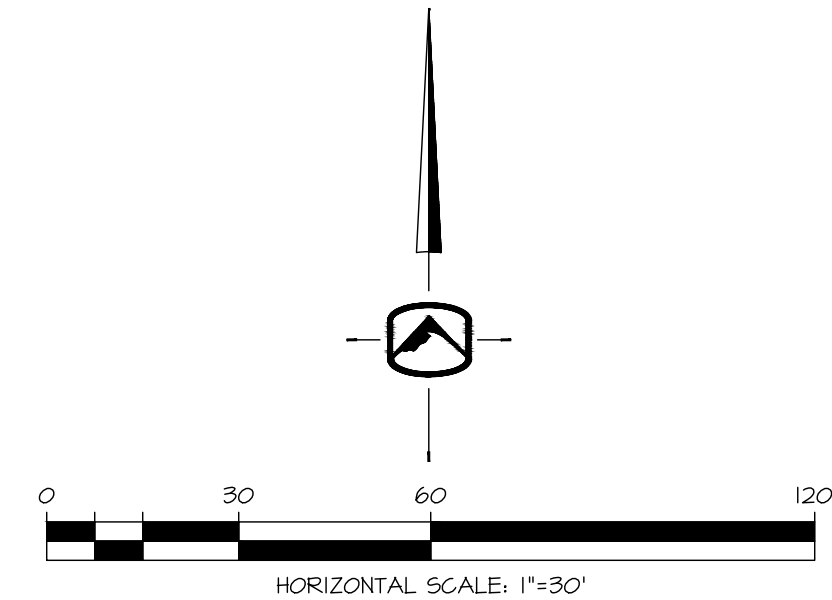


**SURVEYOR'S CERTIFICATE**

I, BROCK R. BUTLER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 12552450 IN ACCORDANCE WITH TITLE 50 CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-11, AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED, AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS SHOWN ON THIS PLAN, AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS.



BROCK R. BUTLER  
UTAH PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 12552450



**LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	EXISTING WIRE FENCE
	EXISTING CHAIN LINK FENCE
	FOUND STREET MONUMENT
	CALCULATED SECTION CORNER
	FOUND SECTION CORNER
	REBAR FOUND (AS NOTED)
	REBAR TO BE SET (5/8" REBAR & BLUE SILVERPEAK ENG' CAP)
	NAIL FOUND

**RECORDED DESCRIPTIONS**

**PARCEL 14-013-0004 (WARRANTY DEED ENTRY NO. 3118478).**  
PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, BEGINNING 360.35 FEET SOUTH 84°13'31" WEST ALONG THE QUARTER SECTION LINE AND 184.5 FEET NORTH 36°43'30" WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 64°13'30" EAST 110.7 FEET ALONG FENCE, THENCE NORTH 04°13'30" EAST 45.6 FEET; THENCE NORTH 64°13'30" EAST 25.04 FEET; THENCE NORTH 1°26' 03.31 FEET; THENCE IN A NORTHWESTERLY CURVE ALONG THE RIGHT-OF-WAY LINE OF RAILROAD SPUR TRACK TO A POINT NORTH 38°43'30" WEST 118.0 FEET NORTH 0°02'30" EAST 45.65 FEET AND NORTH 67°48' EAST 51.66 FEET; THENCE SOUTH 0°02'30" WEST 45.65 FEET; THENCE SOUTH 38°43'30" EAST 118.20 FEET TO BEGINNING.

**PARCEL 14-013-0033 (WARRANTY DEED ENTRY NO. 3200364).**  
A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXCHANGE ROAD LOCATED 260.14 FEET SOUTH 84°13'31" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 42.35 FEET SOUTH 20°10'07" WEST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 11°09'24" WEST 45.24 FEET, AND (2) NORTH 36°28'34" WEST 221.26 FEET TO A POINT ON THE BOUNDARY OF BEKS INVESTMENTS LLC PROPERTY, TAX ID NO. 14-013-0004; THENCE ALONG THE BOUNDARY OF SAID BEKS INVESTMENTS LLC PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 64°12'26" EAST (NORTH 64°10'30" EAST BY RECORD) 95.60 FEET, (2) THENCE NORTH 04°12'26" EAST (NORTH 04°18'30" EAST BY RECORD) 45.60 FEET, (3) NORTH 64°12'24" EAST (NORTH 64°10'18" EAST BY RECORD) 25.04 FEET, AND (4) NORTH 01°44'56" EAST (NORTH 01°26'00" EAST BY RECORD) 87.61 FEET; THENCE SOUTH 80°11'14" EAST (SOUTH 80°30'10" EAST BY RECORD) 41.34 FEET; THENCE NORTH 71°49'56" EAST (NORTH 71°31'00" EAST BY RECORD) 139.44 FEET; THENCE SOUTH 20°10'07" WEST 412.14 FEET TO THE POINT OF BEGINNING.

