

VICINITY MAP

# BOUNDARY LINE ADJUSTMENT SURVEY

A PART OF THE SE1/4 OF SECTION 5, T5N, R1W, SLB&M SOUTH OGDEN CITY, WEBER COUNTY, UTAH

### 1 The purpose of this Survey is to provide a Boundary Line Adjustment survey on parcels identified by Webei County Recorder Tax ID Numbers 05-122-0001, 05-137-0010,

Three (3) Title Commitments prepared by (1) First American Title Insurance Company, Salt Lake City, Utah, File No NCS-871019-1-SLC1, Effective Date June 03, 2019 and (2) File No NCS-973009-SLC, Effective Date July 16, 2019 and by (3) Real Advantage Title Insurance Company, Salt Lake City, Utah, File No. 192569SH, Effective Date. October 14, 2019, were utilized in the preparation of this Survey Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on

05-137-0002, 05-122-0013, 05-122-0021, 05-122-0011, 05 122 0012 & 05-122-0018 as shown

this Survey are referenced from said documents 3 The Basis of Bearing for this Survey is S89°02'00"E along the Monument line between Street Monuments in 36th Street at the intersections of Lincoln Avenue and Riverdale Road, per South Ogden City, SE1/4 of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or

to other Sectional/monument lines relative to said basis of bearing per measured lines as shown 4 Vertical data (contour lines and/or spot elevations, etc.) is based on the NGVD 29 elevation published by the Weber County Surveyor on Bench Mark NGS A-92 with 4334 42 as the

5 #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise 6 This drawing, its design, and invention thereof, is the property of Focus Engineering &

Surveying, LLC, and is submitted to, for the exclusive use of, those referenced in the Surveyor's Certificate shown hereon Only signed and sealed copies authorized by the Surveyor, or certified copies obtained from the Office of the County Surveyor may be used as the official

7 Except as specifically stated or shown on this drawing, this Survey does not purpoit to reflect any of the following which may be applicable to the properties shown hereon easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions

8 With regard to locations of utilities on or serving the surveyed property, source information from plans and markings were combined with observed evidence of utilities to develop a view of the underground utilities However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary

9 Additional Survey Notes

a) Survey monuments found or set shown hereon

b) Addresses of surveyed properties shown hereon c) Surveyed property lies within unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) Map #49057C0428E, Effective Date December 16, 2005

d) Gross land area 174,983 square feet or 4 02 acres+/ e) Vertical relief shown hereon (See Note #4)

f) Exterior dimensions of all buildings at ground level shown hereon

g) Square footage of exterior footprint of all buildings at ground level shown hereon h) Utilities shown hereon are based on observed evidence of improvements, Blue Stake markings, and utility maps provided by utility companies are shown hereon (See Note #8)

1) Names of adjoining owners shown hereon

1) No wetland delineation markers were observed 10 The following documents were reviewed and/or utilized in the preparation of this Survey

a) The following filed Surveys per Weber County Surveyor

• Survey reference no 1862 prepared by Balling Engineering, signed January 22, 1998 Survey reference no 2852 prepared by Reeve & Associates, signed January, 2002

• Survey reference no 2999 prepared by Great Basin Engineering, signed Nov. 01, 2002

• Survey reference no 3072 prepared by Sunrise Engineering, signed March 19, 2003 • Survey reference no 3461 prepared by Great Basin Engineering, signed Nov 15, 2004

• Survey reference no 4089 prepared by Hansen & Associates, signed March 05, 2008

• Survey not filed, prepared by Reeve & Associates, not signed, dated 09-25-18

#### TITLE COMMITMENT FILE No. NCS-871019-1-SLC1 (TAX PARCEL No. 05-137-0010, 05-137-0002 & 05-122-0013)

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE I WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEGINNING 427 CHAINS SOUTH AND SOUTH 78° EAST 355 FEET FROM THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SAID SECTION, SAID POINT BEING ON THE EAST LINE OF LINCOLN AVENUE, THENCE SOUTH 78° EAST 92 2 FEET, THENCE SOUTH 51°45' EAST 286 5 FEET, THENCE SOUTH 38°15' WEST 518 75 FEET, THENCE NORTH 0°58' EAST 600

