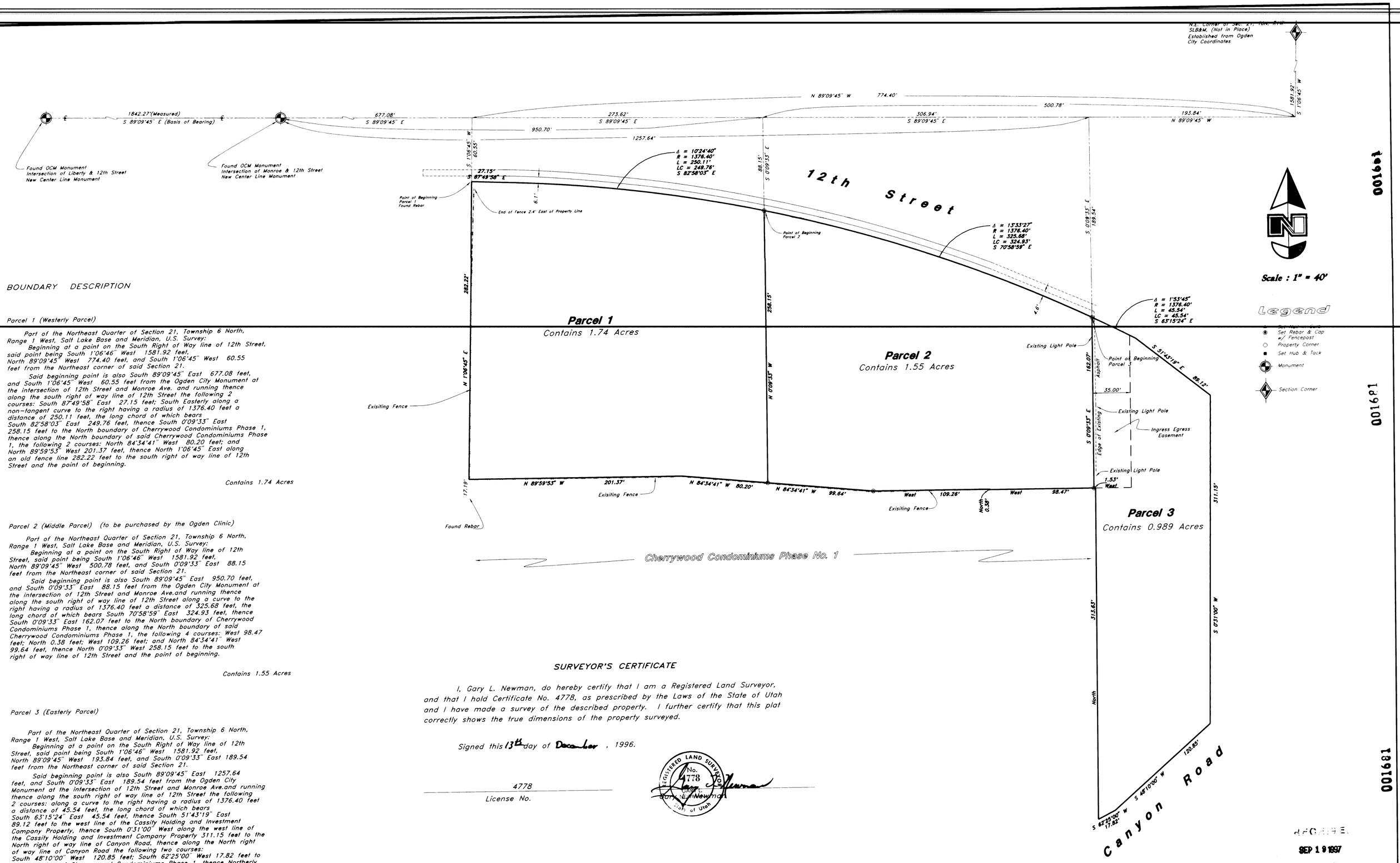
DRAWING NUMBER 001681
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549
FOLDER SIZE OF PRINT OR THIS LINE



BOUNDARY DESCRIPTION

Parcel 1 (Westerly Parcel)

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 on the South Right of Way line of 12th Street, said point being South 1°06'46" West 1581.92 feet, North 89°09'45" West 774.40 feet, and South 1°06'45" West 60.55 feet from the Northeast corner of said Section 21.

