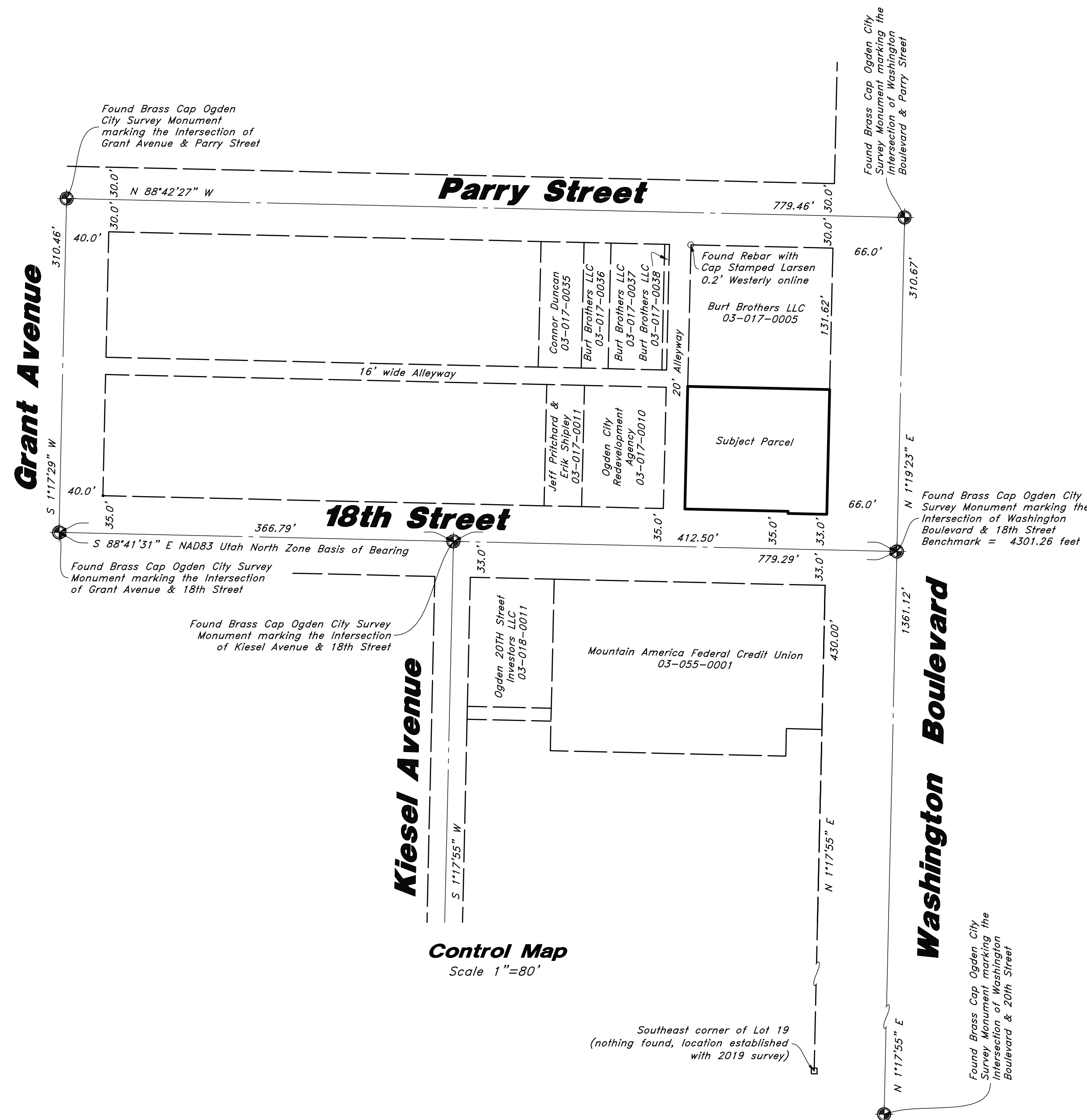


**Vicinity Map**  
Not to Scale



**Control Map**  
Scale 1"=80'

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**Narrative**

This Parcel Consolidation was requested by Mountain America Credit Union for the purpose of Consolidating 5 parcels within Lot 19 Block 7, Ogdan Five Acre Plat "A" Ogdan City Survey into a single parcel.

