

RECORD OF SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

SOUTH OGDEN CITY, WEBER COUNTY, UTAH

JUNE, 2022

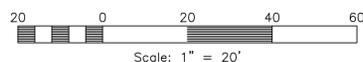


VICINITY MAP
NOT TO SCALE



LEGEND

- = CENTERLINE MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = MONUMENT LINE
- = ORIGINAL LOT LINE
- = PROPOSED PROPERTY LINE
- = FENCE
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT



LINE TABLE

#	BEARING	DISTANCE
L1	N72°27'31"E	6.53'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN TWO MONUMENTS FOUND IN THE CENTERLINE OF THE INTERSECTION OF 4ND STREET AND MADISON AVENUE AND 42ND STREET AND JEFFERSON AVENUE LOCATED IN NORTHWEST CORNER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°02'00"W.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY ON THE GROUND AND TO PREPARE A BOUNDARY LINE AGREEMENT BETWEEN PARCELS 06-051-0027 AND 06-051-0013. THE BOUNDARY WAS DETERMINED BY RETRACING GOODSSELL ADDITION USING THE MONUMENTS SHOWN HEREON, WHICH MATCHES OCCUPATION VERY WELL.

PARCEL A LEGAL DESCRIPTION

PART OF LOT 11, GOODSSELL ADDITION, AS PER THE OFFICIAL PLAT THEREOF, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LIBERTY AVENUE, SAID POINT BEING S89°02'00"E 393.54 FEET AND N00°58'00"E 583.00 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 42ND STREET AND MADISON AVENUE (SAID CENTERLINE MONUMENT BEING S89°02'00"E 760.64 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 42ND STREET AND JEFFERSON AVENUE); THENCE N89°02'00"W 200.97 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE N00°58'38"E ALONG SAID FENCE LINE 54.52 FEET; THENCE S88°43'54"E 82.27 FEET; THENCE S89°17'49"E 46.13 FEET; THENCE N72°27'31"E 6.53 FEET; THENCE S88°51'03"E 66.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LIBERTY AVENUE; THENCE S00°58'00"W ALONG SAID RIGHT-OF-WAY LINE 56.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,045 SQUARE FEET OR 0.254 ACRES MORE OR LESS.

PARCEL B LEGAL DESCRIPTION

ALL OF LOT 10 AND A PORTION OF LOT 11, GOODSSELL ADDITION, AS PER THE OFFICIAL PLAT THEREOF, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LIBERTY AVENUE, SAID POINT BEING S89°02'00"E 393.54 FEET AND N00°58'00"E 639.16 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 42ND STREET AND MADISON AVENUE (SAID CENTERLINE MONUMENT BEING S89°02'00"E 760.64 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 42ND STREET AND JEFFERSON AVENUE); THENCE N88°51'03"W 66.36 FEET; THENCE S72°27'31"W 6.53 FEET; THENCE N89°17'49"W 46.13 FEET; THENCE N88°43'54"W 82.27 FEET; THENCE N00°58'38"E 78.48 FEET; THENCE S89°02'00"E 200.95 FEET; THENCE S00°58'00"W 76.84 FEET TO THE POINT OF BEGINNING.

