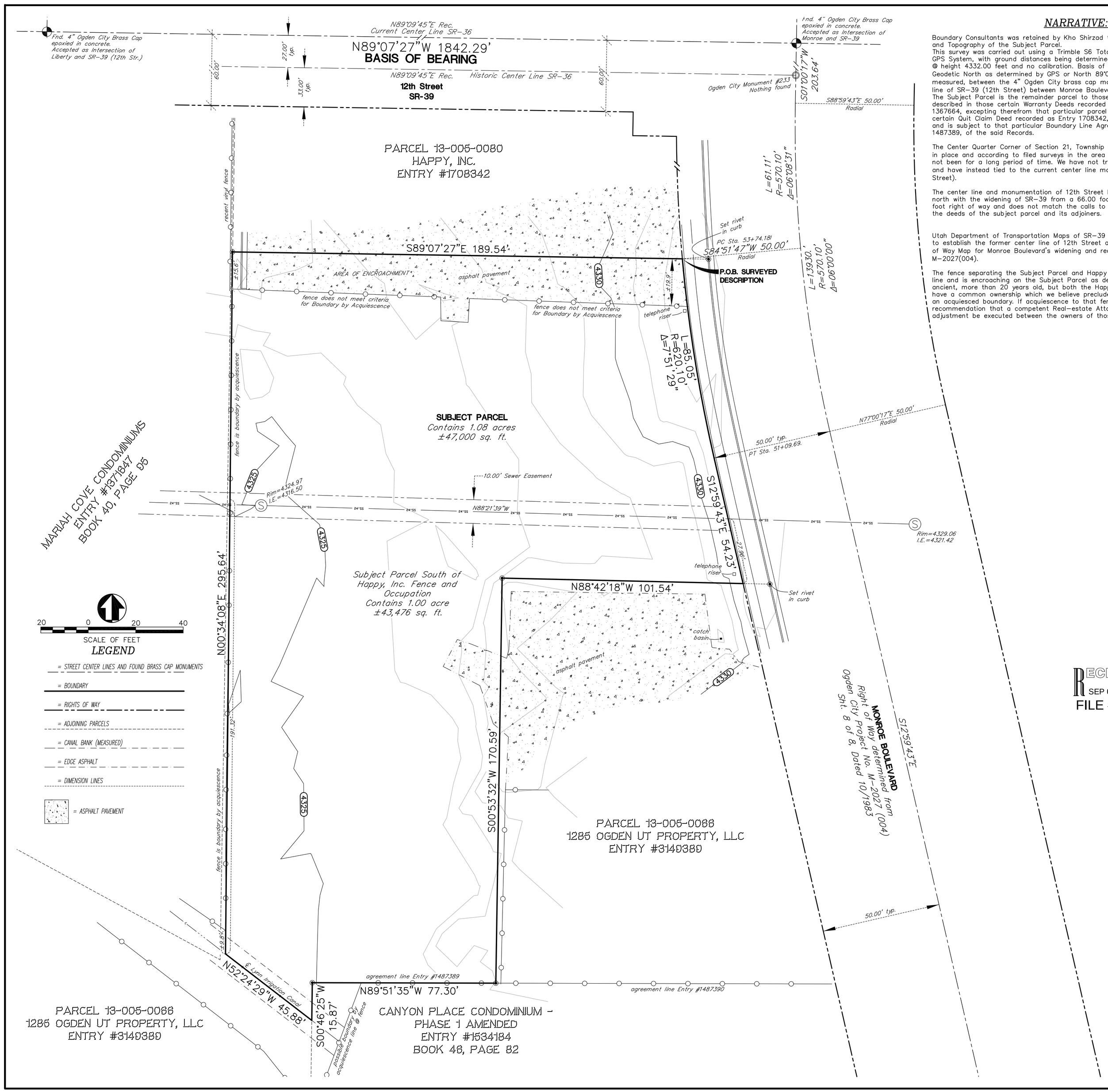

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NARRATIVE:

Boundary Consultants was retained by Kho Shirzad to provide a Record of Survey and Topography of the Subject Parcel.
This survey was carried out using a Trimble S6 Total Station and a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4332.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°07'27" West 1842.29 feet, measured, between the 4" Ogden City brass cap monuments marking the center line of SR-39 (12th Street) between Monroe Boulevard and Liberty Avenue.
The Subject Parcel is the remainder parcel to those particular parcels of land described in those certain Warranty Deeds recorded as Entries 1367663 and 1367664, excepting therefrom that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 1708342, of the Weber County Records and is subject to that particular Boundary Line Agreement recorded as Entry 1487389, of the said Records.