This Survey retraces and honors the underlying Five Acre Plat "A" of the Ogdan City Survey (Previously established control from 2019 AWA survey and control along 20th Street from an earlier 2006 AWA survey).

A line between Ogdan City Survey monuments recovered along 18th Street in the intersections of Grant Avenue, Kiesel Avenue and Washington Boulevard was assigned the bearing of North 88°41'31" West as the Basis of Bearings which places the survey on the State Plane Datum. Record Ogdan City Survey bearings have been rotated 0°21'23" Clockwise to match the State Plane Datum.

City coordinates for the Ogdan City Survey Monuments found in Parry Street and 18th Street along Washington Boulevard calculated a bearing of North 1°19'23" East which verified the measured bearing between the recovered monuments.

The Centerline monuments recovered could not be reconciled with the original Ogdan City Engineering Plat bearings.

Cardinal directions called within the surrounding deed descriptions were held to the Ogdan City standard of being parallel to the controlling monument and Lot lines.

Overages and shortages found North-South within this block have been prorated into the deed dimensions.

A 0.03' calculated gap exists at the East end of interior parcels along Washington Boulevard, but the West end along the 20 foot alleyway matches due to the bearing difference of the North and South Block lines.

No Property Corners were placed with this Survey.

**Record Descriptions**

Parcel# 03-017-0061:

Part of Lot 19, Block 7, Ogdan Five Acre Plat "A" Ogdan City Survey: Beginning at a point on the West line of Washington Blvd. which is South 0°58' West 205.62 feet and North 89°02' West 66 feet from Ogdan City Survey Monument #434 at the Intersection of the Center Lines-of Parry Street and Washington Blvd., running thence North 0°58' East 44 feet; thence North 89°02' West 132 feet to the East line of Alley; thence South 0°58' West 44 feet; thence South 89°02' East 132 feet to the place of beginning.

Parcel# 03-017-0062:

Part of Lot 19, Block 7, Ogdan Five Acre Plat "A" of Ogdan City Survey: Beginning at a point 34 rods and 7 feet North from the Southeast Corner of said Lot 19, running thence North 135 feet, more or less, to the East line of a 20 foot Alley; thence South 36 feet; thence East 135 feet, more or less, to the West line of Washington Avenue; thence North 36 feet to the place of beginning.

Parcel# 03-017-0004:

Part of Lot 19, Block 7, Ogdan Five Acre Plat "A", Ogdan City Survey, Weber County, Utah: Beginning at a point 532 feet North and 69 feet West from the Southeast Corner of said Lot 19, running thence West 66 feet, more or less, to the East line of a 20 foot Alley; thence South 4.75 feet; thence East 66 feet; thence North 4.75 feet; to beginning.

Parcel# 03-017-0003:

Part of Lot 19, Block 7, Ogdan Five Acre Plat "A", Ogdan City Survey, Weber County, Utah: Beginning at a point North 527.25 feet and 69 feet West from the Southeast Corner of said Lot 19, running thence West 66 feet, more or less, to the East line of a 20 foot Alley; thence South 29.25 feet, more or less, to the North line of 18th street; thence East 66 feet, more or less; thence North 29.25 feet, more or less, to the place of beginning.

Parcel# 03-017-0001:

Part of Lot 19, Block 7, Ogdan Five Acre Plat "A", Ogdan City, Weber County, Utah. Beginning at a point 32 rods 4 feet North from the Southeast Corner of said Lot 19; thence West 69 feet; thence South 34 feet; thence East 33 feet; thence South 2 feet; thence East 36 feet; thence North 36 feet to the point of beginning.

