17,301 SQUARE FEET. BEGINNING. **RIGHT-OF-WAY** TO BEGINNING. WONDERLAND INVESTMENTS LLC 010010013 BARBARA STIRLYNN 010010015 JOANNA FAILOR 010010061 N1°18'43"E 1.20'-S88°42'08"E 99.81' S88°42'11"E 32.00' COMBINED PARCEL EPHEN LANC 010010008 ARD RODR 010010007 CONT. 17,301 SQ.FT. - EXISTING BUILDING S88°41'55"E 49.50' N88°41'55"W 131.83' 49.50' S88°41'55"E 760.71' 28TH STREET

### COMBINED BOUNDARY DESCRIPTION

A PART OF BLOCK 1, PLAT A, OGDEN CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF JEFFERSON AVENUE AND THE NORTH
RIGHT-OF-WAY LINE OF 28TH STREET, SAID POINT BEING LOCATED NORTH 01°19'05" EAST 49.50 FEET ALONG THE CENTERLINE OF
JEFFERSON AVENUE AND SOUTH 88°41'55" EAST 49.50 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION
OF SAID JEFFERSON AVENUE AND 28TH STREET; RUNNING THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF JEFFERSON AVENUE
NORTH 01°19'05" EAST 130.95 FEET; THENCE SOUTH 88°42'08" EAST 99.81 FEET; THENCE NORTH 01°18'43" EAST 1.20 FEET; THENCE
SOUTH 88°42'11" EAST 32.00 FEET; THENCE SOUTH 01°18'43" WEST 132.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 28TH STREET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°41'55" WEST 131.83 FEET TO THE POINT OF BEGINNING. CONTAINING
17,301 SQUARE FEET.

#### RECORD PARCEL 010010009 BOUNDARY DESCRIPTION

PART OF LOT 2, BLOCK 1, PLAT A, OGDEN CITY SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 49.5 FEET; THENCE EAST 60.25 FEET; THENCE SOUTH 49.5FEET, THENCE WEST 60.25 FEET TO THE PLACE OF BEGINNING

## RECORD PARCEL 010010010 BOUNDARY DESCRIPTION

PART OF LOT 2, BLOCK 1, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 49.5 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE NORTH 43 FEET, THENCE EAST 60.25 FEET; THENCE SOUTH 43 FEET; THENCE WEST 60.25 FEET TO THE PLACE OF BEGINNING. [TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED LAND: BEGINNING AT A POINT 49.5 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE EAST 107 FEET; THENCE NORTH 34 FEET; THENCE EAST 9FEET; THENCE NORTH 9 FEET; THENCE WEST 18 FEET; THENCE SOUTH34 FEET; THENCE WEST 98 FEET; THENCE SOUTH 9 FEET TO THE PLACE OF BEGINNING. ALSO SUBJECT TO A RIGHT-OF-WAY FOR EGRESS AND INGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT76.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE EAST 60.25 FEET; THENCE NORTH 16.5 FEET; THENCE WEST 60.25 FEET; THENCE SOUTH 16.5 FEET TO BEGINNING.

### RECORD PARCEL 010010012 BOUNDARY DESCRIPTION

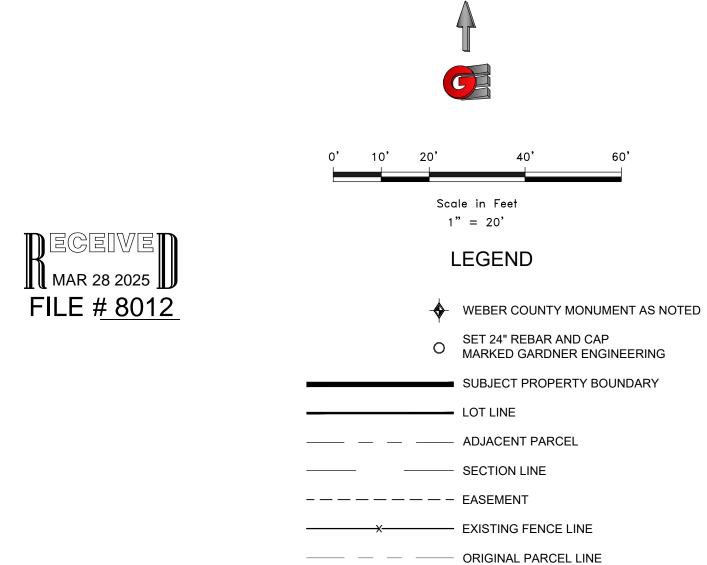
PART OF LOT 2, BLOCK 1, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 18 INCHES SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE EAST 100 FEET, THENCE NORTH 18INCHES, THENCE EAST 32 FEET, THENCE SOUTH 40 FEET, THENCE WEST 132 FEET, THENCE NORTH 38 FEET 6 INCHES TO THE POINT OF BEGINNING.