LESS AND EXCEPTING FROM PARCEL 1. THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED JUNE 20, 2011 AS ENTRY NO 2531194 OF OFFICIAL RECORDS, BEING A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW1/4SE1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE

BEGINNING AT AN EASTERLY CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 280 21 FEET (4 27 CHAINS BY RECORD) SOUTH ALONG THE SECTION LINE AND 432 85 FEET (447 20 FEET BY RECORD) SOUTH 78°00'00" EAST AND 286 48 FEET (286 50 FEET BY RECORD) SOUTH 51°45'00" EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SAID CORNER IS ALSO 497 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4)0 OPPOSITE APPROXIMATE ENGINEER STATION 188+41 86, AND RUNNING THENCE SOUTH 38°15'00" WEST 524 57 FEET (518 75 FEET BY RECORD). THENCE NORTH 00°25'49" EAST (NORTH 00°58' EAST BY RECORD) 66 74 FEET TO THE LINCOLN AVENUE AT A POINT 49 52 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 183+70 34, THENCE NORTH 37°46'12" EAST 471 87 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 49 84 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE, THENCE SOUTH 51°45'00" EAST 44 88 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION

(NOTE ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°52'53 CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

PARCEL 2

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 Paicel 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY BEGINNING AT A POINT 427 CHAINS SOUTH AND 396 1 FEET SOUTH 78°00' EAST AND 286 5 FEET SOUTH 51°45' EAST FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT OF BEGINNING BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE RIVERDALE ROAD SOUTH 38°15' WEST 713 36 FEET AND NORTH 78° WEST 55 19 FEET FROM THE OGDEN CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINES OF THE RIVERDALE ROAD AND 36TH STREET, RUNNING THENCE NORTH 38°15' EAST 141 25 FEET, THENCE NORTH 78° WEST 319 80 FEET, THENCE SOUTH 51°45' EAST 286 5 FEET TO THE POINT OF BEGINNING

## PARCEL 3

PART OF LOT 23, BLOCK 11, FRANKLIN PLACE ADDITION, TOGETHER WITH PART OF THE VACATED ALLEY ADJOINING SAID LOT 23 ON THE NORTH AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE I WEST, SALT LAKE BASE AND MERIDIAN, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING ON THE SOUTHERLY LINE OF FRANKLIN PLACE ADDITION AT A POINT WHICH IS EAST 12 45 CHAINS AND SOUTH 5 07 CHAINS AND NORTH 78°00' WEST 165 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, RUNNING THENCE SOUTH 37°48' WEST 132 FEET; THENCE NORTH 78°00' WEST 243 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF LINCOLN AVENUE; THENCE NORTH 31°19'34" EAST 201.652 FEET; THENCE EAST 9 FEET, THENCE SOUTH 65 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF FRANKLIN PLACE ADDITION AT A POINT WHICH BEARS NORTH 77°35' WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 77°35' EAST 212 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

12 FEET, THENCE SOUTH 78°00' EAST 30 FEET, THENCE SOUTH 0°58' WEST 12 FEET, 18, thence North 0°58' East 130 5 feet, more or less, to the point of beginning THENCE NORTH 78°00 WEST 30 FEET TO THE POINT OF BEGINNING

Said property is also known by the street address of 3685 South Riverdale Road &, 3612 South Lincoln Avenue, South Ogden, UT 84405

