Part of the SE 1/4 of SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN OGDEN CITY, WEBER COUNTY, UTAH FOUND OGDEN CITY MONUMENT NORTHWEST CORNER OF THE INTERSECTION OF ADAMS AVE. SOUTHWEST QUARTER OF COUNTY MONUMENT #4 ----NORTHWEST CORNER — T 3, BLOCK 66, PLAT "C" & 14TH STREET SECTION 21, T6N, RIW, SLB&M N 1°10'50" E (8.25' REC. FOUND OGDEN CITY MONUMENT -INTERSECTION OF WASHINGTON BLVD S 88° 51' 54" E 777.18' MEAS. (S 88°41'16" E 777.20' REC. & 14TH STREET DINT OF BEGINNING -N 88°41'16" W 525.92' 02-051-0026 9,062 s.f. Meas. 02-051-0032 02-051-0002 17,121 s.f. Meas. N 88° 41' 16" W 157.60' 1 S 88° 41' 16" E 229.81' Scale $\sim 1'' = 40'$ Legend 02-051-0029 ----x---x- EXISTING FENCE 02-051-0005 02-051-0025 31,282 s.f. Meas. ---- PLOTTED ESCEPTIONS 16,661 s.f. Meas. STREET CENTERLINE 50'X40' R.O.W. RECORD 3¦88° 41' 16" E 229.80' MEASURED 224.45 FND STREET MONUMENT 02-051-0006 FND REBAR AND CAP Narrative Note SET #5x24" REBAR AND N 1°19'12" E CAP STAMPED LANDMARK SECTION CORNER - NOT FOUND N 88°41'16" W S 88° 41' 16" E 150.00' N 1°19'12" E N 88°41'16" W 02-051-0027 N 88°41'16" W 127,043 s.f. Meas. 02-051-0024 02-051-0008 12,338 s.f. Meas. 02-051-0009 N 88° 41' 16" W 150.00' 33.00' 33.00' 02-051-0010 S 88°41'16" E | 199.15' S 88°41'16" E 328.97 21.46 02-051-0023 02-051-0028 02-051-0018 02-051-0017 02-051-0016 02-051-0015 02-051-0014 02-051-0012 02-051-0022 OGDEN CITY MONUMENT-NOT FOUND -CALCULATED POSITION INTERSECTION OF OGDEN AVE. & I5TH STREET FOUND OGDEN CITY MONUMENT INTERSECTION OF ADAMS AVE & 15TH STREET - FOUND OGDEN CITY MONUMENT INTERSECTION OF WASHINGTON *NARRATIVE* BLVD & 16TH STREET This survey was requested by Michael Moyal to determine the location of the property as The Basis of Bearing is a line bearing S 1.18'44" E between two found Ogden City Street Monuments as shown and is State Plane Grid Bearing. Documents used to aide in this survey: 1. Weber County Tax Plat 02-051 (current & prior years). Deeds of record have been rotated 0'20'44" in a counter-clockwise direction to the 2. Deeds of record as found in the Weber County Recorder's Office for parcels basis of bearing. The West property line was established by the right of way line, being 02-051-0002, 02-051-0005, 02-051-0006, 02-051-0007, 02-051-0008, 66 feet perpendicularly distant from the centerline of Washington Boulevard. The North 02-051-0009, 02-051-0010, 20-051-0012, 02-051-0014, 02-051-0015,

02-015-0016, 02-051-0017, 02-051-0018, 02-051-0019, 02-051-0020,

02-051-0024, 02-051-0025, 02-051-0026, 02-051-0027, 02-051-0028, 02-051-0029, 02-051-0032.

Weber County Surveyor's Office.