The Center Quarter Corner of Section 21, Township 6 North, Range 1 West is not in place and according to filed surveys in the area going back to the 1980's has not been for a long period of time. We have not tried to re-establish its location and have instead tied to the current center line monumentation in SR-39 (12th Street).

The center line and monumentation of 12th Street has moved 27.00 feet to the north with the widening of SR-39 from a 66.00 foot right of way to a 120.00 foot right of way and does not match the calls to its monuments contained in the deeds of the subject parcel and its adjoiners.

Utah Department of Transportation Maps of SR-39 (Project F-046(4)) were used to establish the former center line of 12th Street along with the Ogden City Right of Way Map for Monroe Boulevard's widening and realignment in 1983 (Project M-2027(004).

The fence separating the Subject Parcel and Happy Inc. lies south of the property line and is encroaching on the Subject Parcel as depicted hereon. The fence is ancient, more than 20 years old, but both the Happy Inc. Parcel and the Subject have a common ownership which we believe precludes the fence from becoming an acquiesced boundary. If acquiescence to that fence is an issue it is our recommendation that a competent Real-estate Attorney be consulted or a parcel adjustment be executed between the owners of those parcels.

TITLE REPORT DESCRIPTION:

Stewart Title Guaranty Company, Commitment #52827, Dated 08/01/22:

Land located in Weber County, State of Utah, more particularly described as follows:

Part of the Northeast quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 15.30 chains North and 930.38 feet East and South 0°52' West 209.88 feet, more or less, from the Southwest corner of said quarter Section, said point of beginning being on the Easterly boundary line of Maria Cove Condominiums, recorded as Entry No. 1371647, of official records, said point of beginning also being the Southwest corner of the property conveyed by Quit Claim Deed recorded as Entry No. 1708342, in Book 2074, at Page 1996, of official records; thence along the Southerly line of said property East 185.67 feet, more or less, to the Westerly right of way line of Monroe Boulevard; thence along said right of way line for the following two (2) courses: (1) Southeasterly to the left along a 620.10 foot radius curve for a distance of 95.46 feet, and (2) South 13°02' East 51.90 feet, more or less, to the Northeast corner of the property conveyed by Special Warranty Deed recorded as Entry No. 3149389, of official records; thence along the Northerly line of said property West 95.59 feet, more or less, to the Northwest corner of said property; thence along the Westerly line of said property South 170 feet, more or less, to the Southwest corner of said property, said point also being on the North line of Canyon Place Condominium - Phase 1 (Amended), recorded as Entry No. 1534184, of official records, said point also intersecting a fence line as described in Boundary Line Agreement recorded as Entry No. 1487389, in Book 1876, at Page 302, of official records; thence along said Condominium and Boundary Line Agreement for the following two (2) courses: (1) South 89°38'31" West 79.87 feet, more or less, and (2) South 20.51 feet, more or less, to the center of Lynne Irrigation Canal; thence Northwesterly along center of said Canal to a point more or less South of the point of beginning, said point also being on the Easterly boundary line of said Maria Cove Condominiums; thence along said Easterly boundary line North 298.13 feet, more or less, to the point of beginning.

RECORD DESCRIPTIONS:

WARRANTY DEED; ENTRY #1367663:

Part of the Northeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 15.30 chains NORTH and 930.38 feet EAST from the Southwest corner of said Quarter Section, thence EAST 116 feet, SOUTH 8 chains, thence WEST 1 chain, thence SOUTH .55 chains more or less to center of Lynn Irrigation Canal, thence Northwesterly along center of said canal to a point SOUTH of beginning, thence NORTH to the place of beginning.

WARRANTY DEED; ENTRY #1367664:

PARCEL 1:

Part of the Northeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 15.30 chains NORTH and 15.855 chains EAST of the Southwest corner of said Quarter Section and running thence EAST 52 feet, SOUTH 354.75 feet, thence WEST 52 feet to the place of beginning.

PARCEL 2:

A tract of land situate in the Southwest Quarter of the Northeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:
Beginning in the westerly boundary line of said tract of land at a point approximately 999.8 feet NORTH and 1098.43 feet EAST from the Southwest corner of said Northeast Quarter, which point is 68.25 feet North 89°09'45" West 43.00 feet SOUTH from Ogden City Survey Monument No. 223, as now located at the intersection of the center lines of said project (Monroe Blvd) and project F-046 (4) (12th street), said point also being 50.00 feet perpendicularly distant westerly from the center line of said project, (Monroe Blvd) at Engineer Station 56+47.01; thence South 89°09'45" East 18.25 feet; thence South 00°58' West 133.53 feet to a point of tangency with a 620.10 foot radius curve to the left; thence Southerly 151.52 feet along the arc of said curve; thence South 13°02' East 51.90 feet to a point on the southerly boundary line of said tract which point is the intersection of said boundary line and the westerly right of way line of said project (Monroe Blvd); thence WEST 43.59 feet along said southerly boundary line to the Southwest corner of said tract of land; thence NORTH 334.65 feet along the westerly boundary line of said tract of land to the point of beginning.