#### TITLE COMMITMENT FILE NO. NCS-973009-SLC1 (TAX PARCEL No. 05-122-0021)

A PART OF LOT 23, BLOCK 11, FRANKLIN PLACE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, AND A PART OF THE NORTHWEST OUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT WHICH IS EAST 12 45 CHAINS AND SOUTH 5 07 CHAINS AND NORTH 78°0' WEST 165 FEET AND SOUTH 37°48' WEST 132 FEET AND NORTH 78°0' WEST 243 FEET. MORE OR LESS. TO THE EAST RIGHT OF WAY LINE OF LINCOLN AVENUE. FROM THE NORTHWEST CORNER OF THE SOUTHEAST OUARTER OF SAID SECTION 5, AND RUNNING THENCE NORTH 0°58' EAST 174 0 FEET, THENCE SOUTH 89°2' EAST 101 92 FEET. THENCE SOUTH 31°19'34" WEST 201 652 FEET TO THE POINT OF

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE

BEGINNING AT A POINT WHICH IS EAST 12 45 CHAINS AND SOUTH 5 07 CHAINS AND NORTH 78°00' WEST 165 FEET AND SOUTH 37°48' WEST 132 FEET AND NORTH 78°00' EAST 30 FEET, THENCE SOUTH 0°58' WEST 12 FEET, THENCE NORTH 78°00 WEST 30 FEET TO THE POINT OF BEGINNING

> Said property is also known by the street address of 3620 Lincoln Avenue, South Ogden, UT 84405

#### TITLE COMMITMENT FILE NO. 192569SH (TAX PARCEL NO. 05-122-0011, 05-122-0012, 05-122-0020 & 05-122-0018,

Part of Lots 19 to 22 inclusive, Block 11, Franklin Place Addition to Ogden City, Weber County, Utah Described as follows Beginning 5 50 feet South of the Northeast Corner of said Lot 19, running thence north 89°02'00" West 95 02 feet (Survey distance, equals 95 00 feet of record) to a point which is 38 50 feet perpendicularly distance Southerly from said centerline at Engineer Station in the Office of the Weber County Surveyor, running thence along said deed the following five (5) 85+10 81, thence Westerly 17 18 feet along the arc of a 26 50 foot radius curve to the left (Note courses (1) S06°19'07"W 131 03 feet, thence (2) S00°58'00"W 10 00 feet, thence (3) N89°02'00"W Chord to said curve bears South 72°23'25" West for a distance of 16 88 feet) to a point on the 30 28 feet, thence (4) S00°58'00"W 95 96 feet, thence (5) S77°35'00"E 209 12 feet to that certain Easterly right of way line of Lincoln Avenue, thence South 70 12 feet, thence East 111 feet, thence North 75 50 feet to the point of beginning

The South 55 feet of Lots 19 to 22, inclusive, Block 11, Franklin Place, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Also The West 111 feet of the North 14 feet of alley running through Block 11, Franklin Place, more specifically described as follows Beginning 136 feet South of the Northwest Corner of said Block 11, thence East 111 feet, thence South 14 feet, thence West 111 feet, thence North 14 feet to the point of beginning

Parcel No 05-122-0020

Part of Lot 23, Block 11, Franklin Place Addition, Ogden City, Weber County, Utah, together with part of the vacated alley adjoining said Lot 23 on the North, being more particularly described as follows Beginning at a point which is East 12.45 chains and South 5.07 chains and North 78°00' West 165 feet and South 37°48' West 132 feet and North 78°00' West 243 feet, more or less, to the East right of way of Lincoln Avenue and North 0°58' East 174 feet from the Northwest Corner of the Southeast Quarter of said Section 5, and running thence North 0°58' East 15 5 feet, thence East 111 feet, thence South 15 5 feet, thence North 89°02' West 111 feet to the point of beginning

