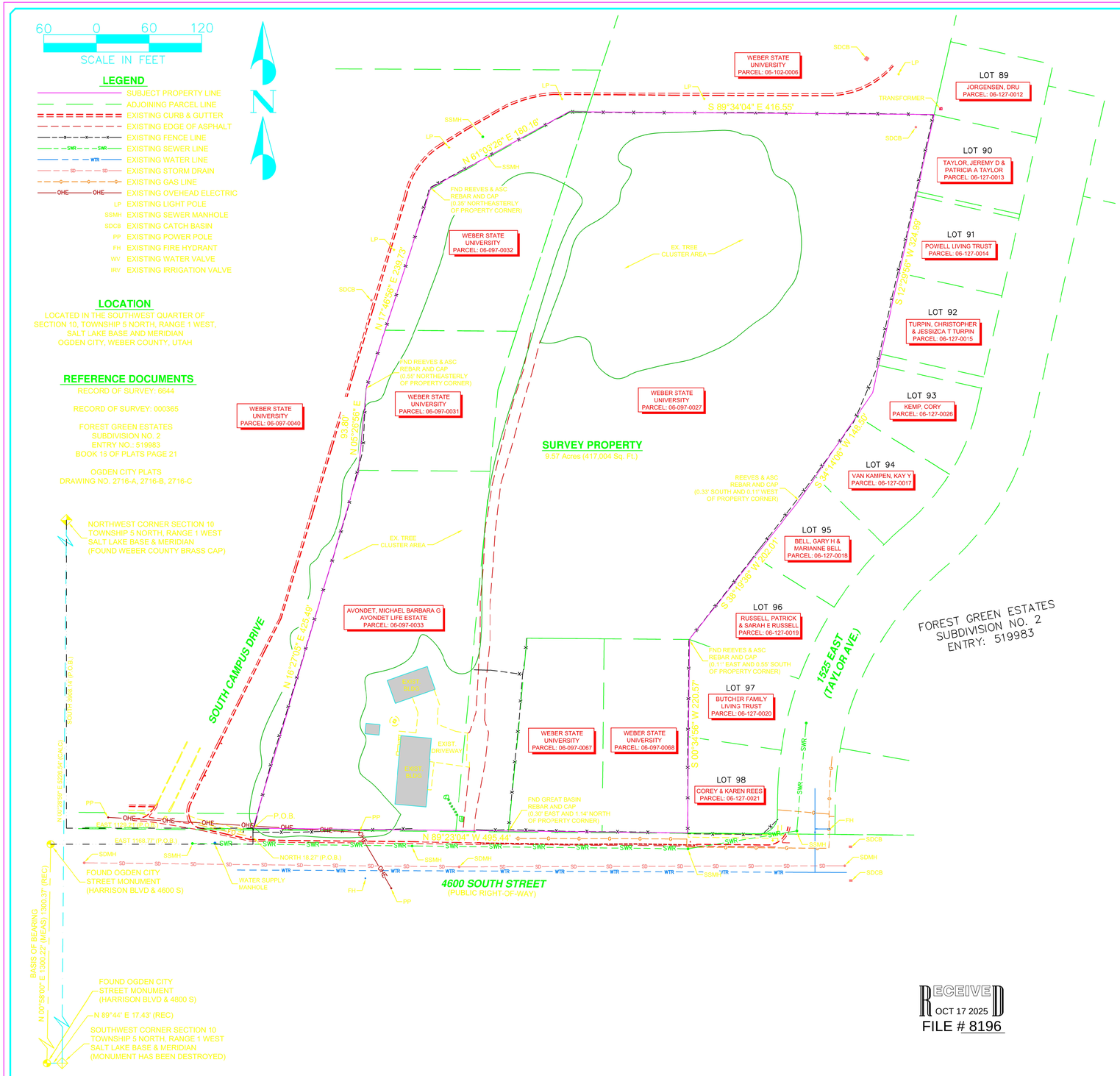

RECEIVED
OCT 17 2025
FILE # 8196

LEGAL DESCRIPTIONS

WARRANTY DEED - ENTRY NO.: 3257441

PARCEL 1: (06-097-0067)
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4600 SOUTH STREET, SAID POINT BEING NORTH 0°49'46" EAST 1327.39 FEET AND SOUTH 89°10'14" EAST 1453.66 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 05°47'43" EAST 220.76 FEET; THENCE SOUTH 39°13'17" EAST 87.97 FEET; THENCE SOUTH 00°55'43" WEST 220.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4600 SOUTH; THENCE NORTH 89°02'17" WEST ALONG SAID NORTHERLY LINE 106.70 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (06-097-0068)
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4600 SOUTH STREET, SAID POINT BEING NORTH 0°49'46" EAST 1327.39 FEET AND SOUTH 89°10'14" EAST 1453.66 FEET AND SOUTH 89°02'17" EAST 106.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 00°55'43" EAST 220.26 FEET; THENCE SOUTH 89°13'17" EAST 97.20 FEET TO A POINT ON THE WEST LINE OF FOREST GREEN ESTATES SUBDIVISION NO. 2 AS SURVEYED ON THE GROUND; THENCE SOUTH 00°55'43" WEST ALONG SAID WEST LINE 220.57 FEET TO A POINT ON THE NORTH LINE OF SAID 4600 SOUTH STREET; THENCE NORTH 89°02'17" WEST ALONG SAID NORTH LINE 97.20 FEET TO THE POINT OF BEGINNING.

WARRANTY DEED - ENTRY NO.: 1561596

PARCEL 1: (06-097-0032)
PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT NORTH 0D58' EAST 1328.97 FEET, SOUTH 89D32' EAST 1155.49 FEET, NORTH 16D29'09" EAST 427.59 FEET; THENCE NORTH 5D29' EAST 93.80 FEET AND NORTH 17D49' EAST 69.73 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 17D49' EAST 170 FEET; THENCE SOUTH 17D49' WEST 263.23 FEET; THENCE 89D32' WEST 150 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (06-097-0033)
PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING ON THE NORTH LINE OF 4600 SOUTH STREET NORTH 0D58' EAST 1328.97 FEET AND SOUTH 89D32' EAST 1155.49 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION10; RUNNING THENCE NORTH 16D29'09" EAST 427.59 FEET; THENCE SOUTH 89D32' EAST 150 FEET TO THE WEST LINE OF A 60 FOOT RIGHT-OF-WAY; THENCE SOUTH 5D29' WEST 412.57 FEET TO THE NORTH LINE OF 4600 SOUTH STREET; THENCE NORTH 89D32' WEST 231.92 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

WARRANTY DEED - ENTRY NO.: 1505889

(PARCEL: 06-097-0027)
PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 0DEG.37' WEST 1293.89 FEET AND NORTH 89DEG32' WEST 1218.74 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTH 89DEG.23' WEST 60.11 FEET; THENCE NORTH 5DEG.29' EAST 505.75 FEET; THENCE NORTH 17DEG.49' EAST 332.96 FEET; THENCE SOUTH 89DEG.32' EAST 395.79 FEET TO THE SOUTHWEST CORNER OF LOT 89 FOREST GREEN ESTATES SUBDIVISION NO. 2; THENCE SOUTH 12DEG.32' WEST 324.79 FEET; THENCE SOUTH 34DEG.16'10" WEST 148.50 FEET; THENCE SOUTH 38DEG.21'40" WEST 202.01 FEET; THENCE NORTH 89DEG.32' WEST 185.17 FEET; THENCE SOUTH 5DEG.29' WEST 221.85 FEET TO THE NORTH LINED OF 4600 SOUTH STREET AND THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED - ENTRY NO.: 1561600

(PARCEL: 06-097-0031)
PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT POINT NORTH 0°58' EAST 1328.97 FEET AND SOUTH 89°32' EAST 1387.19 FEET AND NORTH 5°29' EAST 411.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 89°32' WEST 150.00 FEET; THENCE NORTH 5°29 EAST 93.80 FEET; THENCE NORTH 17°49' EAST 69.73 FEET; THENCE SOUTH 89°32' EAST 150.00 FEET; THENCE SOUTH 17°49' WEST 69.73 FEET; THENCE SOUTH 5°29' WEST 93.80 FEET TO THE OF BEGINNING.

