



**LEGEND**

- SUBJECT PROPERTY LINE
- - - MONUMENT LINE
- BLOCK LOT LINE
- - - ADJACENT PARCEL LINE
- - - EXISTING CURB & GUTTER
- - - EXISTING FENCE LINE
- - - EXISTING SEWER LINE
- - - EXISTING WATER LINE
- - - EXISTING OVERHEAD ELEC
- ⊕ BLOCK LOT NUMBER
- ⊙ SET REBAR & CAP LS 9679988

**LEGAL DESCRIPTIONS**

**PARCEL NO. 05-136-0008**  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF GRANT AVENUE, IN SOUTH OGDEN CITY, WHICH IS 7.5 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 9, IN BLOCK 27, OF LAKE VIEW ADDITION TO OGDEN CITY, UTAH, RUNNING THENCE SOUTH ALONG EAST LINE OF GRANT AVENUE 100 FEET TO THE REAL POINT OF BEGINNING, RUNNING THENCE SOUTH ALONG THE EAST LINE OF GRANT AVENUE 90 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF PROPERTY OF GLEN R. THOMPSON (WHICH POINT IS FURTHER DESCRIBED AS BEING 1563.06 FEET WEST AND 1493.26 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION) RUNNING THENCE EAST 140 FEET, THENCE NORTH 90 FEET TO A POINT 140 FEET EAST OF THE PLACE OF BEGINNING, THENCE WEST 140 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 05-136-0007**  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF GRANT AVENUE, IN SOUTH OGDEN CITY, WHICH IS 57.5 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 9, BLOCK 27, OF LAKE VIEW ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, (SAID POINT BEING 1563.06 FEET WEST AND 1662.14 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION); RUNNING THENCE SOUTH ALONG THE EAST LINE OF GRANT AVENUE 50 FEET; THENCE EAST 140 FEET; THENCE NORTH 50 FEET; THENCE WEST 140 FEET TO THE PLACE OF BEGINNING.

**AS-SURVEYED DESCRIPTION**  
 BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF GRANT AVENUE; SAID POINT BEING SOUTH 01°17'43" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 57.50 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 27, LAKE VIEW ADDITION; SAID POINT ALSO BEING SOUTH 01°17'43" WEST, ALONG THE MONUMENT LINE, 280.22 FEET AND WEST, 742.19 FEET FROM A STREET MONUMENT LOCATED AT THE INTER SECTION OF WASHINGTON BOULEVARD AND 37TH STREET; AND RUNNING THENCE SOUTH 88°42'17" EAST, 140.00 FEET; THENCE SOUTH 01°17'43" WEST, 146.22 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF HILLTOP GARDEN SUBDIVISION, ENTRY NO. 3057903, IN BOOK 87 AT PAGE 81; THENCE NORTH 88°43'53" WEST, ALONG SAID NORTH BOUNDARY LINE, 140.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF GRANT AVENUE; THENCE NORTH 01°17'43" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 146.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.47 ACRES (OR 20,476 SQ. FT.)

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF SURVEY PARCEL WITH SURROUNDING PARCELS AND IMPROVEMENTS, AS WELL AS TO PROVIDE THE CLIENT A RECORD OF SURVEY FOR THEIR USE IN EVALUATING THEIR PROPERTY LINES.

THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS AD JOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.

THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.

THE NEW SUBJECT PROPERTY LINE WAS ESTABLISHED BY USING SUBJECT DEEDS AND SURROUNDING RECORDED PLATS ON FILE AT THE WEBER COUNTY RECORDERS OFFICE.