Part of Lots 17 and 18, Block 11, Franklin Place Addition, South Ogden City, Weber County, Utah, TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE described as follows Beginning at a point on the South line of 36th Street (1749/1891), South FOLLOWING DESCRIBED PROPERTY BEGINNING AT A POINT WHICH IS EAST 12 45 0°58'00" West 5 50 feet from the Northwest Corner of Lot 18, running thence South 89°02' East CHAINS AND SOUTH 5 07 CHAINS AND NORTH 78°00' WEST 165 FEET AND SOUTH 43 00 feet, more or less, along said South line to the Easterly line of property deeded by that certain 37°48' WEST 132 FEET AND NORTH 78°00' WEST 243 FEET, MORE OR LESS, TO THE EAST Quit Claim Deed recorded March 1, 2004 as Entry No 2014940 of Official Records, thence South RIGHT OF WAY LINE OF LINCOLN AVENUE FROM THE NORTHWEST CORNER OF THE 6°19'07" West (South 6°19' West of record) 131 07 feet along said Easterly line to the South line of SOUTHEAST QUARTER OF SAID SECTION 5, AND RUNNING THENCE NORTH 0°58' EAST said Lot 17, thence North 89°02' West 30 00 feet, more or less, to the Southwest Corner of said Lot

Together with 1/2, of the vacated alley abutting on the South

#### WARRANTY DEED ENTRY No. 2708972 (PARCEL No. 05-122-0001)

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY BEGINNING AT A POINT 12 45 CHAINS EAST AND 5 07 CHAINS SOUTH FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 37D46' WEST 132 FEET, THENCE NORTH 78D EAST 14 FEET, MORE OR LESS, THENCE NORTH 38D13'50" EAST 249 FEET, THENCE SOUTH 77C34'05" EAST TO BEGINNING

EXCEPTING THAT PORTION THEREOF USED AS A PUBLIC HIGHWAY

#### OVERALL COMPOSITE SURVEY DESCRIPTION

A tract of land situate in the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian. Entire tract comprised of all of nine (9) parcels identified by Weber County Tax Identification Numbers 05-122-0001, 05-122-0011, 05-122-0012, 05-122-0013, 05-122-0018, 05-122-0020, 05-122-0021, 05 137-0002 and 05-137-0010, being more particularly described as follows:

Beginning at a point on the southerly right of way line of 36th Street, said point also being the northwesterly corner of a Quit Claim Deed, recorded as Entry No 2144687 in the Office of the Weber County Recorder, located N89°02'00"W 606 98 feet along the monument line of said 36th Street and S00°58'00"W 38 50 feet from the monument line intersection of Riverdale Road and 36th Street, as determined by a survey prepared by Great Basin Engineering, Reference No 3461, on file in the Office of the Webei County Surveyor, junning thence along said deed the following seven (7) courses (1) S06°19'07"W 131 03 feet, thence (2) S00°58'00"W 10 00 feet, thence (3) N89°02'00"W 30 28 feet, thence (4) S00°58'00"W 95 96 feet, thence (5) S77°35'00"E 223 20 feet, thence (6) N38°13'50"E 2 49 feet, thence (7) S77°34'05"E 110 01 feet to the northwesterly right of way line of Riverdale Road, thence along said northwesterly right of way line \$38°21'00"W 723 43 feet to the easterly right of way line of Lincoln Avenue, thence along said easterly right of way line N00°58'53"E 870 07 feet, thence easterly along the arc of a non-tangent curve to the right having a radius of 26 50 feet (radius bears S36°10'42"E) a distance of 17 18 feet through a central angle of 37°08'42" Chord N72°23'39"E 16 88 feet to said southerly right of way line of 36th Street, thence along said southerly right of way line S89°02'00"E 137 41 feet to the point of beginning

Contains 174,983 square feet or 4 02 acres+/-

#### THE FOLLOWING THREE (3) DESCRIPTIONS ARE THE PROPOSED DESCRIPTIONS FOR THE BOUNDARY LINE ADJUSTMERNT

NEW OVERALL SEASONS ON RIVERDALE PARCEL DESCRIPTION A tract of land situate in the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian. Entire tract comprised of all of six (6) parcels identified by Weber County Tax Identification Numbers 05-122-0011, 05-122-0012, 05-122-0013, 05-122-0018, 05-122-0020 & 05-122-0021 being part of parcels 05-137-0002, 05 137-0010, & 05-122-0001, more particularly described as follows:

