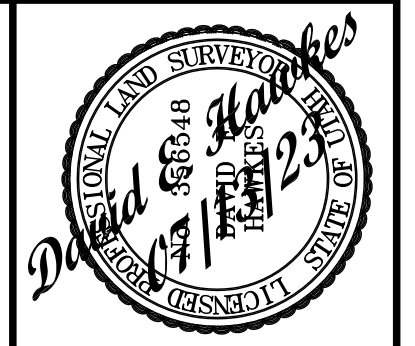


NARRATIVE:

Boundary Consultants was retained by Marty Oborn to adjust the two parcels of land described in that certain Quit Claim Deed recorded in Book 1280 at Page 190 and that certain Warranty Deed recorded as Entry 656091 of the Weber County Records. This survey was carried out using a Trimble S6 Total Station and a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4281.313 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 89°01'21" East 606.62 feet measured between Ogden City well monuments #252 at the intersection of 17th Street and Gibson Avenue and monument #250 marking an angle point in said 17th Street, as depicted hereon. See Record of Survey Number 7591, on file in the Weber County Surveyor's Office for the boundary determination of the parent parcels.



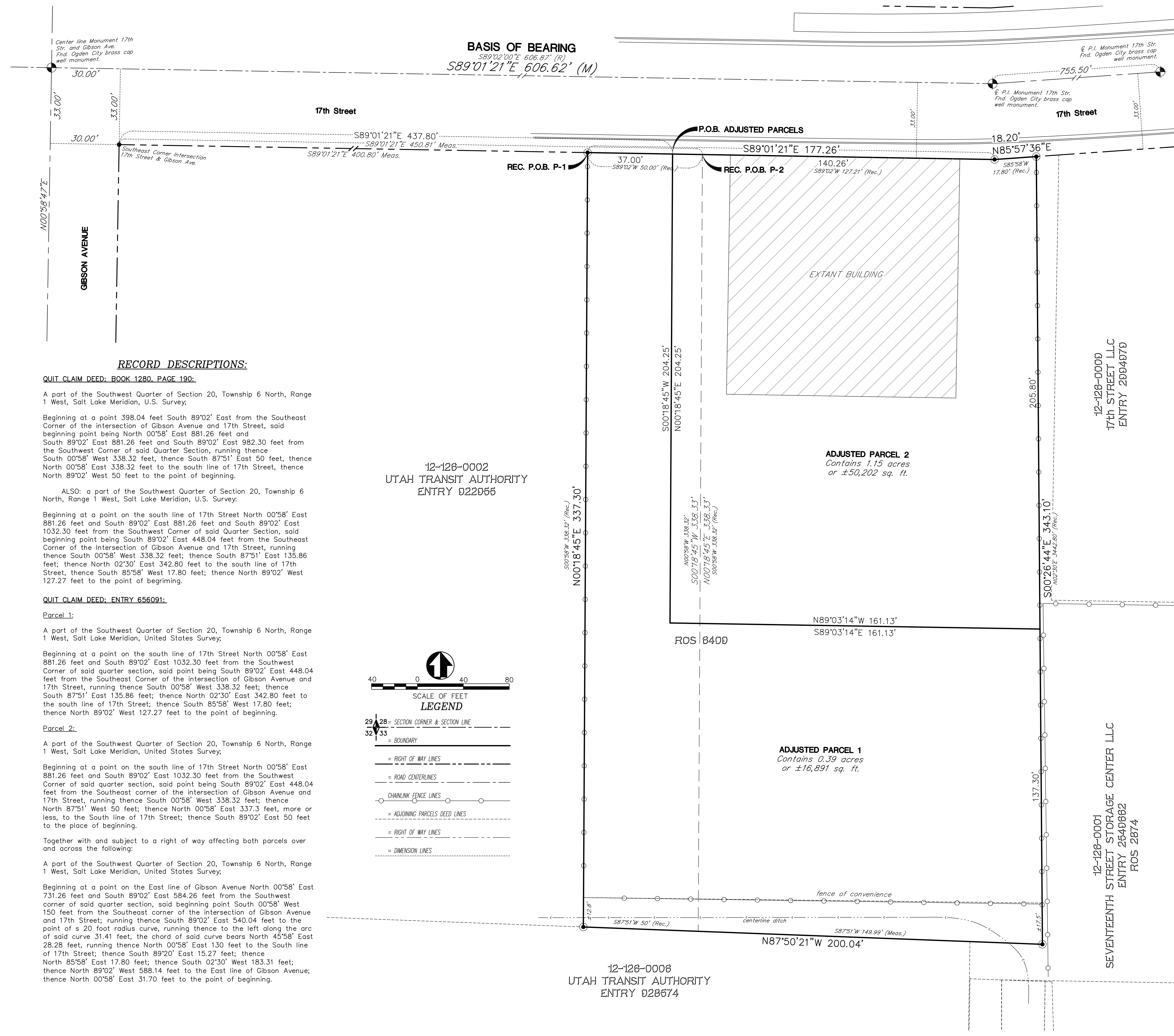
DATE: 07-13-23
PROJECT NUMBER: 2314001
SCALE: 1"=20'

