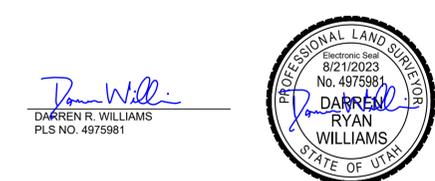


SURVEYOR'S CERTIFICATE

I, DARREN R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 4975981 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



RECORD BOUNDARY DESCRIPTIONS

WARRANTY DEED, ENTRY NO. 3201311

PARCEL 1: 12-030-0045

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 3 CHAINS NORTH AND 17.53 CHAINS SOUTH 88D WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0D15' EAST 570.64 FEET TO THE SOUTH LINE OF STREET; THENCE SOUTH 89D09'45" EAST 105.5 FEET, MORE OR LESS, TO THE WEST LINE OF THE CRACKERS ACRES SUBDIVISION AMENDED; THENCE SOUTH 111.66 FEET TO THE SOUTHWEST CORNER OF LOT 1 CRACKERS ACRES SUBDIVISION AMENDED, THENCE WEST 9 FEET, THENCE SOUTH 0D15' WEST 453.98 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF CRACKERS ACRES SUBDIVISION AMENDED, THENCE SOUTH 88D WEST 1.462 CHAINS TO BEGINNING.

SITUATED IN WEBER COUNTY, STATE OF UTAH.

WARRANTY DEED, ENTRY NO. 3201313

THE WEST 9 FEET OF LOT 8, CRAKER ACRES SUBDIVISION AMENDED, OGDEN CITY, WEBER COUNTY, UTAH

SITUATED IN WEBER COUNTY, STATE OF UTAH.

WARRANTY DEED, ENTRY NO. 3201314

THE WEST 9 FEET OF LOTS 3, 5, 6, 7 CRAKERS ACRES SUBDIVISION AMENDED, OGDEN CITY, WEBER COUNTY, UTAH.

SITUATED IN WEBER COUNTY, STATE OF UTAH

OVERALL SURVEY BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATE IN THE NW1/4 OF SECTION 16, T.6N., R.1W., S.L.B.&M.

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE AMENDED CRAKERS ACRES SUBDIVISION RECORDED ON JUNE 4, 1999 AS ENTRY NUMBER 1641174 IN THE OFFICE OF THE WEBER COUNTY RECORDER, WHICH CORNER IS 267.59 FEET N.00°58'00"E. ALONG THE MONUMENT LINE OF JEFFERSON AVENUE AND 670.51 FEET S.89°09'45"E FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF DOUGLAS STREET AND JEFFERSON AVENUE, AND RUNNING THENCE S.00°15'00"W. 111.66 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S.89°37'10"E. 9.04 FEET ALONG THE SOUTHERLY LOT LINE OF SAID LOT 1 TO A LINE PARALLEL WITH AND 9.00 FEET PERPENDICULARLY DISTANT FROM THE WESTERLY LOT LINE OF LOT 3 OF SAID AMENDED CRAKERS ACRES SUBDIVISION; THENCE S.00°17'12"W. 54.98 FEET ALONG SAID PARALLEL LINE TO THE SOUTHERLY LOT LINE OF SAID LOT 3; THENCE N.82°57'16"W. 9.09 FEET ALONG SAID SOUTHERLY LOT LINE TO THE NORTHWEST CORNER OF LOT 4 OF SAID AMENDED CRAKERS ACRES SUBDIVISION; THENCE S.00°13'41"W. 72.42 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S.88°42'24"E. 9.00 FEET ALONG THE SOUTHERLY LOT LINE OF SAID LOT 4 TO A LINE PARALLEL WITH AND 9.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE WEST LINE OF SAID AMENDED CRAKERS ACRES SUBDIVISION; THENCE S.00°15'00"W. 241.25 FEET ALONG SAID PARALLEL LINE TO THE NORTHERLY LOT LINE OF LOT 9 OF SAID AMENDED CRAKERS ACRES SUBDIVISION; THENCE S.89°46'33"W. 18.00 FEET ALONG SAID NORTHERLY LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S.00°15'00"W. 97.34 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 9 TO THE NORTHERLY LINE OF CLASSIC COTTAGES SUBDIVISION RECORDED ON JUNE 19, 2001 AS ENTRY NUMBER 1777398 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE S.88°00'00"W. 89.62 FEET ALONG SAID NORTHERLY LINE; THENCE N.00°47'40"E. 581.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 3RD STREET; THENCE S.89°09'45"E. 93.03 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 57,241 SQUARE FEET OR 1.314 ACRES, MORE OR LESS.

