Parcel 1 Description

A PART OF LOT 10, FISTER-MARTIN SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, T.SN., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE DRIVE, SAID POINT BEING \$88.18.00 E ALONG THE CENTER LINE OF RIDGE DRIVE 150.32 FEET AND SOO'58'00"W 25.00 FEET FROM OGDEN CITY MONUMENT NO. 763 LOCATED AT THE CENTERLINE INTERSECTION OF RIDGE DRIVE AND OAK DRIVE IN THE FISTER-MARTIN SUBDIVISION (WHICH MONUMENT IS LOCATED N89'42'21"W 481.35 FEET AND SOO'17'39"W 1168.26 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3); THENCE S88'18'00"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE DRIVE 159.79 FEET; THENCE SOO'20'12"W 230.25 FEET; THENCE N88'18'00"W 128.74 FEET TO THE WEST LINE OF SAID LOT 10; THENCE N23"39"00"W ALONG SAID WEST LINE 45.40 FEET; THENCE S89"02"00"E 20.00 FEET; THENCE NO9'25'30"W 81.33 FEET; THENCE N89'02'00"W 20.00 FEET TO THE WEST LINE OF SAID LOT 10; THENCE NOO'58'00"E ALONG SAID WEST LINE 109.37 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.78 ACRES

## Parcel 2 Description

A PART OF LOT 10, FISTER-MARTIN SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT BEING S88'18'00"E ALONG THE CENTER LINE OF RIDGE DRIVE 205.31 FEET AND SOO'58'00"W 411.06 FEET FROM OGDEN CITY MONUMENT NO. 763 LOCATED AT THE CENTERLINE INTERSECTION OF RIDGE DRIVE AND OAK DRIVE IN THE FISTER-MARTIN SUBDIVISION (WHICH MONUMENT IS LOCATED N89'42'21"W 481.35 FEET AND SOO'17'39 W 1168.26 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3); THENCE ALONG THE WEST LINE OF SAID LOT 10 THE FOLLOWING TWO (2) COURSES: (1) NOO'58'00"E 109.41 FEET, AND (2) N23'39'00"W 51.39 FEET; THENCE S88'18'00"E 149.27 FEET; THENCE S00 17'39 W 153.51 FEET; THENCE N89'21'00 W 129.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.47 ACRES

## Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS \$88.18.00 E ALONG THE CENTER LINE OF RIDGE DRIVE PER FISTER-MARTIN SUBDIVISION PLAT.

## Narrative

THE PURPOSE OF THIS SURVEY WAS TO MARK THE BOUNDARY OF THE MARY JANE CATLIN PROPERTY. SURVEY WAS DETERMINED BY OGDEN CITY MONUMENT SET AT THE INTERSECTION OF THE CENTER LINES OF RIDGE DRIVE AND OAK DRIVE. BEARING WAS DETERMINED BY PHYSICAL IMPROVEMENTS ON RIDGE DRIVE AND OAK DRIVE.

## SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 150228, THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

\_ DAY OF October , 2004

UTAH LICENSE NUMBER

150228-2201

Legend = SECTION CORNER = FOUND STREET MONUMENT = SET 5/8"x24" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOC." ---- = SECTION LINE ---- = STREET CENTER LINE ----- = ADJOINING PROPERTY LINES = PROPERTY BOUNDARY

NORTH QUARTER OF SECTION 3. 003345 T.5N., R.1W., S.L.B.&M., U.S. SURVEY, NOT FOUND TIE FROM FISTER-MARTIN SUBDIVISION FOUND OGDEN CITY MONUMENT #763 150.32 S88'18'00"E (BASIS OF BEARINGS) S00°58'00 W-RIDGE DRIVE ~P.O.B. (PARCEL 1) 25.00 S88°18'00"E 159.79' FENCE CORNER IS SOUTH 4.5' AND WEST 1.6' FROM PROPERTY CORNER ROGER JAMES KEYES JULIE ANN FIRE TRUSTEE 050150008 FENCE IS 0.2' EAST OF PROPERTY LINE FENCE CORNER IS WEST PARCEL 1 2.4' FROM PROPERTY 33933 S.F. 0.78 ACRES CORNER MARY JANE CATLIN TRUSTEE N89°02'00°W-20.00' KEITH WILCOX & VIVA MAY WILCOX BETH F LOWE & CO-TRUSTEES **EXISTING** GEORGE H LOWE JR MD 050150003 & 050150026 SHED \ TR USTEES \$89.02'00"E 20.00'--SHED CORNER IS 0.3' 1.4' FROM PROPERTY NORTH OF PROPERTY LINE CORNER FENCE IS 5.1' WEST OF PROPERTY LINE FENCE CORNER IS WEST 0.3' FROM PROPERTY CORNER ~*S88*\*18'00'E 20.53 SHAUN A MATHEWSON N88'18'00"W 128.74' & WF TINA M 149.27 050150002 -FENCE CORNER IS SOUTH 1.1' AND WEST 0.5' FROM -FENCE CORNER IS SOUTH PROPERTY CORNER 1.3' AND WEST 1.3' FROM PROPERTY CORNER FENCE CORNER IS SOUTH 0.9' AND WEST 5.7' FROM PROPERTY CORNER JAMES D LARSEN PARCEL 2 & WF FRANKIE F 050150025 20412 S.F. 0.47 ACRES DENNIS C COLLINS MARY JANE CATLIN & WF SARAH J CHAMBERS TRUSTEE 050150006 P.O.B. (PARCEL 2)-N89'21'00"W 129.66 CENTER OF SECTION 3, T.5N.,~ R. 1W., S.L.B.&M., U.S. SURVEY, NOT FOUND THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOC., INC., EXECUTIVE BLDG., 4155 S. HARRISON BLVD. \$310 OGDEN UTAH, 84403 AND SHALL NOT BE COPIED OR REDUCED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

SECTION LINE (N89"42'21"W 481.35')

REVISIONS

PROJECT	NO.:	492701	SURVEYOR:	R. KUNZ
DATE:	AUGUST	23, 2004	DRUM:	B. SEVY
SCALE:	1	-30	CHECKED:	

X X X = FENCE



RECORD OF SURVEY

MARY JANE CATLIN PART OF THE NW 1/4 OF SEC. 3, T.SN., R.1W., S.L.B.&M., U.S. SURVEY OGDEN CITY, WEBER COUNTY, UTAH AUGUST 2004 SHEET

RECEIVED

OCT 19 04

Weber County Surveyor