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN THE TWO MONUMENTS SHOWN IN WASHINGTON BLVD BEARING SOUTH 01°17'43" WEST AS SHOWN ON THE HILLTOP GARDEN SUBDIVISION PLAT (ENTRY 3057903). THE HISTORIC LAKE VIEW PLAT WAS THEN DRAWN IN AND APPROPRIATELY ROTATED BASED ON THE TWO FOUND MONUMENTS AS SHOWN. ALL OF THE REFERENCE SURVEYS LISTED HEREON CONFIRM THE DIMENSIONS RE-TRACING THE LAKE VIEW LOTS FROM WASHINGTON BOULEVARD TO GRANT AVENUE AS SHOWN.

THE SURVEY OF HILLTOP GARDEN ACCEPTS THE FENCE LINE TO THE SOUTH OF THE SUBJECT PROPERTY WHICH LEAVES A TITLE GAP AND THEREFORE THE SURVEYOR HAS ADJUSTED THE SOUTH LINE OF THE SUBJECT SURVEY PARCEL TO MATCH THE NORTH PLATTED BOUNDARY HILLTOP GARDEN PLAT.

THE EAST LINE OF THE SURVEY PARCEL FOLLOWS THE LOT/DEED CORNERS AS SHOWN. THE RISE LEGACY DEVELOPMENT DEEDS CALL TO AN EXISTING FENCE LINE, HOWEVER THE SURVEYOR WAS UNABLE TO LOCATE ANY RECORDED FENCE LINE AGREEMENT ALONG THIS LINE AND ADVISES THAT THE CLIENT EITHER SEEK A FENCE LINE AGREEMENT OR ACCEPT THE SAME FENCE LINE AS THE EAST BOUNDARY.

THE NORTH LINE OF THE SUBJECT PARCEL IS PLOTTED PER RECORD DEED AS WELL AS THE WEST BOUNDARY, ALONG THE WEST BOUNDARY THERE APPEARS TO BE A SIGNIFICANT AMOUNT OF YARD FRONTAGE IN THE CITY RIGHT OF WAY ALONG THESE PARCELS. THE SURVEYOR FOUND NO EVIDENCE TO SUPPORT MOVING THE BLOCK LINE FURTHER WEST AS THE FENCES, SURVEYS AND MONUMENTS COMING FROM THE EAST SUPPORT THE PLACEMENT OF THE BOUNDARY AS SHOWN.

**SURVEYORS CERTIFICATE**

I, ROBERT LAW, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY UTAH STATE LAW AND THAT I HOLD LICENSE NO. 9679988 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER STATE THAT THE PROPERTY DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.



03-04-2022  
DATE

**LOCATION**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. ALSO LOCATED IN BLOCK 27, LAKE VIEW ADDITION

- REFERENCE DOCUMENTS**
- HILLTOP GARDEN SUBDIVISION ENTRY NO. 3057903
  - LAKE VIEW PLAT DEDICATION PLAT 02-023
  - BUTTARS SURVEYING RECORD OF SURVEY DRAWING NUMBER: 00862
  - BUTTARS SURVEYING RECORD OF SURVEY DRAWING NUMBER: 00491
  - BALLING ENGINEERING RECORD OF SURVEY DRAWING NUMBER: 004632
  - BLOCKS 27 & 28 LAKE VIEW ADDITION DRAWING NUMBER: 05-129

**CLIENT**  
 KRAUSE DEVELOPMENT LLC  
 2166 EAST WILD PINE DRIVE  
 OGDEN, UTAH 84403  
 CONTACT: JEREMY KRAUSE



<b>PEPG CONSULTING LLC</b>	9270 SOUTH 300 WEST • SANDY, UT 84070 PHONE: (801) 562-2521 • FAX: (801) 562-2551	CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT GEO-TECHNICAL - MATERIALS TESTING - INSPECTIONS	
<b>KRAUSE DEVELOPMENT BOUNDARY SURVEY</b>	3770 S. GRANT AVENUE SOUTH OGDEN, UTAH 84405	SURVEY BND5V-01 DRAWING FILE	JULY 28, 2021 LAST REVISED
SO. OGDEN CITY			
		DATE	
		SHEET NO. <b>1/2</b>	