Beginning at a point on the southerly right of way line of 36th Street, said point also being the northwesterly corner of a Quit Claim Deed, recorded as Entry No. 2144687 in the Office of the Weber County Recorder, located N89°02'00"W 606 98 feet along the monument line of said 36th Street and S00°58'00"W 38 50 feet from the monument line intersection of Riverdale Road and 36th Street, as determined by a survey prepared by Great Basin Engineering, Reference No 3461, on file Warranty Deed, as recorded at Entry No 2708972 in the Office of the Weber County Recorder, thence along said deed S37°48'00"W 61 57 feet, thence S00°59'27"W 63 12 feet thence S38°21'00"W 88 38 feet, thence S51°39'00"E 72 72 feet to the northwesterly right of way line of Riverdale Road, thence along said northwesterly right of way line \$38°21'00"W 466 59 feet to the easterly right of way line of Lincoln Avenue, thence along said easterly line N00°58'53"E 870 07 feet, thence easterly along the arc of a non-tangent curve to the right having a radius of 26 50 feet (radius bears \$36°10'42"E) a distance of 17 18 feet through a central angle of 37°08'42" Chord N72°23'39"E 16 88 feet to said southerly right of way line of 36th Street, thence along said southerly right of way line S89°02'00"E 137 41 feet to the point of beginning

Contains 153,820 square feet or 3 53 acres+/-

#### NEW RIVERDALE COMMERCIAL PARCEL DESCRIPTION A tract of land situate in the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian. Entire tract being part of parcels 05-137-0002 & 05-137-0010, more particularly described as follows:

Beginning at a point on the northwesterly right of way line of Riverdale Road, located N89°02'00"W 321 39 teet along the monument line of said 36th Street and S00°58'00"W 339 11 feet and S38°21'00"W 168 47 feet from the monument line intersection of Riverdale Road and 36th Street, as determined by a survey prepared by Great Basin Engineering, Reference No 3461, on file in the Office of the Weber County Surveyor, running thence along said northwesterly right of way line S38°21'00"W 88 38 feet, thence N51°39'00"W 72 72 feet, thence N38°21'00"E 88 38 feet, S51°39'00"E 72 72 feet to the point of beginning

Contains 6,427 square feet or 0 15 acres+/-

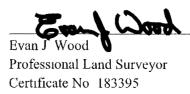
## NEW CJW INVESTMENTS PARCEL DESCRIPTION A truct of land situate in the Southeast Quarter of Section 5, Township 5 North, Range 1

West, Salt Lake Base & Meridian. Entire tract being part of parcels 05-137-0002 & 05-122-0001, more particularly described as follows: Beginning at a point on the southeasterly corner of a Quit Claim Deed, recorded as Entry No

2144687 in the Office of the Weber County Recorder, said point also being on the northwesterly right of way line of Riverdale Road, located N89°02'00"W 321 39 feet along the monument line of said 36th Street and S00°58'00"W 339 11 feet from the monument line intersection of Riverdale Road and 36th Street, as determined by a survey prepared by Great Basin Engineering, Reference No 3461, on file in the Office of the Weber County Surveyor, running thence along said northwesterly right of way line S38°21'00"W 168 47 feet, thence N51°39'00"W 72 72 feet, thence N00°59'27"E 63 12 feet, thence N37°48'00"E 61 57 feet to the southerly line of said deed, thence along said deed the following three (3) courses (1) S77°35'00"E 14 09 feet, thence (2) N38°13'50"E 2 49 feet, thence (3) S77°34'05"E 110 01 feet to the point of beginning Contains 14,736 square feet or 0.34 acres+/-

# SURVEYOR'S CERTIFICATE

"I, Evan J Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No 183395 in accordance with Title 58, Chapter 22 of Utah State Code I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon"



09/02/2020

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