PARCEL ADJUSTMENT OF WEBER COUNTY TAX PARCELS 12-126-0003, -0004 OBORN TRANSFER AND STORAGE, COMPANY LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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

DESIGNED: DEH
DRAWN: DEH
CHECKED: DEH
SHEET: 1
OF: 1

BASIS OF BEARING
S89°02'00"E 606.62' (R)
S89°01'21"E 606.62' (M)



RECORD DESCRIPTIONS:

QUIT CLAIM DEED: BOOK 1280, PAGE 190:
A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey;

Beginning at a point 398.04 feet South 89°02' East from the Southeast Corner of the intersection of Gibson Avenue and 17th Street, said beginning point being North 00°58' East 881.26 feet and South 89°02' East 881.26 feet and South 89°02' East 982.30 feet from the Southwest Corner of said Quarter Section, running thence South 00°58' West 338.32 feet, thence South 87°51' East 50 feet, thence North 00°58' East 338.32 feet to the south line of 17th Street, thence North 89°02' West 50 feet to the point of beginning.

ALSO: a part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey;

Beginning at a point on the south line of 17th Street North 00°58' East 881.26 feet and South 89°02' East 881.26 feet and South 89°02' East 1032.30 feet from the Southwest Corner of said Quarter Section, said beginning point being South 89°02' East 448.04 feet from the Southeast Corner of the Intersection of Gibson Avenue and 17th Street, running thence South 00°58' West 338.32 feet; thence South 87°51' East 135.86 feet; thence North 02°30' East 342.80 feet to the south line of 17th Street, thence South 85°58' West 17.80 feet; thence North 89°02' West 127.27 feet to the point of beginning.

QUIT CLAIM DEED: ENTRY 656091:

Parcel 1:
A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, United States Survey;

Beginning at a point on the south line of 17th Street North 00°58' East 881.26 feet and South 89°02' East 1032.30 feet from the Southwest Corner of said quarter section, said point being South 89°02' East 448.04 feet from the Southeast Corner of the intersection of Gibson Avenue and 17th Street, running thence South 00°58' West 338.32 feet; thence South 87°51' East 135.86 feet; thence North 02°30' East 342.80 feet to the south line of 17th Street; thence South 85°58' West 17.80 feet; thence North 89°02' West 127.27 feet to the point of beginning.

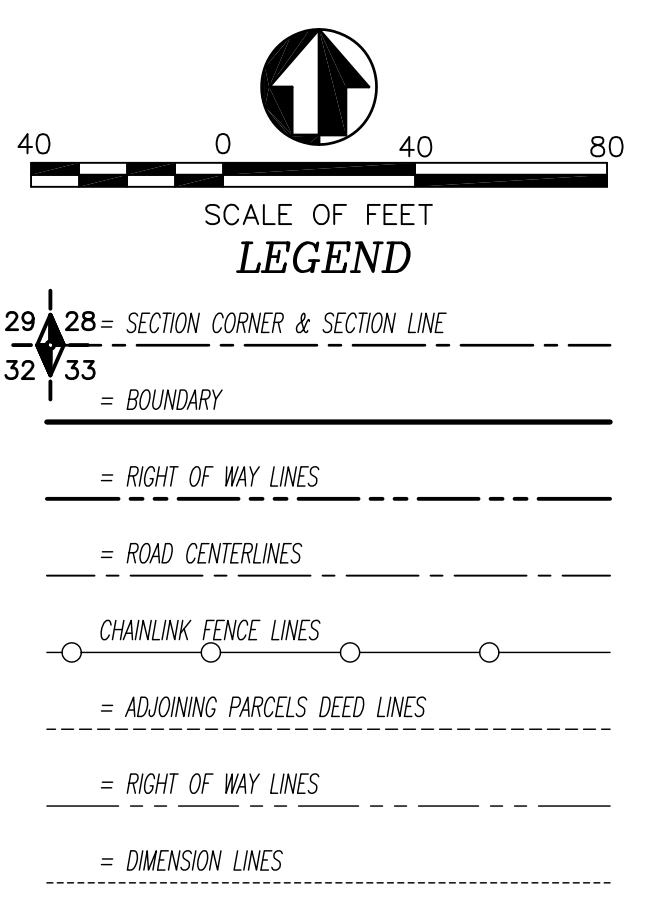
Parcel 2:
A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, United States Survey;