**BOUNDARY LINE ADJUSTMENT DESCRIPTIONS**

**PARCEL 14-013-0004.**  
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXCHANGE ROAD, LOCATED SOUTH 84°13'31" WEST 260.14 FEET BY RECORD; ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION (BASIS OF BEARINGS) AND SOUTH 20°10'07" WEST 42.20 FEET (42.35 FEET BY RECORD) TO SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 11°09'24" WEST 45.24 FEET; (2) NORTH 36°28'34" WEST 221.26 FEET FROM THE CENTER OF SAID SECTION.  
RUNNING THENCE NORTH 36°32'54" EAST 184.44 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; SAID POINT ALSO DESCRIBED AS BEING SOUTH 01°26' WEST 131 FEET FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MAIN LINE OF SAID RAILROAD COMPANY IN THE WARRANTY DEED RECORDED IN BOOK 115, PAGE 88, OF THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY 221.68 FEET ALONG THE ARC OF A 309.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 39°07'04" AND LONG CHORD OF NORTH 13°10'41" WEST 219.60 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MAIN LINE OF SAID RAILROAD COMPANY AS SHOWN IN DENVER & RIO GRANDE RIGHT-OF-WAY AND TRACK MAP SHEET NO. 8 OF 8 FROM STATION 1452+85 TO 163+18.9, UNION PACIFIC FILE NUMBER 302541 (C.E. 41038 5-8 UT V-4-B); THENCE SOUTHWESTERLY 371.0 FEET (SOUTH 67°48'00" WEST 51.66 FEET BY RECORD) ALONG THE ARC OF A 8533.91 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 00°14'51" AND LONG CHORD OF SOUTH 68°01'28" WEST 371.0 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°21'34" WEST 5.08 FEET (SOUTH 00°02'30" WEST BY RECORD) TO THE NORTHERLY RIGHT-OF-WAY LINE OF EXCHANGE ROAD; THENCE SOUTH 36°28'34" EAST 228.86 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.  
CONTAINING 25,598 SQUARE FEET OR 0.588 ACRES

**PARCEL 14-013-0033.**  
A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXCHANGE ROAD, LOCATED SOUTH 84°13'31" WEST 260.14 FEET (SOUTH 84°13'31" WEST 260.14 FEET BY RECORD) ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION (BASIS OF BEARINGS) AND SOUTH 20°10'07" WEST 42.20 FEET (42.35 FEET BY RECORD) FROM THE CENTER OF SAID SECTION;  
RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 11°09'24" WEST 45.24 FEET; (2) NORTH 36°28'34" WEST 221.26 FEET; THENCE NORTH 36°32'54" EAST 184.44 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY SPUR TRACK SHOWN AS (ICC 20A) PER RAILROAD PLAN TITLED (06-003-028, OGDEN YARD) ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE, SAID POINT BEING 16.5 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE CENTERLINE OF SAID SPUR TRACK, SAID POINT ALSO DESCRIBED AS BEING SOUTH 01°26' WEST 131 FEET FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MAIN LINE OF SAID RAILROAD COMPANY IN THE WARRANTY DEED RECORDED IN BOOK 115, PAGE 88, OF THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 01°44'56" EAST 103.91 FEET (NORTH 01°26' EAST BY RECORD); THENCE SOUTH 80°11'14" EAST 13.34 FEET (SOUTH 80°30'10" EAST BY RECORD); THENCE NORTH 71°49'56" EAST 139.44 FEET (NORTH 71°31'00" EAST BY RECORD); THENCE SOUTH 20°10'07" WEST 412.14 FEET TO AND ALONG A CHAIN LINK FENCE TO THE POINT OF BEGINNING.  
CONTAINING 15,036 SQUARE FEET OR 1.723 ACRES