SURVEY NARRATIVE

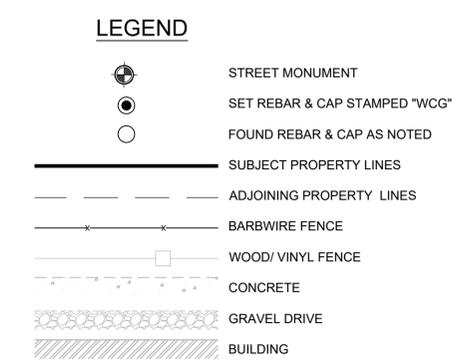
THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF VAHID SADEGHI FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES AND TO CREATE AN OVERALL BOUNDARY DESCRIPTION FOR MULTIPLE COUNTY TAX PARCELS (12-030-0045, 12-030-0062, 12-030-0063, 12-163-0019 AND 12-163-0023). THE BASIS OF BEARING FOR THIS SURVEY IS N.00°58'00"W. BETWEEN THE OGDEN CITY MONUMENT AT THE INTERSECTION JEFFERSON AVENUE AND DOUGLAS STREET AND THE OGDEN CITY MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 2ND STREET.

THE NORTHERLY BOUNDARY LINE WAS DETERMINED TO BE THE SOUTHERLY RIGHT OF WAY LINE OF 3RD STREET.

THE EASTERLY BOUNDARY LINES WERE DETERMINED BY EXTENSIVE RESEARCH INTO THE CHAIN OF CONVEYANCE FOR EACH ADJOINING LOT OF THE AMENDED CRAKER ACRES SUBDIVISION. THE AMENDED PLAT CREATED A 9.00 FOOT JOG IN THE WESTERLY LINE OF THE ORIGINAL CRAKER ACRES SUBDIVISION PLAT. THIS JOG IMPACTED THE OWNERS OF LOTS: 1, 3, 4, 5, 6, 7, AND 8. THE AMENDED PLAT WAS SIGNED BY ALL THE IMPACTED LOT OWNERS AND THE THAN OWNER OF THE SUBJECT PROPERTY. NEAR THE TIME OF THE FILING OF THE AMENDED SUBDIVISION PLAT SEVERAL OF THE IMPACTED LOT OWNERS ALSO CONVEYED BY QUIT CLAIM DEED "THE WEST 9 FEET OF LOT ... CRAKER ACRES SUBDIVISION AMENDED". THIS CREATED AN ADDITIONAL 9.00 FOOT JOG INTO THE LOTS THAT CONVEYED THE ADDITIONAL 9.00 FEET OF THE AMENDED SUBDIVISION PLAT. NO EVIDENCE OF MISTAKEN INTENT WAS DISCOVERED IN THE COURSE OF THE RESEARCH OR IN COMMUNICATION WITH CURRENT OWNERS. THROUGH THIS RESEARCH AND COMMUNICATION IT WAS DETERMINED THAT LOT 1 HAD GAINED A RIGHT OF INGRESS AND EGRESS VIA THE DRIVE APPROACH TO ACCESS THE DRIVEWAY LOCATED ON THE PROPERTY OF LOT 1.

THE SOUTHERLY BOUNDARY LINE WAS DETERMINED TO BE THE NORTHERLY LINE OF CLASSIC COTTAGES SUBDIVISION.

THE WESTERLY BOUNDARY LINE WAS DETERMINED TO BE A BEST FIT LINE TO AN EXISTING PARTIALLY DOWNED FENCE AND THE PROJECTION OF SAID FENCE.



- REFERENCES**
- WARRANTY DEED RECORDED DECEMBER 2, 2021 AS ENTRY NO. 3201311.
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF SUBJECT PROPERTY.
 - WARRANTY DEED RECORDED DECEMBER 2, 2021 AS ENTRY NO. 3201313.
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF SUBJECT PROPERTY.
 - WARRANTY DEED RECORDED DECEMBER 2, 2021 AS ENTRY NO. 3201314.
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF SUBJECT PROPERTY.
 - CRACKER ACRES SUBDIVISION RECORDED ON SEPTEMBER 30, 1999 AS ENTRY NO. 1495736.
 - ORIGINAL PLAT USED IN DETERMINING EASTERLY BOUNDARY LINES.
 - AMENDED CRAKERS ACRES SUBDIVISION RECORDED JUNE 4, 1999 AS ENTRY NO. 1641174.
 - AMENDED PLAT USED IN DETERMINING THE EASTERLY BOUNDARY LINES.
 - CLASSIC COTTAGES SUBDIVISION RECORDED JUNE 19, 2001 AS ENTRY NO. 1777398.
 - SUBDIVISION PLAT USED IN DETERMINING THE SOUTHERLY BOUNDARY LINE.



| REVISIONS | | NO. | REMARKS | BY | DATE |
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| RECORD OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN | CHECKED BY: | DRW |
| | DRAWN BY: | AJC |
| | DATE: | AUGUST 2023 |
| | SCALE: | 1" = 40' |

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|--|
| WALL CONSULTANT GROUP 2103 SOUTH 1600 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173 |
| VAHID SADEGHI 679 3RD STREET OGDEN, UTAH RECORD OF SURVEY |
| 22187 PROJECT NO. |
| SHEET NO. V 1.0 |

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