Beginning at a point on the south line of 17th Street North 00°58' East 881.26 feet and South 89°02' East 1032.30 feet from the Southwest Corner of said quarter section, said point being South 89°02' East 448.04 feet from the Southeast corner of the intersection of Gibson Avenue and 17th Street, running thence South 00°58' West 338.32 feet; thence North 87°51' West 50 feet; thence North 00°58' East 337.3 feet, more or less, to the South line of 17th Street; thence South 89°02' East 50 feet to the place of beginning.

Together with and subject to a right of way affecting both parcels over and across the following:

A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, United States Survey;

Beginning at a point on the East line of Gibson Avenue North 00°58' East 731.26 feet and South 89°02' East 584.26 feet from the Southwest corner of said quarter section, said beginning point South 00°58' West 150 feet from the Southeast corner of the intersection of Gibson Avenue and 17th Street; running thence South 89°02' East 540.04 feet to the point of a 20 foot radius curve, running thence to the left along the arc of said curve 31.41 feet, the chord of said curve bears North 45°58' East 28.28 feet, running thence North 00°58' East 130 feet to the South line of 17th Street; thence South 89°20' East 15.27 feet; thence North 85°58' East 17.80 feet; thence South 02°30' West 183.31 feet; thence North 89°02' West 588.14 feet to the East line of Gibson Avenue; thence North 00°58' East 31.70 feet to the point of beginning.



ADJUSTED DESCRIPTIONS:

ADJUSTED PARCEL 1:
A parcel of land lying and situate in the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being South 89°01'21" East 606.62 feet measured between Ogden City Center Line Monuments 252 and 250 which are monumenting the center line of 17th Street.

Commencing at Ogden City well monument 252, which is monumenting the center of the intersection of Gibson Avenue and 17th Street, thence South 89°01'21" East 30.00 feet coincident with the center line of 17th Street; thence South 00°58'47" West 33.00 feet to the intersection of the south and east rights of way of said Gibson Avenue and 17th Street; thence South 89°01'21" East 437.80 feet to the True Point of Beginning;

Thence South 89°01'21" East 437.80 feet coincident with the south right of way of 17th Street;
Thence North 89°01'21" East 37.00 feet;
Thence South 00°18'45" West 204.25 feet along an ancient fence and acquired boundary;
Thence South 89°03'14" East 161.13 feet;
Thence South 00°26'44" East 137.30 feet;
Thence North 87°50'21" West 200.04 feet;
Thence North 00°18'45" East 337.30 feet to the point of beginning.

Comprising 0.79 acres, or ±34,454 sq. ft.

ADJUSTED PARCEL 2:
A parcel of land lying and situate in the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being South 89°01'21" East 606.62 feet measured between Ogden City Center Line Monuments 252 and 250 which are monumenting the center line of 17th Street.

Commencing at Ogden City well monument 252, which is monumenting the center of the intersection of Gibson Avenue and 17th Street, thence South 89°01'21" East 30.00 feet coincident with the center line of 17th Street; thence South 00°58'47" West 33.00 feet to the intersection of the south and east rights of way of said Gibson Avenue and 17th Street; thence South 89°01'21" East 437.80 feet to the True Point of Beginning;

Thence South 89°01'21" East 140.26 feet;
Thence North 85°57'36" East 18.20 feet;
Thence South 00°26'44" East 205.80 feet;
Thence North 89°03'14" West 161.13 feet;
Thence North 00°18'45" East 204.25 feet to the point of beginning.

Comprising 0.75 acres, or ±32,639 sq. ft.

12-126-0006
UTAH TRANSIT AUTHORITY
ENTRY 028574

ADJUSTED PARCEL 2
Contains 1.15 acres
or ±50,202 sq. ft.

ADJUSTED PARCEL 1
Contains 0.39 acres
or ±16,891 sq. ft.

12-126-0009
17th STREET LLC
ENTRY 2004070

12-126-0001
SEVENTEENTH STREET STORAGE CENTER LLC
ENTRY 2640802
ROS 2874

ROS 8409

