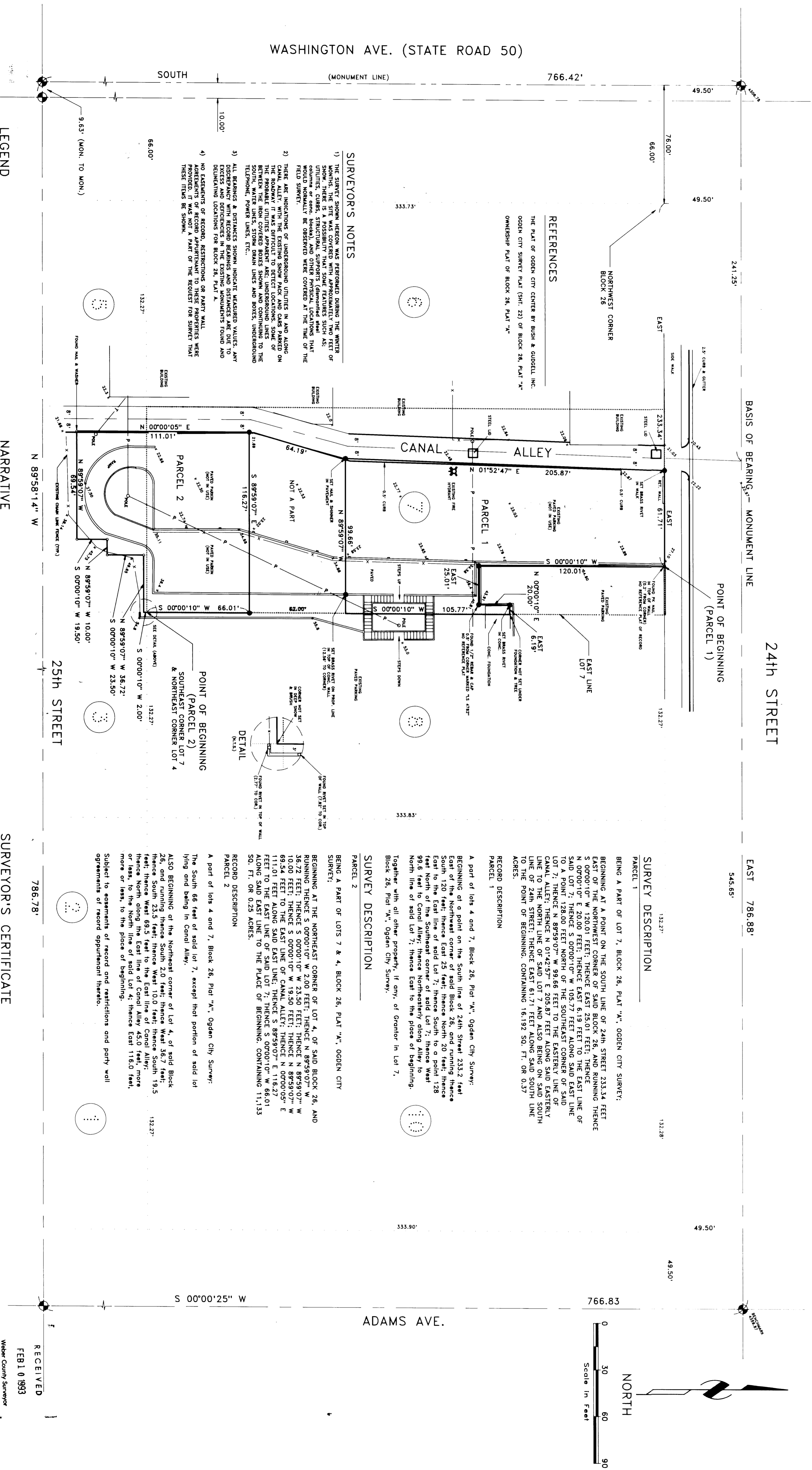


02/01/1993 C:\DRAWINGS\HOWER



**SURVEYOR'S NOTES**

- 1) THE SURVEY SHOWN HEREON WAS PERFORMED DURING THE WINTER OF 1992. THERE IS A POSSIBILITY THAT SOME FEATURES SUCH AS: CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER PHYSICAL LOCATIONS THAT WOULD NORMALLY BE OBSERVED WERE COVERED AT THE TIME OF THE SURVEY.
- 2) THERE ARE INDICATIONS OF UNDERGROUND UTILITIES IN AND ALONG CANAL ALLEY. WITH THE EXISTING SHOW PACE AND CURB MARKED ON THE ROADWAY IT WAS DIFFICULT TO EXACT LOCATIONS SOURCE OF THE UTILITIES. THEREFORE, THE SURVEYOR HAS NOTED THE EXISTENCE OF UTILITIES IN CANAL ALLEY AND CONTINUING TO THE INTERSECTION WITH POWER LINES, ETC.
- 3) ALL BEARINGS & DISTANCES SHOWN INDICATE UNADJUSTED VALUES. ANY DISCREPANCY WITH RECORD BEARINGS AND DISTANCES ARE DUE TO ROUNDING OFF VALUES FOR BLOCK 26 PLAT "A".
- 4) AGREEMENTS OF RECORD APPLICABLE TO THESE PROPERTIES WERE PROVIDED BY THE CLIENT.

**REFERENCES**

THE PLAT OF OGDEN CITY CENTER BY BUSH & GOODSELL, INC., OGDEN CITY SURVEY PLAT (SHT. 22) OF BLOCK 28, PLAT "A" OWNERSHIP PLAT OF BLOCK 26, PLAT "A"

**LEGEND**

- OGDEN CITY SURVEY BRASS CAP MONUMENT AT CENTER LINE OF STREETS (NOT STAMPED)
- CONCRETE RETAINING WALL (HEIGHT VARIES)
- SET BEAR & CAP AT CORNER MARKED BINGHAM ENG. UNLESS NOTED OTHERWISE