4. Ogden City Bible Sheets PL6484 & PL6485.

3. Ogden City Plats 01-001, 02-001 and 06-006 Riverside Annex, as found in the

RECORD OF SURVEY

and South lines were established by deed descriptions rotated. The East line was

established to be 150 feet and 152.25 feet perpendicularly distant from the West

Research was done to determine the cause or reason of a 5.35 foot gap between

parcels 02-051-0027 and 02-051-0006, 02-051-0007. It appears parcels -0006,

5 feet. This shortage has been perpetuated in each deed from the creating of these

fits closely to a fence line which runs North and South along the said parcels.

parcels. It is my opinion the original owner did not intend to retain a strip of ground

approximately 5 wide. Fence line evidences on the ground do not perpetuate this 5.35 foot gap. Therefore this survey is holding the East line to be the 152.25 foot distance according to the deeds of record for parcels -0002 to -0007, which is 152.25 feet perpendicularly distant from the West right-of-way line of Adams Avenue. This distance

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-0007 did not extend to the West line of the original parcel being short approximately

right-of-way line of Adams Avenue as found by centerline monuments in said Adams

DEC 0 1 2020 BY: **GG96**

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



BOUNDARY DESCRIPTIONS

RECORD DESCRIPTION WARRANTY DEED ENTRY #2813147

LEGAL DESCRIPTIONS

- PARCEL 02-051-0026: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY. WEBER COUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET SOUTH 0°58' WEST AND 138.5 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0.58' WEST 57.5 FEET: THENCE SOUTH 89'02' EAST 157.6 FEET; THENCE NORTH 0'58' WEST 57.5 FEET; THENCE SOUTH 89°02' EAST 157.6 FEET; THENCE NORTH 0°58' EAST 57.5 FEET TO THE SOUTH LINE OF RIGHT-OF-WAY (KNOWN AS 14TH STREET); THENCE NORTH 89'02'WEST 157.6 FEET TO THE PLACE OF (9,062± S.F.)
- PARCEL 02-051-0029: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD 248.85 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE EAST 150 FEET; THENCE NORTH TO THE CENTER OF MILLCREEK; THENCE NORTHERLY ALONG THE CENTER OF MILL CREEK TO A POINT SOUTH 0'50' WEST 29.7 FEET AND SOUTH 89'02' EAST 138.5 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3: THENCE NORTH 89'02' WEST 138.5 FEET, MORE OR LESS, TO THE EAST LINE OF WASHINGTON BLVD; THENCE SOUTH ALONG SAID LINE 219.15 FEET, MORE OR LESS, TO BEGINNING. (31,337± S.F.)

RECORD DESCRIPTION WARRANTY DEED ENTRY #2813148

SOUTH 0'58' WEST 40 FEET TO BEGINNING.

 $(16,664 \pm S.F.)$

LEGAL DESCRIPTIONS

- PARCEL 02-051-0024: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON AVENUE 331.1 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 3: RUNNING THENCE NORTH 82.25 FEET: THENCE EAST 150 FEET; THENCE SOUTH 82.25 FEET; THENCE WEST 150 FEET TO THE PLACE OF BEGINNING. (12,338 S.F.)
- PARCEL 02-051-0025: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 104.2 FEET SOUTH 0'58' WEST AND 296.1 FEET SOUTH 89'02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0.58' WEST 72.5 FEET: THENCE SOUTH 89'02 EAST 229.85 FEET; THENCE NORTH 0'58' EAST 72.5 FEET; THENCE NORTH 89'02' WEST 229.85 FEET TO THE PLACE OF

TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 29.7 FEET SOUTH 0.58, WEST AND 346.1 FEET SOUTH 89.02, EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 89'02' EAST 30.00 FEET; THENCE SOUTH 0'58' WEST 74.5 FEET; NORTH 89'02' WEST 30.00 FEET: THENCE NORTH 0'58' EAST 74.5 FEET TO THE PLACE OF BEGINNING. ALSO TOGETHER WITH A RIGHT-OF-WAY ALONG 14TH STREET CONNECTING THE NORTH LINE OF THE ABOVE RIGHT-OF-WAY WITH THE EAST LINE OF WASHINGTON BLVD. SUBJECT TO A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.7 FEET SOUTH 0'58' WEST AND 296.1 FEET SOUTH 89'02' EAST FORM THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 89'02' EAST 50 FEET: NORTH 0'58' EAST 40 FEET; THENCE NORTH 89'02; WEST 50 FEET;