Said beginning point is also South 89°09'45" East 677.08 feet, and South 1°06'45" West 60.55 feet from the Ogden City Monument at the intersection of 12th Street and Monroe Ave. and running thence along the south right of way line of 12th Street the following 2 courses: South 87°49'58" East 27.15 feet; South Easterly along a non-tangent curve to the right having a radius of 1376.40 feet a distance of 250.11 feet, the long chord of which bears South 82°58'03" East 249.76 feet, thence South 0°09'33" East 258.15 feet to the North boundary of Cherrywood Condominiums Phase 1, thence along the North boundary of said Cherrywood Condominiums Phase 1, the following 2 courses: North 84°34'41" West 80.20 feet; and North 89°59'53" West 201.37 feet, thence North 1°06'45" East along an old fence line 282.22 feet to the south right of way line of 12th Street and the point of beginning.

Contains 1.74 Acres

Parcel 2 (Middle Parcel) (to be purchased by the Ogden Clinic)

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 on the South Right of Way line of 12th Street, said point being South 1°06'46" West 1581.92 feet, North 89°09'45" West 500.78 feet, and South 0°09'33" East 88.15 feet from the Northeast corner of said Section 21.

Said beginning point is also South 89°09'45" East 950.70 feet, and South 0°09'33" East 88.15 feet from the Ogden City Monument at the intersection of 12th Street and Monroe Ave.and running thence along the south right of way line of 12th Street along a curve to the right having a radius of 1376.40 feet a distance of 325.68 feet, the long chord of which bears South 70°58'59" East 324.93 feet, thence South 0°09'33" East 162.07 feet to the North boundary of Cherrywood Condominiums Phase 1, thence along the North boundary of said Cherrywood Condominiums Phase 1, the following 4 courses: West 98.47 feet; North 0.38 feet; West 109.26 feet; and North 84°34'41" West 99.64 feet, thence North 0°09'33" West 258.15 feet to the south right of way line of 12th Street and the point of beginning.

Contains 1.55 Acres

Parcel 3 (Easterly Parcel)

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 on the South Right of Way line of 12th Street, said point being South 1°06'46" West 1581.92 feet, North 89°09'45" West 193.84 feet, and South 0°09'33" East 189.54 feet from the Northeast corner of said Section 21.

Said beginning point is also South 89°09'45" East 1257.64 feet, and South 0°09'33" East 189.54 feet from the Ogden City Monument at the intersection of 12th Street and Monroe Ave.and running thence along the south right of way line of 12th Street the following 2 courses: along a curve to the right having a radius of 1376.40 feet a distance of 45.54 feet, the long chord of which bears South 63°15'24" East 45.54 feet, thence South 51°43'19" East 89.12 feet to the west line of the Cassity Holding and Investment Company Property, thence South 0°31'00" West along the west line of the Cassity Holding and Investment Company Property 311.15 feet to the North right of way line of Canyon Road, thence along the North right of way line of Canyon Road the following two courses: South 48°10'00" West 120.85 feet; South 62°25'00" West 17.82 feet to the East line of Cherry wood Condominiums Phase 1, thence Northerly and Westerly along the boundary of Cherrywood Condominiums Phase 1, the following 2 courses: North 313.63 feet; and West 1.53 feet; thence North 0°09'33" West 162.07 feet to the south right of way line of 12th Street and the point of beginning.

Contains 0.989 Acres

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 4778, as prescribed by the Laws of the State of Utah and I have made a survey of the described property. I further certify that this plat correctly shows the true dimensions of the property surveyed.

Signed this 13th day of December, 1996.

REGISTERED LAND SURVEYOR No. 4778 GARY L. NEWMAN State of Utah

4778
License No.

Gary L. Newman

Narrative:

This Survey and Lot Split was requested by Linda Brown of the Ogden Clinic for the purpose of splitting parcel number 13-004-0020 (owned by Jerry L. Cassity) into three parcels. The Basis of bearing was established using O.C.M.'s found in the center of 1200 North Street at the intersections of Liberty and Monroe as South 89°09'45" East.

RECORDED
SEP 19 1997

Property Survey		**Ogden Clinic** A Part of the N.E. Quarter of Section 21 Township 6 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey	
GREAT BASIN ENGINEERING, INC. CONSULTING ENGINEERS and SURVEYORS 3544 Lincoln Avenue, Ogden, Utah, 84401 P.O. Box 9307, Ogden, Utah, 84409 Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544	SCALE Scale : 1" = 40'	DATE : 13 Dec, 1996	DRWG. NO. C-1
	DRAWN : PCA	REVISIONS :	
	S39.DWG		