



LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	(N00° 43' 52"E)	(10.26')
L1	N00° 50' 15"E	10.00'
(L2)	(S00° 43' 52"W)	(13.20')
L2	S00° 50' 15"W	13.00'
(L3)	(N89° 21' 05"E)	(50.39')
L3	N89° 09' 45"W	49.13'
(L4)	(S89° 21' 05"E)	(50.39')
L4	S89° 57' 45"E	49.50'
(L5)	(N89° 04' 00"W)	(34.46')
L5	N89° 04' 00"W	34.89'
L6	N89° 09' 45"W	48.48'

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS. WE ESTABLISHED THE BASIS OF BEARING BETWEEN A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 6TH STREET & WASHINGTON AVENUE AND A FOUND BRASS CAP MONUMENT IN 8TH STREET & WASHINGTON AVENUE, AS SHOWN HEREON. WE TOOK RECORD BEARINGS AND DISTANCES FROM OGDEN CITY SURVEY PLATS 6464 (DRAWING NO. 2619, FILE NO. "M") AND 6469 (DRAWING NO. 2624, FILE NO. "M"), A WARRANTY DEED RECORDED AS ENTRY #3157145 IN THE OFFICE OF THE WEBER COUNTY RECORDER (W.C.R.) AND A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #2754206 (W.C.R.). WE REFERENCED PRIVATE SURVEYS FILED IN THE OFFICE OF THE WEBER COUNTY SURVEYOR AS #485 (ENSIGN ENGINEERING & LAND SURVEYING, 1988; "ENSIGN SURVEY"), #1639 (LANDMARK SURVEYING, 1997; "LANDMARK SURVEY"), #2454 (MAGLEBY & ASSOCIATES; "MAGLEBY SURVEY"), #4833 (HANSEN AND ASSOCIATES, 2013; "HANSEN SURVEY") AND #5253 (HILL AND ARGYLE, 2015; "HILL AND ARGYLE SURVEY").

FOR THE NORTHERLY LINE OF THE SURVEYED PROPERTY, WE MATCHED WELL WITH THE SOUTHERLY LINES OF THE LANDMARK, MAGLEBY AND HANSEN SURVEYS, ALSO BEING THE NORTHERLY LINE OF THE HILL AND ARGYLE SURVEY. FOR A PORTION OF THE EASTERLY LINES OF THE SURVEYED PARCEL, WE MATCHED WELL WITH THE WESTERLY LINE OF THE ENSIGN SURVEY. THIS EASTERLY PORTION OF THE SURVEYED PARCEL (WESTERLY LINE OF THE ENSIGN SURVEY) IS CONTIGUOUS WITH THE WESTERLY LINE CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #3255017 (WEBER COUNTY RECORDER), THIS LINE BEING 225 FEET FROM THE WESTERLY LINE OF WASHINGTON BOULEVARD. THE REMAINDING PORTION OF THE EASTERLY LINES OF THE SURVEYED PARCEL ARE DEFINED BY AN EXISTING FENCE AND CORRESPONDING BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #2754206 (WEBER COUNTY RECORDER).

PART OF THE SOUTHERLY LINE OF THE SURVEYED PARCEL IS BOUNDED BY THE NORTHERLY LINE OF 7TH STREET. WE IDENTIFIED SAID NORTHERLY LINE BY REFERENCE TO THE AFOREMENTIONED OGDEN CITY SURVEY PLATS AND BY MEASUREMENTS TO IMPROVEMENTS ALONG 7TH STREET. FOR THE OTHER PORTIONS OF THE SURVEYED PARCEL'S SOUTHERLY LINES, WE HELD THE NORTHERLY LINES OF THE ADJOINER'S DEED DESCRIPTIONS AS BEING PARALLEL AND PERPENDICULAR TO THE NORTHERLY LINE OF 7TH STREET. THIS SOLUTION MATCHED REASONABLY WELL WITH EXISTING FENCES, ALTHOUGH THESE FENCES ARE IN A CONSIDERABLE STATE OF DISREPAIR.