**REFERENCES**

- WARRANTY DEED TO BEKS INVESTMENTS, L.L.C., ENTRY NO. 3200364 (2021) CURRENTLY PARCEL 14-013-0033.
- WARRANTY DEED TO BEKS INVESTMENTS, L.L.C., ENTRY NO. 3118478 (2021) CURRENTLY PARCEL 14-013-0004.
- SILVERPEAK ENGINEERING RECORD OF SURVEY NO. 1200 (2022)
- HANSEN & ASSOC. RECORD OF SURVEY NO. 6184 (2021)
- QUIT CLAIM DEED TO OGDEN CITY CORPORATION, ENTRY NO. 1198578 (2003) FOR PARCEL 14-010-0051
- WEBER COUNTY RECORD OF SURVEY NO. 5145 (2014)
- MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS RECORD OF SURVEY NO. 2055 (1948)
- 1958 AERIAL PHOTO (1958 AAJ 10V-103) OBTAINED FROM THE UTAH GEOLOGICAL SURVEY'S AERIAL IMAGERY DATABASE
- DENVER & RIO GRANDE RAILROAD RIGHT OF WAY AND TRACK MAP SHEET NO. 8 OF 8 FROM STATION 1452+85 TO STATION 163+18.9
- RAILROAD PLAN ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE REFERRED TO AS (06-003-028, OGDEN YARD)
- WARRANTY DEED TO DENVER & RIO GRANDE WESTERN RAILROAD COMPANY, BOOK 115, PAGE 88 (1951), REFERRED TO AS DEED 3940 ON RAILROAD PLANS) DEEDS NORTHEASTERLY TRIANGLE PIECE FROM PARCEL 14-013-0004
- REAL ESTATE CONTRACT TO C.E. OLSON IN BOOK N, PAGE 624, (1914) IS PARENT PARCEL TO 14-013-0004

**SURVEYOR'S NARRATIVE**

THIS SURVEY WAS REQUESTED BY KIPP ADAMS OF ADAMS CONSTRUCTION SERVICES AND BRADY PETERSON OF ROYAL PLUMBING, HEATING & AIR FOR THE PURPOSE OF A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 14-013-0004 AND 14-013-0033, IN ORDER TO INCREASE THE SIZE OF PARCEL 14-013-0033 WHILE ALSO CLEANING UP ANY AMBIGUITIES IN THE BOUNDARIES OF SAID PARCELS.

THE BOUNDARY FOR PARCEL 14-013-0033 WAS RECENTLY ESTABLISHED PER A BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY HANSEN & ASSOC. IN 2021 (ROSA 6434). MONUMENTATION SET IN CONJUNCTION WITH THIS SURVEY WERE FOUND AND HELD FOR THE BOUNDARY. SAID SURVEY RECOMMENDED A BOUNDARY LINE ADJUSTMENT OF THE LINE IN COMMON WITH PARCEL 14-013-0004 DUE TO CONFUSION REGARDING A CALL ALONG A FENCE LINE. THE HANSEN SURVEY ASSUMED THE FENCE WAS NOT THE SAME FENCE DESCRIBED IN DEEDS DUE TO ITS DIRECTION, SO THE RECORD COURSES WERE HELD. A SURVEY PERFORMED BY SILVERPEAK ENGINEERING SURVEYOR, JASON FELT, PERFORMED A SURVEY ON PARCEL 14-013-0004, ALSO IN 2021 (ROSA 1200), AND HELD THE FENCE LINE AS IT EXISTED. TO ADD MORE CONFUSION, THE COURSES ALONG THIS BOUNDARY LINE IN THE DEEDS, SEEMINGLY, DO NOT CLEARLY IDENTIFY THE EXISTING HOME AND FENCE ON PARCEL 14-013-0004 HAVE NOW BEEN REMOVED AND ANY MONUMENTATION SET ON THIS BOUNDARY LINE PER SAID SURVEY'S WERE OBLITERATED DUE TO RECENT SITE WORK. TO CLEAR UP THESE CONFUSIONS, THE OWNER PREFERRED TO STRAIGHTEN THIS LINE IN COMMON BY HOLDING A LINE FROM THE SOUTHWESTERLY CORNER OF PARCEL 14-013-0033 TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF PARCEL 14-013-0004 AND THE WESTERLY LINE OF SAID PARCEL. THE PREVIOUS BOUNDARY LINES OF EACH SURVEY ARE SHOWN HEREON FOR REFERENCE.