- BEAR & CAP FOUND IN PLACE MARKED AS PER THE PLAY OF THE OGDEN CITY CENTER A CONDOMINIUM PROJECT BY BUSH & GOODSELL, INC.)
- SPOT ELEVATION AT EXISTING GROUND
- OVERHEAD TELEPHONE LINES

**NARRATIVE**

THE CLIENT REQUESTED A BOUNDARY SURVEY OF THE SUBJECT PROPERTY AS REQUIRED BY A PROSPECTIVE BUYER. SAID SURVEY SHOULD CONTAIN: A LEGAL SITE SURVEY INDICATING THE EXISTING SITE (MEASUREMENTS AND BEARINGS) AND THE MONUMENTS AND BEARINGS OF THE PROPERTY; THE RECORD LEGAL DESCRIPTIONS WERE PROVIDED BY THE CLIENT.

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE MONUMENT LINE OF 24th STREET AS SHOWN HEREON AND BEING "EAST" AS PER THE PLAY OF THE OGDEN CITY CENTER AND BEING "WEST" AS PER THE PLAY OF THE OGDEN CITY CENTER. FEW IF ANY OF THE MONUMENTS WERE STAMPED WITH A MARK DELINEATING THE DEFINITE POINT OF INTERSECTION.

CORNERS SHOWN AS FOUND INDICATE BOUNDARY CORNER POINTS SET BY OTHERS AND REFERENCED AS NOTED. SEE THE SURVEYOR'S NOTES HEREON.

**SURVEYOR'S CERTIFICATE**

I, James D. Pihlin, a Registered Professional Land Surveyor as prescribed by the laws of the State of Utah and holding license no. 7804 do hereby certify that a survey of the described property has been made and that the plat hereon is a true and correct representation of said survey.

