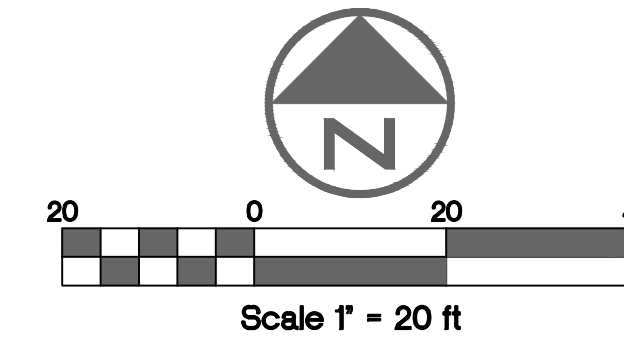


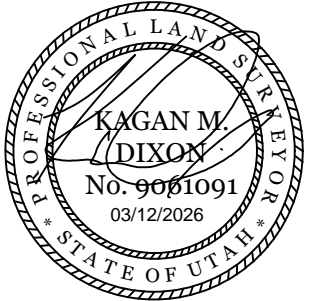
VALADEZ PROPERTY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



BOUNDARY DESCRIPTION

PARCEL 1:
PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;
BEGINNING ON THE EAST LINE OF WASHINGTON AVENUE 9.96 CHAINS WEST AND 18.862 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE EAST 147 FEET; THENCE NORTH 52 FEET, THENCE WEST 147 FEET TO WASHINGTON AVENUE, THENCE SOUTH TO PLACE OF BEGINNING.
TAX PARCEL NO. 12-079-0043

PARCEL 1A:
A PERPETUAL RIGHT OF WAY FOR GENERAL PURPOSES OF INGRESS AND EGRESS AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 30, 2010 AS ENTRY NO. 2470520 OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THE SOUTHEAST QUARTER OF SAID SECTION 17, BEGINNING AT A POINT ON THE NORTH LINE OF 7TH STREET IN OGDEN CITY, UTAH 9.96 CHAINS WEST AND 17.65 CHAINS NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE EAST ALONG THE NORTH LINE OF 7TH STREET 147 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 80 FEET; THENCE WEST 12 FEET, THENCE SOUTH 80 FEET, THENCE EAST 12 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;
BEGINNING AT A POINT 9.96 CHAINS WEST AND 17.65 CHAINS NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 80 FEET, THENCE EAST 134 FEET MORE OR LESS, TO A POINT 134 FEET EAST OF THE EAST LINE OF WASHINGTON AVENUE IN OGDEN CITY, UTAH; THENCE SOUTH 80 FEET; THENCE WEST 134 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.
TAX PARCEL NO. 12-079-0044

AS-SURVEYED AGGREGATE DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1°09'24" EAST, ALONG THE STREET CENTERLINE, 578.89 FEET AND SOUTH 88°50'36" EAST 66.00 FEET TO THE RIGHT OF WAY LINE, SAID POINT IS FROM A STREET MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 840 SOUTH, AND RUNNING THENCE NORTH 1°09'24" EAST, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON BOULEVARD, 131.99 FEET; THENCE SOUTH 88°41'42" EAST 147.10 FEET; THENCE SOUTH 112°06' WEST 52.03 FEET; THENCE NORTH 88°40'42" WEST 12.00 FEET; THENCE SOUTH 111°57' WEST 80.09 FEET TO THE NORTH RIGHT OF WAY LINE OF 700 SOUTH STREET; THENCE NORTH 88°38'31" WEST, ALONG SAID RIGHT OF WAY LINE, 135.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 18,458 SQUARE FEET OR 0.424 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 1°09'24" EAST FROM THE FOUND MONUMENT IN THE INTERSECTION OF WASHINGTON BLVD AND 800 SOUTH AND THE FOUND MONUMENT IN THE INTERSECTION OF WASHINGTON BLVD AND 600 SOUTH.