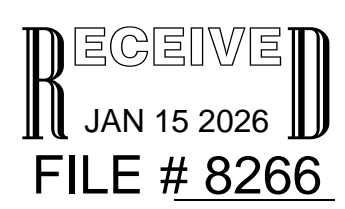
THERE IS CONFLICTING INFORMATION AND INTERPRETATIONS TO THE MAIN LINE RIGHT-OF-WAY IN THIS AREA, AFFECTING THE NORTHWESTERLY LINE OF 14-013-0004 PER RAILROAD PLANS OBTAINED FROM WEBER COUNTY AND UNION PACIFIC. THE RIGHT-OF-WAY WIDTHS AS IT APPEARS ON THE BRIDGE BUT THERE DOES NOT APPEAR TO BE ANY DIMENSIONS STARTING THE WIDTH OR IT IS ILLEGIBLE IN THIS SECTION. ROSS 1200 HELD A LINE 53 FEET FROM THE MAIN LINE CENTERLINE BUT IT IS NOT CLEAR AS TO WHY. ROSS 545 ASSUMED A 100 FEET RIGHT-OF-WAY WITH 50 FEET EACH SIDE OF THE CENTERLINE. BOTH SURVEYS REFERENCED RAILROAD MAP SHEET NO. 8 OF 8 FROM STATION 1452+85 TO 163+18.9 FOR THE RIGHT-OF-WAY DETERMINATION. THIS HAS A SMALL SCALE OF 1"=400', MAKING SCALING DISTANCES MORE DIFFICULT AND LESS PRECISE. SCALING FROM THIS PLAN, THE RIGHT-OF-WAY DOES APPEAR TO BE 100 FEET AND THE CENTERLINE APPEARS OFFSET WITHIN THE RIGHT-OF-WAY. BUT IT IS DIFFICULT TO DETERMINE AN ACTUAL DISTANCE. THE RAILROAD PLAN (06-003-028, OGDEN YARD) SHOWS THE SAME RIGHT-OF-WAY BUT AT A MUCH LARGER SCALE (1"=100'). SCALING FROM THIS PLAN WAS EASIER AND SHOWED THE RIGHT-OF-WAY AT 100 FEET WITH THE CENTERLINE BEING OFFSET APPROXIMATELY 40 FEET NORTHERLY AND 60 FEET SOUTHERLY. THESE VALUES WERE USED FOR THE RIGHT-OF-WAY DETERMINATION. ADDITIONALLY, THE CHORD DEFINITION WAS USED FOR THE RAILROAD CURVE CALCULATIONS, AS IS COMMON PRACTICE FOR RAILROADS.