James D. Pihlin, P.L.S.  
R.L.S. 7804

**SURVEY DESCRIPTION**

**PARCEL 1**  
 BEING A PART OF LOT 7, BLOCK 26, PLAT "A", OGDEN CITY SURVEY;  
 BEGINNING AT A POINT ON THE SOUTH LINE OF 24th STREET 233.34 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 26, AND RUNNING THENCE S 00°00'10" W 120.01 FEET; THENCE EAST 25.01 FEET; THENCE N 00°00'10" E 20.00 FEET; THENCE EAST 19.51 FEET TO THE EAST LINE OF SAID LOT 7; THENCE EAST 72.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE N 89°59'07" W 99.66 FEET TO THE EAST LINE OF CANAL ALLEY; THENCE N 01°42'57" E 205.87 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 16,192 SQ. FT. OR 0.37 ACRES.

**RECORD DESCRIPTION**  
 A part of lots 4 and 7, Block 26, Plat "A", Ogden City Survey; BEGINNING at a point on the South line of 24th Street 233.2 Feet East of the Northwest corner of said Block 26, and running thence East to the East line of said Lot 7; thence South to a point 128 feet North of the Southeast corner of said Lot 7; thence West 99.6 Feet to Canal Alley; thence Northeastly along Alley to North line of said Lot 7; thence East to the place of beginning. Together with all other property, if any, of Grantor in Lot 7, Block 26, Plat "A", Ogden City Survey.

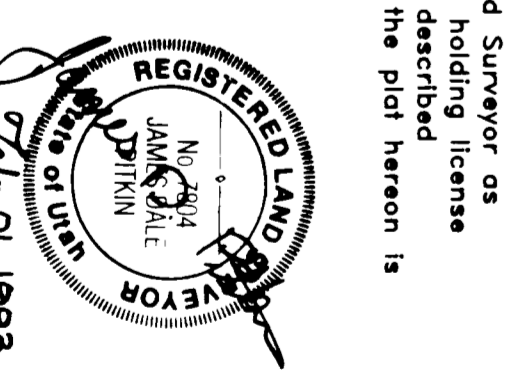
**PARCEL 2**  
 BEING A PART OF LOTS 7 & 4, BLOCK 26, PLAT "A", OGDEN CITY SURVEY;  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 4, OF SAID BLOCK 26, AND RUNNING THENCE S 00°00'10" W 10.00 FEET; THENCE S 89°59'07" W 10.00 FEET; THENCE S 00°00'10" W 19.50 FEET; THENCE N 89°59'07" W 88.54 FEET TO THE EAST LINE OF CANAL ALLEY; THENCE N 00°00'05" E 111.01 FEET ALONG SAID EAST LINE; THENCE S 89°59'07" W 26.01 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, CONTAINING 11,133 SQ. FT. OR 0.25 ACRES.

**RECORD DESCRIPTION**  
 A part of lots 4 and 7, Block 26, Plat "A", Ogden City Survey; The South 66 feet of said lot 7, except that portion of said lot lying and being in Canal Alley.

ALSO BEGINNING at the Northeast corner of Lot 4, of said Block 26, and running thence South 2.0 Feet; thence West 36.7 Feet; thence South 23.5 Feet; thence West 10.0 Feet; thence South 19.5 Feet; thence West 69.5 Feet to the East line of Canal Alley; thence North 10.0 Feet to the East line of said Lot 7; thence East 116.0 Feet, more or less, to the place of beginning.

Subject to easements of record and restrictions and party wall agreements of record appurtenant thereto.

Rev.	By	Date	Remarks



**BINGHAM ENGINEERING**  
 OGDEN CITY SURVEY  
 BOUNDARY SURVEY

WILLIAM HOWER  
 PART OF LOTS 4 & 7,  
 BLOCK 26, PLAT A,  
 OGDEN CITY SURVEY  
 BOUNDARY SURVEY

RECEIVED  
 FEB 10 1993  
 Weber County Surveyor

Date: JAN. 1993  
 Sheet: 1 of 1