**Lot Consolidation Description**

A part of Lot 19, Block 7, Ogdan Five Acre Plat "A", Ogdan City Survey, Weber County, Utah:

Beginning at a point on the West Line of Washington Boulevard as it exists at 66.0 foot half-width and the North Line of 18 th Street as it exists at 33.0 foot half-width being described of record as being 496 feet North of the Southeast Corner of said Lot 19; and running thence North 1°19'23" East 116.04 feet along the West Line of said Washington Boulevard to a point 131.62 feet South 1°19'23" West from the South Line of Parry Street as it exists at 30.0 foot half-width; thence North 88°42'27" West 132.00 feet along a line parallel with said Parry Street to the East Line of an existing 20.0 foot wide Alleyway; thence South 1°19'23" West 114.00 feet along said East Line of the Alleyway to the North Line of 18 th Street as it exists at 35.0 foot half-width; thence along said North Line of 18 th Street the following three courses: South 88°41'31" East 96.00 feet; South 1°19'23" West 2.00 feet; and South 88°41'31" East 36.00 feet to the West Line of Washington Boulevard and the point of beginning.

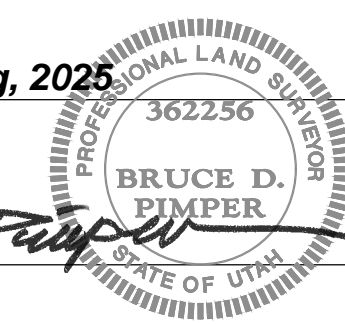
Contains 15,122 sq ft  
or 0.347 acre

**Certification**

I Bruce D. Pimper do hereby certify that I am a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of AWA; that this Parcel Consolidation in Ogdan City, Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Date: 8 Aug, 2025

*Bruce D. Pimper*  
Bruce D. Pimper  
Utah PLS No. 362256



Parcel Consolidation

MACU Ogdan

Northwest corner, 18th Street & Washington Boulevard  
Ogdan City, Weber County, Utah  
A Part of Lot 19, Block 7, Five Acre Plat "A", Ogdan City Survey

8 Aug, 2025

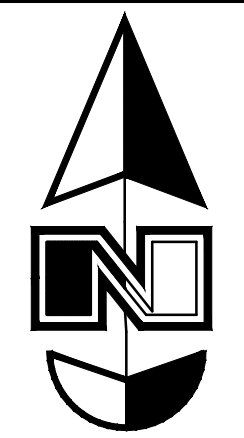
SHEET NO.

1



Designed by: BDP  
Drafted by: LPCjr, SL  
Client Name: MACU  
25-025 Parcel Consolidation

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |



Scale: 1" = 10'  
10' 0 10' 20'

Burt Brothers LLC  
03-017-0036

Burt Brothers LLC  
03-017-0037

Burt Brothers LLC  
03-017-0005

**16 foot wide Alleyway**

**20 foot wide Alleyway**

Jeff Pritchard & Erik Shipley  
03-017-0011

OGDEN CITY REDEVELOPMENT AGENCY  
03-017-0010

**Subject Parcel**  
15,122 sq. ft.  
or 0.347 acre  
03-017-0062

Billboard Easement  
as per Entry No. 200676

48' Negative Easement Restriction of  
trees vegetation or buildings over  
45 feet as per Entry No. 3175256

**Washington Boulevard**  
(Public Street)

**18th Street**  
(Public Street)

Point of Beginning

Found Brass Cap Ogden City  
Survey Monument marking the  
intersection of Washington  
Boulevard & 18th Street

Found Brass Cap Ogden  
City Survey Monument  
marking the intersection of  
Washington Boulevard &  
20th Street

- Legend**
- Property Line
  - - - Easement Line
  - - - Adjoiner Line
  - ⊕ Centerline Monument

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|                             |           |
|-----------------------------|-----------|
| Designed by:                | BDP       |
| Drafted by:                 | LPCjr, SL |
| Client Name:                | MACU      |
| 25-025 Parcel Consolidation |           |



**Parcel Consolidation**  
**MACU Ogden**  
Northwest corner, 18th Street & Washington Boulevard  
Ogden City, Weber County, Utah  
A Part of Lot 19, Block 7, Five Acre Plat "A", Ogden City Survey

PROFESSIONAL LAND SURVEYOR  
362246  
BRUCE D. PIMPER  
STATE OF UTAH  
8 Aug, 2025

8 Aug, 2025  
SHEET NO. **2**  
of 2