NARRATIVE OF BOUNDARY

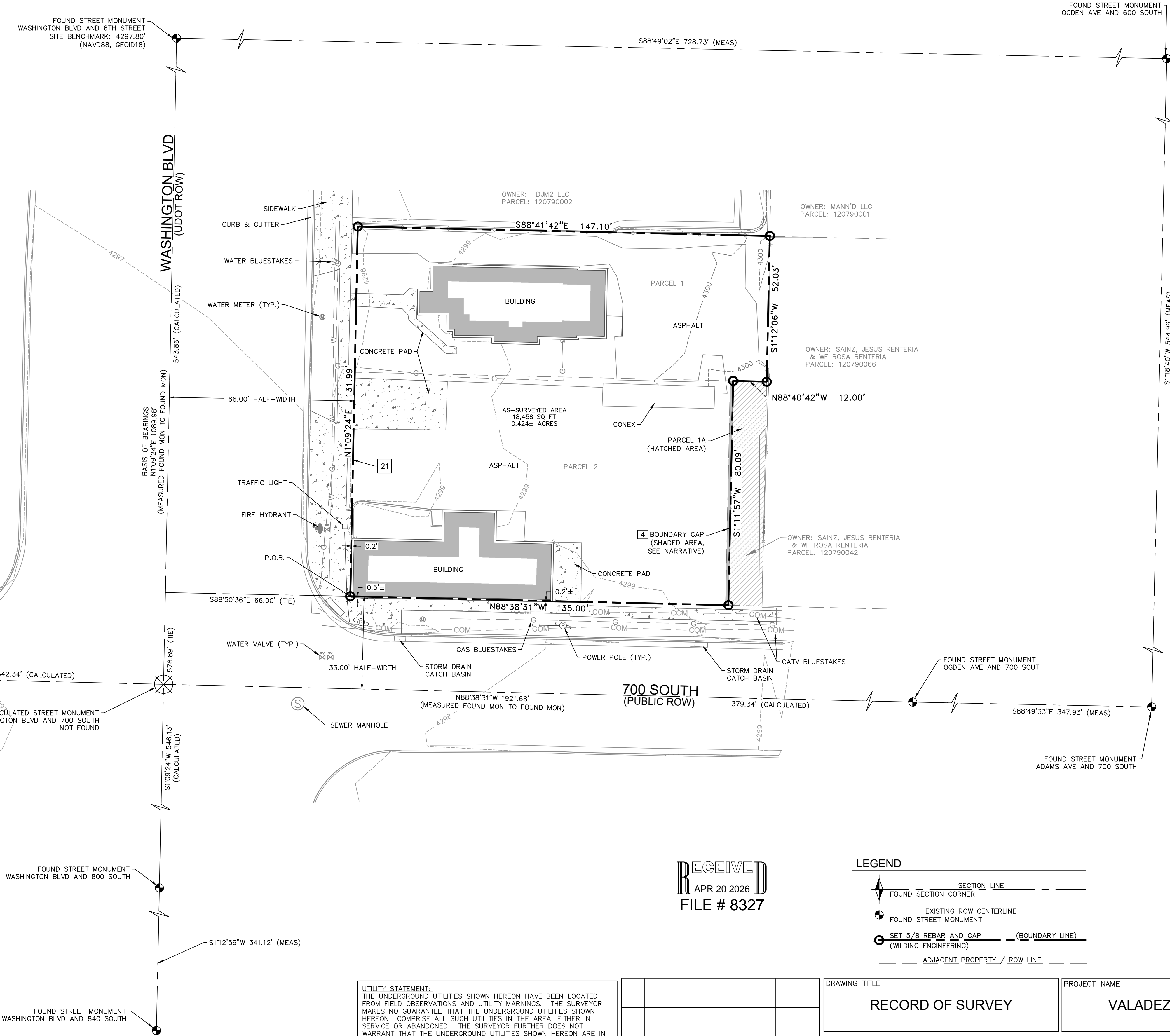
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON.

THE SOUTHEAST CORNER OF SECTION 17 AS DESCRIBED IN THE TITLE DESCRIPTION COULD NOT BE FOUND. OTHER CALLS TO THE RIGHT-OF-WAY LINES WERE USED TO ESTABLISH THE LOCATION OF THE BOUNDARY LINES. THIS WAS ALSO SUPPORTED BY ITS CONTINUITY WITH ESTABLISHED OCCUPATION LINES.

A 1-FOOT GAP WAS DISCOVERED BETWEEN PARCEL 1 AND PARCEL 1A, AND HAS BEEN NOTED ON THIS SURVEY. THE BOUNDARY LINE HAS BEEN SHOWN TO AND ALONG THE WESTERLY LINE OF PARCEL 1A. HOWEVER, IT IS RECOMMENDED THAT THIS GAP BE RECTIFIED BY MEANS OF RECORDING PROPER DOCUMENTATION WITH THE WEBER COUNTY RECORDER TO REMOVE ANY FUTURE DISPUTE IN TITLE.

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 - COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 29, 2025, AS COMMITMENT NO. 25-17585-JC.
 - MONTEREY ADDITION DEDICATION PLAT RECORDED SEPTEMBER 29, 1890 ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE.
 - OTHER DOCUMENTS AS SHOWN ON THIS MAP
- WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.
- EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT HAVE BEEN ADDRESSED AS FOLLOWS:
 - NOT ADDRESSED BY THIS SURVEY
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN IN THE PUBLIC RECORDS.
SURVEY FINDINGS: DEED GAP DISCOVERED AS SHOWN HEREON. SEE NARRATIVE FOR DETAILS.
 - NOT ADDRESSED BY THIS SURVEY.
 - A RIGHT OF WAY OVER, ACROSS OR THROUGH THE LAND AS GRANTED BY H. L. CHAMBERLAIN TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED AUGUST 31, 1915 AS ENTRY NO. N/A IN BOOK L AT PAGE 390 OF OFFICIAL RECORDS.
SURVEY FINDINGS: BLANKET IN NATURE.
 - NOT ADDRESSED BY THIS SURVEY.
 - VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2015.
SURVEY FINDINGS: AFFECTS BOUNDARY LINES ABUTTING UDOT PUBLIC RIGHT-OF-WAY.
 - NOT ADDRESSED BY THIS SURVEY.



RECEIVED
APR 20 2026
FILE # 8327

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- SET 5/8 REBAR AND CAP (WILDLING ENGINEERING)
- BOUNDARY LINE
- ADJACENT PROPERTY / ROW LINE

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	PROJECT NAME
RECORD OF SURVEY	VALADEZ PROPERTY
LOCATION	DRAWN
648/690 S WASHINGTON BLVD	DCC
OGDEN, UTAH	CHECKED
	KMD
	PROJECT ID:
	26043
	COUNTY
	WEBER

DATE	03/12/2026
SCALE	1" = 20'
SHEET	1 OF 1

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