



Set Nail & Washer Set 5\8 x 24" Rebar & GBE Cap Section Corner Calculated Section Position Reference Monument Record Weber County Surveyor — Centerline Road — Existing Parcel Line — Survey Monument Line ----- Easement Line – Lot Line — Boundary Line — — Lot Block Line





NARRATIVE

This Survey was requested by Race Ostler for the purpose of preparing the property to be split into two separate lots.

A Monument was found on the intersection of Grant Avenue and 13th Street and in the Intersection of Grant and 14th Street, a line bearing S 0°54'13" E between these two monuments was used as the basis of bearings. The Position of Washington and 13th was established from a survey done by Great basin in 2017. Record was used in establishing Grant and 12th Street.

Establishment of Grant used the record offsets from the original survey of Ogden City Being 40.00' and 30 feet along 13th street. In Plotting the deed to Reed J. Bucksdale (Entry No. 2689320) it was found that the call 856.70 feet from the West line of Washington Avenue placed the property 5.92 feet West creating a Mathematical gap in ownership. Further research found said discrepancy perpetuated until coming across the deed to Khanittha Tiapraphong (Entry No. 3056073) where it calls to the monument in 13th and Grant 385.00 feet West rather than from West Right of Way of Washington. In comparing the position difference from Khanittha Tiapraphong's deed and the adjoining deed to Mark Young (Entry No. 2895026) difference of 5.92 feet was found matches the gap between the subject property and Reed J. Ducksdale. With the evidence explained and the evidence of occupation supporting it is to my professional opinion that the legal position of Reed J. Bucksdale to be shifted 5.92 feet East (Record measurement 856.70 feet Measured 850.78 feet from the West Right of Way line of Washington Avenue.)

The boundary of the subject property was rotated to match the bearing of the streets according to the said original Survey rather than the cardinal directions of North, South, East, and West. Record distances were held as shown. Property corners will be monumented with the Subdivision of the property plat.

RECORD DESCRIPTION

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 756.7 feet West and 40 feet North of a point which is 472 feet North and 785.5 feet West of the Southeast corner of said Quarter Section: Said point of beginning of land to be conveyed and intended to be on the North line of 13th Street and the West line of Grant Avenue when said 13th street in opened up for public use; running thence North 150 feet; West 100 feet; thence South 150; thence East 100 feet to the place of beginning.

AS SURVEYED DESCRIPTION

A part of the Northeast Quarter of Section 20 Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S.

Beginning at the intersection of the North Right of Way line of 13th street and the West Right of Way of Grant Ave, said point being 30.00 feet North 0°58'00" East and North 89°02'00" West 40.00 feet from the Centerline monument found in the intersection of 13th street and Grant Ave, and running thence North 89°02'00" West 100.00 feet to a point 850.77 feet from the intersection of the North Right of Way of 13th street and Washington Avenue (Record 856.70 feet); thence North 0°58'00" East 150.00 feet; thence South 89°02'00" East 100.00 feet to the West Right of Way of Grant Ave; thence South 0°58'00" West 150.00 feet to the Point of Beginning.

Containing 15,000 Square Feet.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property, and I have made a survey of the above plat correctly shows the true dimensions of the property surveyed.

11/22/2021

Record

ROS

21N726

W:\21N726 - Grant Ave Subdivision\DWG\21N726 AP.dwg, 11/22/2021 11:56:28, THarper, 1:1

3 ΝΙ -4 Σ

Subdivision Survey of

Sept, 2021