THE NORTHERLY LINE OF PARCEL 14-013-0004 IS AMBIGUOUS AS DESCRIBED. THE DEED CALLS ALONG THE SOUTH RIGHT-OF-WAY LINE OF A RAILROAD SPUR TRACK BUT HAS NO FURTHER INFORMATION. THE HANSEN DEED TO THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY (BOOK 115, PAGE 88) GIVES A DISTANCE OF 210 FEET ALONG SAID SPUR RIGHT-OF-WAY, WHICH ROSS 1200 APPEARS TO HAVE HELD. HOWEVER, THIS HELD TRACK A RADIUS OF APPROXIMATELY 180 FEET, PUSHING THE SUPPOSED TRACK CENTERLINE OUT INTO THE RIVER, AS SHOWN HEREON AND APPEARS TO BE TOO SHARP OF A CURVE FOR A RAIL LINE. THE REFERENCED RAILROAD PLANS OBTAINED FROM WEBER COUNTY AND UNION PACIFIC, THE APPROXIMATE LOCATION OF THESE SPUR LINES WERE IDENTIFIED. A RADIUS OF ABOUT 400' WAS DETERMINED FOR THE SPUR CENTERLINE BY 84 FEET, AS STATED IN THE DEED, MATCHED CLOSELY WITH THE DEEDED ACREAGE IN BOOK 115, PAGE 88. IN ADDITION, HOLDING A DISTANCE OF 131 FEET FROM THE MAIN LINE RIGHT-OF-WAY TO THE SOUTHERLY LINE OF THE SPUR RIGHT-OF-WAY, AS STATED IN SAID DEED, FIT WELL WITH THE BOUNDARIES SHOWN ON SAID PLANS. THESE SPUR LINE LOCATIONS WERE CORROBORATED WITH AERIAL PHOTOS FROM IRIS. OBTAINED FROM THE UTAH GEOLOGICAL SURVEY'S AERIAL IMAGERY DATABASE. THESE PLANS AND PHOTOS WERE CONSIDERED THE BEST EVIDENCE AVAILABLE AS TO THE EXISTENCE OF THESE SPUR LINES. THE RAILROAD PLANS REFER TO A "SMALL 100' TRACING FOR DETAILS OF SPUR" IN THE AREA OF INTEREST BUT UNION PACIFIC COULD NOT LOCATE THESE DETAILS.

PARCEL 14-013-0004 IS SUBJECT TO THE RIGHT-OF-WAY FOR EXCHANGE ROAD (HILSON AVENUE) PER DEED. THE DESCRIPTION WAS UPDATED TO EXCLUDE THE PORTION IN THE ROAD. THE SOUTH LINE OF SAID PARCEL WAS ESTABLISHED BY HOLDING THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE ROAD (HILSON LANE), AS ESTABLISHED BY RECORD OF SURVEYS 6434, BY HANSEN & ASSOCIATES, AND 2055, BY MOUNTAIN WEST. THE REMAINING PORTION OF THE WESTERLY LINE, OUTSIDE OF THE RIGHT-OF-WAY, HAS BEEN ESTABLISHED BY DEED.

THE EXISTING BUILDINGS AND FENCES ENOUGH INTO THE RAILROAD MAIN LINE AND SPUR RIGHT-OF-WAYS AS SHOWN, HOWEVER, BASED ON HISTORICAL IMAGERY, THE OUT BUILDING HAS EXISTED FOR 20+ YEARS WHILE THE LARGER MAIN BUILDING HAS BEEN IN PLACE SINCE THE MID 40'S. IT APPEARS THE SPUR LINES WERE NOT BEEN IN EXISTENCE SINCE APPROXIMATELY THE 10'S.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, BEARING SOUTH 84°13'31" WEST, BEING A NAD 83 STATE PLANE UTM NORTH ZONE BEARING MEASURED BETWEEN THE FOUND WEBER COUNTY MONUMENT MARKING THE WEST QUARTER CORNER AND THE CALCULATED CENTER OF SECTION USING STATE PLANE COORDINATES PROVIDED BY OGDEN CITY SURVEYOR, STEVE PORTER AND AS STATED IN QUIT CLAIM DEED ENTRY NUMBER 1198578. A GRID TO GROUND SCALE FACTOR OF 1.000220079233 WAS APPLIED TO ALL MEASUREMENTS, AS SHOWN FOR THE LOWER VALLEY ON THE WEBER COUNTY BEARING SHEET FOR TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. BEARINGS AND/OR DISTANCES SHOWN IN PARENTHESES () ARE RECORD INFORMATION. FIELD WORK WAS COMPLETED JULY 12, 2024.



**SILVERPEAK ENGINEERING**  
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**BOUNDARY LINE ADJUSTMENT SURVEY**

**BEKS INVESTMENTS LLC**  
TAX ID: 14-013-0009 AND 14-013-0033.  
600 EXCHANGE ROAD, OGDEN CITY, WEBER COUNTY, UTAH  
A PART OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L. & M. U.S. SURVEY.

**BOUNDARY LINE ADJUSTMENT SURVEY**

**DATE: 8/23/2024**  
**PROJECT: 24-118**  
**MANAGER: B.R.B.**

MARK	REVISIONS	DATE / DESC.

**BOUNDARY LINE ADJUSTMENT SURVEY**

**SHEET NUMBER: 1**