## RECORD PARCEL 010010056 BOUNDARY DESCRIPTION

PART OF LOT 2, BLOCK 1, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT ON EAST LINE OF BUILDING (PRODUCED) 60.25 FEET, MORE OR LESS, EAST OF SOUTHWEST CORNER OF SAID LOT 2, RUNNING THENCE NORTH ALONG SAID BUILDING LINE 92.5 FEET, THENCE EAST55.75 FEET, THENCE SOUTH 22.0 FEET, THENCE EAST 16.0 FEET, THENCE SOUTH 70.5 FEET TO SOUTH LOT LINE, THENCE WEST 71.75FEET TO BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING PROPERTY: BEGINNING AT A POINT 49.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, RUNNING THENCE NORTH 9FEET, THENCE EAST 98 FEET, THENCE NORTH 34 FEET, THENCE EAST18 FEET, THENCE SOUTH 9 FEET, THENCE WEST 9 FEET, THENCE SOUTH 34 FEET, THENCE WEST 107 FEET TO BEGINNING. ALSO: A RIGHT OF WAY FOR EGRESS AND INGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 76.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, RUNNING THENCE EAST 60.25 FEET, THENCE NORTH 16.5 FEET, THENCE WEST 60.25FEET, THENCE SOUTH 16.5 FEET TO BEGINNING.

### RECORD PARCEL 010010011 BOUNDARY DESCRIPTION

PART OF LOT 2, BLOCK 1, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 92.50 FEET NORTH AND 116.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 1, AND RUNNING THENCE EAST16.00 FEET, THENCE SOUTH 22.00 FEET, THENCE WEST 16.00 FEET, THENCE NORTH 22.00 FEET TO THE POINT OF BEGINNING. ALSO A RIGHT OF WAY BEGINNING AT A POINT 49.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 1, RUNNING THENCE EAST 107.00 FEET; THENCE NORTH 34.00 FEET; THENCE EAST 9.00FEET; THENCE NORTH 9.00 FEET; THENCE WEST 18.00 FEET; THENCE SOUTH 34.00 FEET; THENCE WEST 98.00 FEET; THENCE SOUTH 9.00FEET TO THE POINT OF BEGINNING.



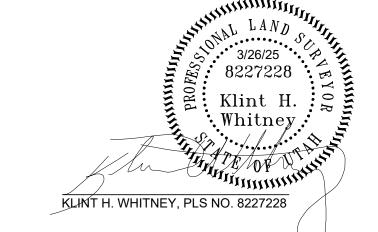
# NARRATIVE

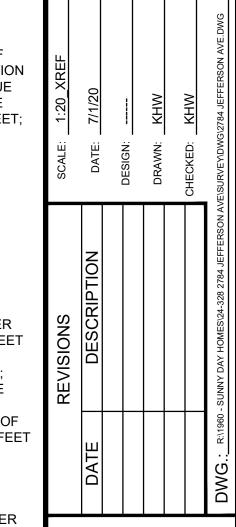
THE PURPOSE OF THIS SURVEY WAS TO COMBINE AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MARK HOPKINS. THE BASIS OF BEARING IS THE CENTERLINE OF 28TH STREET BETWEEN JEFFERSON AVENUE AND MADISON AVENUE, WHICH BEARS SOUTH 88°41'55" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEEDS RECORDED AS ENTRY NUMBER 3297748, 3297749, 329 AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF OGDEN CITY PLAT A WAS ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

# SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 26TH DAY OF MARCH , 202





VENUE, OGDEN UTAH
ST QUARTER OF SECTION 33,

HOME

D PLANNING
AND SURVEYING
ST HAVEN, UT 84401

CIVIL = LAN MUNICIPAL = LA 1580 W 2100S, WES



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