

SURVEYOR'S CERTIFICATE

I, DARREN R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 4975981 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DARREN R. WILLIAMS PLS NO. 4975981

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN LOT 7 OF BLOCK 29, PLAT A, OGDEN CITY SURVEY. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LOT LINE OF SAID LOT 7 WHICH IS S.88°42'31"E. 33.09 FEET (EAST 33.00 FEET BY RECORD) ALONG SAID NORTHERLY LOT LINE FROM THE NORTHWEST CORNER OF SAID LOT 7; AND RUNNING THENCE S.88°42'31"E. 38.10 FEET (EAST 38.00 FEET BY RECORD) ALONG SAID NORTHERLY LOT LINE; THENCE S.01°19'05"W. (SOUTH BY RECORD) 114.00 FEET; THENCE N.88°42'31"W. 38.10 FEET (WEST 38.00 FEET BY RECORD); THENCE N.01°19'05"E. (NORTH BY RECORD) 114.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,344 SQUARE FEET OR 0.100 ACRE, MORE OR LESS

SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF CRAIG ANDERSON FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES. THE BASIS OF BEARING FOR THIS SURVEY IS S.88°42'31"E. IS BETWEEN THE STREET MONUMENT AT THE INTERSECTION OF MADISON AVENUE AND 23RD STREET AND THE STREET MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 23RD STREET.

THE NORTH BOUNDARY LINE WAS DETERMINED BY ESTABLISHING THE SOUTH RIGHT OF WAY LINE OF 23RD STREET BY HOLDING A 49.50-FOOT HALF WIDTH FROM THE MONUMENT LINE OF 23RD STREET.

THE SOUTH BOUNDARY LINE WAS DETERMINED BY HOLDING THE BOUNDING CALL FROM WARRANTY DEED RECORDED AUGUST 31, 2018 AS ENTRY NO. 2939599 WHICH CALLS FOR A POINT 114.00 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7 BLOCK 29 PLAT A.

THE EAST AND WEST BOUNDARY LINES WERE DETERMINED BY PROPORTIONING THE RECORD DISTANCES FOR THE WIDTHS OF THE PROPERTY OWNERS ALONG THE NORTH LOT LINE OF LOT 7 BLOCK 29 PLAT (330.00 FEET) TO MATCH THE MEASURED DISTANCE OF THAT SAME LOT LINE (330.89 FEET).

REFERENCES

- 1. OGDEN CITY ENGINEERING DEPARTMENT OFFICIAL PLAT FILED AS DRAWING NO. 2663
- THIS PLAT WAS USED TO RECREATE BLOCK 29 OF PLAT A. 2. RECORD OF SURVEY FILED IN 2011 AS FILE NO. 4617 IN THE WEBER COUNTY SURVEYORS OFFICE • THIS SURVEY WAS USED A REFERENCE FOR DETERMINING THE CENTERLINE OF BLOCK 29 OF PLAT A. THIS HELD THE MIDPOINTS OF THE NORTH AND SOUTH BLOCK LINES TO ESTABLISH THE CENTERLINE.
- THIS METHOD RESULTS IN THE CENTERLINE OF THE BLOCK NOT MATCHING THE FOUND STREET MONUMENT AT 24TH STREET AND ORCHARD AVENUE BY +/- 0.15.
- 3. WARRANTY DEED RECORDED JULY 15, 2020 AS ENTRY NO. 3068891 • THIS DOCUMENT IS THE VESTING DEED FOR THE SUBJECT PARCEL (01-025-0033).
- 4. QUIT CLAIM DEED RECORDED DECEMBER 31, 2019 AS ENTRY NO. 3025967 • THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE WEST (01-025-0032).
- 5. WARRANTY DEED RECORDED AUGUST 31, 2018 AS ENTRY NO. 2939599 THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE SOUTH (01-025-0041). • THE BOUNDING CALL "TO A POINT 114 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7" WAS FOUND IN ITS CHAIN OF TITLE BACK TO A SPECIAL WARRANTY DEED RECORDED OCTOBER 14, 1986 AS
- ENTRY NO. 985382. THIS BOUNDING CALL WAS HELD FOR THE SOUTH LINE OF THE SUBJECT PROPERTY. 6. QUIT CLAIM DEED RECORDED JULY 2, 1993 AS ENTRY NO. 1234723 • THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE EAST (01-025-0034). FOR A MORE CLEARLY PRINTED DESCRIPTION BLOCK SEE CHAIN OF TITLE WARRANTY DEED

LEGEND

STREET MONUMENT

PROPERTY CORNER AS NOTED HEREON

PROPERTY OF REFERENCE

---- DEED LINES

LOT LINES

— CHAIN LINK FENCE EDGE OF ASPHALT

BY: 6756

ORD ST 23RD

20167

PROJECT NO.

SHEET NO.