EXCEPTION DESCRIPTION:

HAPPY INC.; QUIT CLAIM DEED; ENTRY #1708342:

Part of the Northeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point which is 50 feet North 89°09'45" West and 43.00 feet South 00°58' West from Ogden Survey Monument NO. 223, as now located at the intersection of the centerlines of Monroe Boulevard and 12th Street; Thence South 00°58' West 133.53 feet to a point of tangency with a 620.10 foot radius curve to the left; Thence southerly 66.47 feet along the arc of said curve too the left (long chord bears South 02°06'15" East 66.44 feet); Thence North 89°09'45" West 189.44 feet; Thence North 00°52' East 209.88 feet to a point along the southern right of way line of 12th Street; Thence South 89°09'45" East along said right of way line 168 feet; Thence South 00°58' West 10 feet; Thence South 89°09'45" East 18.25 feet to the place of beginning.

SURVEYED DESCRIPTION:

WARRANTY DEED:

A parcel of land lying and situate on the Northeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake and Meridian. Comprising the 1.08 acres described in the following deeds, those certain Warranty Deeds recorded as Entries 1367663 and 1367664 of the Weber County Records, subject to that certain Boundary Line Agreement recorded as Entry 1487389 of said County Records. Excepting therefrom that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 1708342, in Book 2074, at Page 1996 of said County Records. Basis of Bearing for the Subject Description being North 89°07'27" West 1842.29 feet, measured, between the Ogden City brass cap monuments marking the center line intersections of SR-39 (12th Street) and Monroe Boulevard and Liberty Avenue. Subject parcel being more particularly described as follows:

Commencing at the 4" Ogden City brass cap monument marking the center line intersection of said 12th Street and Monroe Boulevard, thence the following two (2) courses coincident with the center line of said Monroe Boulevard, 1) South 01°00'17" West 203.64 feet to a point of curvature; 2) Southerly 61.11 feet along the arc of a 61.11 feet along the arc of a 570.10 foot radius curve to the left (center bears South 89°59'43" East) through a central angle of 06°08'31"; Thence departing said center line South 84°51'47" West 50.00 along a radial line to a point on the west right of way of said Monroe Boulevard to the True Point of Beginning;
Thence the following two (2) courses coincident with said west right of way, 1) Southerly 85.05 feet along the arc of a 620.10 foot radius curve to the left (center bears North 84°51'47" East) through a central angle of 07°51'29" to a point of tangency; 2) South 12°59'43" East 54.23 feet to a number five rebar and cap stamped "PLS 356548"; Thence departing said right of way North 88°42'18" West 101.54 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°53'32" West 170.59 feet to a number five rebar and cap stamped "PLS 356548" and a point in an ancient fence line described in that certain Boundary Line Agreement recorded as Entry 1487389, in Book 1876, at Page 302 of said County Records; Thence North 89°51'35" West 77.30 feet coincident with said fence and agreement line and the prolongation thereof to a number five rebar and cap stamped "PLS 356548"; Thence South 00°46'25" West 15.87 feet, more or less, to the center of the Lynn Irrigation Canal; Thence North 52°24'29" West 45.88 feet coincident with the center of said canal; Thence North 00°34'08" East 295.64 feet coincident with an ancient fence and acquiesced boundary to a number five rebar and cap stamped "PLS 356548"; Thence South 89°07'27"" East 189.54 feet coincident with the south boundary of Weber County Tax Parcel 13-005-0080, owned in fee by Happy, Inc., described in that certain Quit Claim Deed recorded as Entry #1708342 of said County Records to the Point of Beginning.

Donald E. Hawkes
PROFESSIONAL LAND SURVEYOR
No. 356548
STATE OF UTAH

DATE: PLOT DATE: 09-01-22	SCALE 1"=20'	PROJECT NUMBER 2236001

RECORD OF SURVEY OF COUNTY TAX PARCEL 13-005-0015

KIRK A. DEAN

LYING AND SITUATE IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

WEBER COUNTY

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED	DRAFTED	CHECKED
DEH	DEH	DEH

SHEET 1 OF 1