SURVEY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET; SAID POINT BEING EAST, 1168.77 FEET AND NORTH, 18.27 FEET FROM A STREET MONUMENT LOCATED AT THE INTERSECTION OF HARRISON BOULEVARD AND 4600 SOUTH STREET; SAID POINT ALSO BEING SOUTH, 3908.14 FEET AND EAST, 1129.21 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 16°27'05" EAST, 425.49 FEET; THENCE NORTH 05°26'56" EAST, 93.80 FEET; THENCE NORTH 17°46'56" EAST, 239.73 FEET; THENCE NORTH 61°09'26" EAST, 190.16 FEET; THENCE SOUTH 89°34'04" EAST, 416.55 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE FOREST GREEN ESTATES SUBDIVISION NO. 2, ENTRY NUMBER 519983 IN BOOK 16 OF PLATS, PAGE 21; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 90 OF SAID SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 12°29'56" WEST, 324.99 FEET; 2) SOUTH 34°14'06" WEST, 148.50 FEET; 3) SOUTH 38°19'36" WEST, 202.01 FEET; 4) SOUTH 00°34'56" WEST, 220.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET; THENCE NORTH 89°23'04" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 495.44 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS NORTH 00°58'00 EAST BETWEEN TWO STREET MONUMENTS ALONG HARRISON BOULEVARD AT 4800 SOUTH AND 4600 SOUTH AS SHOWN ON THE OGDEN CITY PLATS)

CONTAINS: 9.57 ACRES (417,004 Sq. Ft.)

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF SURVEY PARCEL WITH SURROUNDING PARCELS AND IMPROVEMENTS, AS WELL AS TO PROVIDE THE CLIENT A RECORD OF SURVEY FOR THEIR USE IN EVALUATING THEIR PROPERTY LINES.

2. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS AD JOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO FORTRAY WHERE POSSIBLE THE RECORD "TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.

3. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.

4. BASIS OF BEARING IS NORTH 00°58'00 EAST BETWEEN TWO FOUND STREET MONUMENTS ALONG HARRISON BOULEVARD AS SHOWN ON THE OGDEN CITY PLATS.

SURVEYORS CERTIFICATE

I, MICHAEL S. WITHERS, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY UTAH STATE LAW AND THAT I HOLD LICENSE NO. 7377758 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER STATE THAT THE PROPERTY DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

PROFESSIONAL LAND SURVEYOR 7377758 MICHAEL S. WITHERS 02-11-25 STATE OF UTAH

MICHAEL S. WITHERS

02-11-2025
DATE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 1/2025
SURVEY BY: CMT CREW
DRAWN BY: BCB
DESIGNED BY: N/A
CHECKED BY: MSW
SCALE: 1"=60'

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
MATERIALS TESTING - INSPECTION SERVICES - LAB TESTING - GEOTECHNICAL
ENVIRONMENTAL - PAVEMENT ANALYSIS - TRANSPORTATION ENGINEERING
SURVEYING - CONSTRUCTION MANAGEMENT - SPECIALTY LAB

WEBER STATE UNIVERSITY
BOUNDARY SURVEY
1358 EAST 4600 SOUTH
OGDEN, UTAH

FEBRUARY 11, 2025 — LAST REVISED
T121.2510 — PROJECT NUMBER
DWG\BNDSY-01 — DRAWING FILE

OGDEN
CITY

SHEET NO. 1