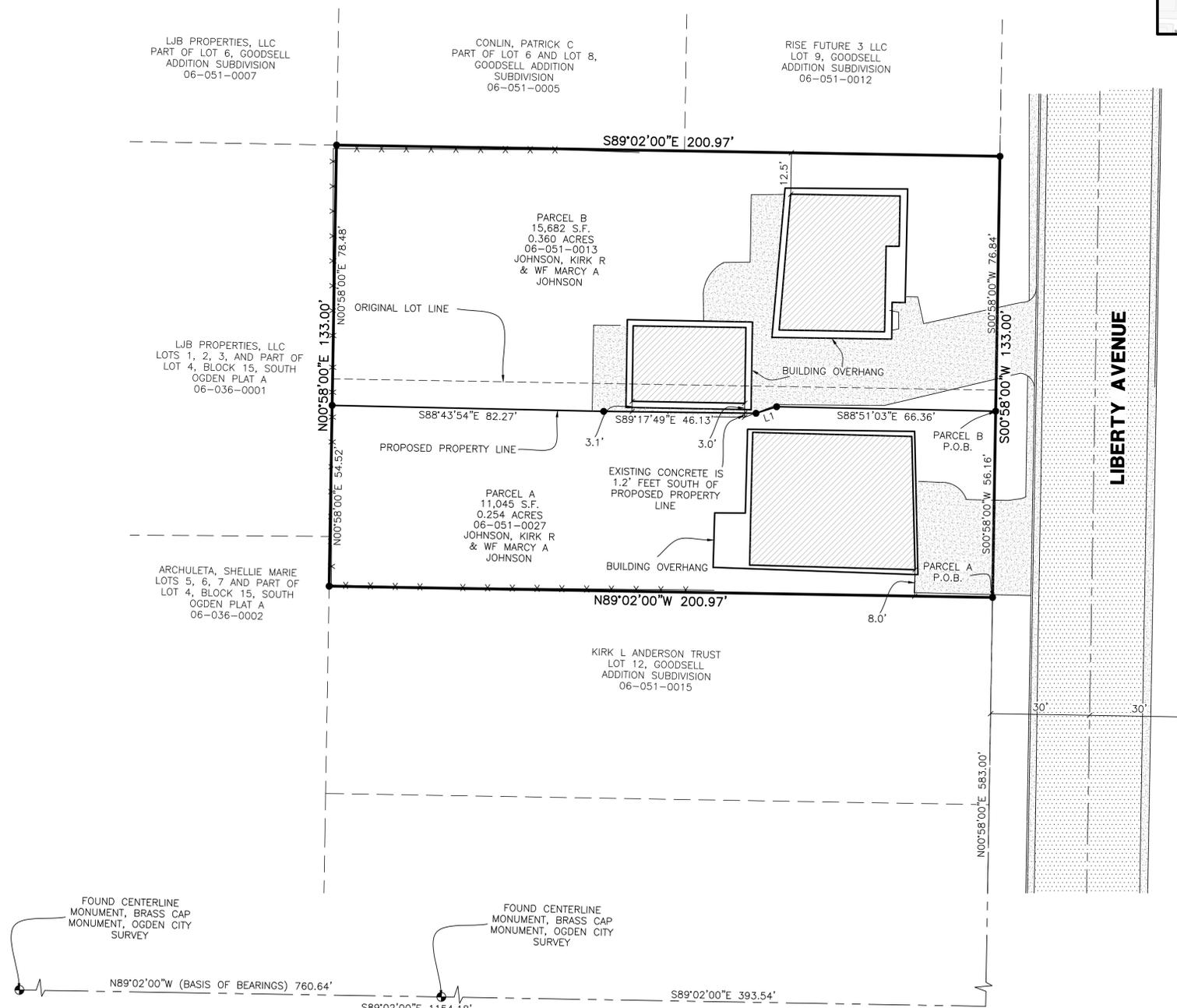
CONTAINING 15,682 SQUARE FEET OR 0.360 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 17th DAY OF May, 2023.

9031945
UTAH LICENSE NUMBER



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MAY 17 2023
FILE # 7546

Reeve & Associates, Inc.
5160 SOUTH 1000 WEST, PROVO, UTAH, 84601
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IRA

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REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY
PART OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SOUTH OGDEN CITY, WEBER COUNTY, UTAH

KIRK JOHNSON

Project Info.

Surveyor: T. HATCH

Designer: A. MULLINS

Begin Date: 6-1-2022

Name: KIRK JOHNSON
RECORD OF SURVEY

Scale: 1"=20'

Checked: _____

Number: 7979-01