PARCEL 02-051-0027: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD 331.1 FEET SOUTH 0.58' WEST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0.58' WEST 112 FEET; THENCE SOUTH 89'02 EAST 330 FEET TO A POINT WHICH IS NORTH 89'02' WEST 348.2 FEET AND NORTH 0'58' EAST 108.54 FEET FROM THE INTERSECTION OF THE NORTH LINE OF 15TH STREET AND THE WEST LINE OF ADAMS AVENUE, THENCE NORTH 0.58' EAST 166.9 FEET, THENCE NORTH 89'02' WEST 2.25 FEET, THENCE NORTH 0'58' EAST 22.9 FEET, THENCE NORTH 89'02'WEST 5.35 FEET. THENCE NORTH 0'58' EAST 55.14 FET. THENCE NORTH 89.02' WEST 224,50 FEET, THENCE NORTH 0'58' EAST 89.5 FEET. THENCE NORTH 89'02' WEST 157.6 FEET TO THE CENTER OF MILLCREEK, THENCE SOUTHERLY ALONG THE CENTER OF MILLCREEK TO A POINT SOUTH 89'02' 150 FEET AND NORTH 0'58' EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0.58' WEST TO A POINT SOUTH 89'02' EAST 150 FEET FORM BEGINNING, THENCE NORTH 89'02' WEST 150 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 176.7 FEET SOUTH 0.58' WEST 296.1 FEET, 296.1 FEET SOUTH 89'02'EAST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 89"02' EAST 50 FEET, THENCE NORTH 0.58' EAST 40 FEET, THENCE NORTH 89'02 WEST 50 FEET, THENCE SOUTH O'WEST 40 FEET TO THE PLACE OF BEGINNING. (126,833± S.F.)

PARCEL 02-051-0032: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET SOUTH 0.58, MEST AND 296.1 FEET SOUTH 89.02, EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0'58' WEST 74.5 FEET; THENCE SOUTH 89'02' EAST 229.85 FEET TO THE GRANTORS EAST PROPERTY LINE; THENCE NORTH 0'58' EAST 74.5 FEET TO THE SOUTH LINE OF RIGHT-OF-WAY (KNOWN AS 14TH STREET); THENCE NORTH 89'02' WEST 229.85 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY OVER 14TH STREET SUBJECT TO A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 29.7 FEET SOUTH 0.58' WEST AND 346.1 FEET SOUTH 89.02' EAST FROM TEH NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 89'02' EAST 30 FEET; THENCE SOUTH 0'58' WEST 74.5 FEET; THENCE NORTH 89'02' WEST 30 FEET; THENCE NORTH 0'58' EAST 74.5 FEET TO THE PLACE OF BEGINNING. (17,124± S.F.)

AS SURVEYED OVERALL DESCRIPTION

A PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 29.70 FEET SOUTH 1°18'44" WEST FROM THE NORTHWEST CORNER OF SAID LOT 3; AND RUNNING THENCE SOUTH 1°18'44" WEST 413.27 FEET; THENCE SOUTH 88°41'16" EAST 329.90 FEET TO A POINT WHICH IS NORTH 88°41'16" WEST 348.20 FEET AND NORTH 1°18'44" EAST 108.54 FEET FROM THE INTERSECTION OF THE NORTH LINE OF 15TH STREET AND THE WEST LINE OF ADAMS AVENUE; THENCE NORTH 1°18'44" EAST 21.46 FEET; THENCE SOUTH 88°41'16" EAST 198.22 FEET TO A POINT 150 FEET PERPENDICULARLY DISTANT FROM THE WEST LINE OF ADAMS AVENUE: THENCE NORTH 1°19'12" EAST PARALLEL TO ADAMS AVENUE 166,90 FEET: THENCE NORTH 88°41'16" WEST 2.25 FEET; THENCE NORTH 1°19'12" EAST PARALLEL TO ADAMS AVENUE 224.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF 14TH STREET; THENCE NORTH 88°41'16" WEST 525.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 213,507 S.F. OR 4.90 ACRES



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Ley	www.LandmarkSurveyUtah.co		

4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075

Millcreek Record of Survey

Client: Michael Moyal

Part of the SE 1/4 of Section 20, & Part of the NE 1/4 of Section 29 *T6N, R1W, SLB&M*

evisions	DRAWNBY: EB
	CHECKED BY: TDK
	DATE: 8-3-2020
	FILE: 3868