FOR THE SURVEYED PARCEL'S WESTERLY LINES, WE HELD THE ADJOINER'S DEED DESCRIPTIONS AS BEING PARALLEL AND PERPENDICULAR WITH THE EASTERLY LINE OF GRANT AVENUE. WE DETERMINED THE EASTERLY LINE OF GRANT AVENUE BY REFERENCE TO THE AFOREMENTIONED OGDEN CITY SURVEY PLATS AND BY MEASUREMENT TO A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 4TH STREET AND GRANT AVENUE. THIS SOLUTION FOR THE SURVEYED PARCEL'S WESTERLY LINES MATCHED WELL WITH EXISTING FENCES.

PROPERTY CORNERS WERE SET, AS DEPICTED HEREON.

AS-SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID POINT IS NORTH 00°50'15" EAST 578.40 FEET ALONG THE CENTER LINE OF WASHINGTON BOULEVARD AND NORTH 89°09'45" WEST 377.46 FEET FROM A FOUND OGDEN CITY SURVEY BRASS CAP MONUMENT IN THE INTERSECTION OF 8TH STREET AND WASHINGTON BOULEVARD, AND RUNNING THENCE NORTH 01°19'01" EAST 145.01 FEET TO A LINE PARALLEL WITH AND 145.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE NORTHERLY RIGHT-OF-WAY LINE OF 7TH STREET; THENCE NORTH 89°09'45" WEST 97.05 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 00°50'15" EAST 10.00 FEET TO A LINE PARALLEL WITH AND 155.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°09'45" WEST 88.00 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00°50'15" WEST 13.00 FEET TO A LINE PARALLEL WITH AND 142.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°09'45" WEST 49.13 FEET ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 135.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE EASTERLY RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE NORTH 00°50'15" EAST 88.01 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 89°57'45" EAST 49.50 FEET TO A LINE PARALLEL WITH AND 184.50 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°50'15" EAST 96.89 FEET; THENCE SOUTH 88°57'45" EAST 269.93 FEET ALONG AN EXISTING FENCE TO A LINE PARALLEL WITH AND 225.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 00°50'15" WEST 95.71 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 89°04'00" WEST 34.89 FEET TO THE PROJECTED LINE OF AN EXISTING FENCE AND TO THE CORNER OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #2754206 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 01°59'00" WEST 153.59 FEET ALONG SAID EXISTING FENCE AND THE PROJECTION, THEREOF, AND SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 00°51'16" WEST 77.45 FEET ALONG SAID EXISTING FENCE AND BOUNDARY LINE AGREEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF 7TH STREET; THENCE NORTH 89°09'45" WEST 48.48 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 1.299 ACRES.

LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
TIE TO MONUMENT	—————
WOOD FENCE LINE	- - - - -
CHAIN LINK FENCE LINE	- - - - -
OGDEN CITY SURVEY (O.C.S.)	()
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

RECORD DESCRIPTION

(WARRANTY DEED ENTRY #3157145, WEBER COUNTY RECORDER'S OFFICE)

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 7TH STREET IN OGDEN CITY, WEBER COUNTY, UTAH, SAID POINT LIES NORTH 00°50'15" EAST ALONG THE CENTER LINE OF WASHINGTON BOULEVARD A DISTANCE OF 578.40 FEET AND NORTH 89°09'45" WEST A DISTANCE OF 377.46 FEET FROM THE OGDEN CITY SURVEY BRASS CAP MONUMENT AT THE INTERSECTION OF 8TH STREET AND WASHINGTON BOULEVARD; THENCE NORTH 01°19'01" EAST, 145.59 FEET; THENCE NORTH 89°16'08" WEST 42.23 FEET; THENCE NORTH 89°20'37" WEST 55.69 FEET; THENCE NORTH 00°43'52" EAST 10.26 FEET; THENCE NORTH 89°15'30" WEST 87.11 FEET; THENCE SOUTH 00°43'52" WEST 13.20 FEET; THENCE NORTH 89°21'05" WEST 50.39 FEET; THENCE NORTH 00°43'52" EAST 88.00 FEET; THENCE SOUTH 89°21'05" EAST 50.39 FEET; THENCE NORTH 00°55'34" EAST 97.35 FEET TO A FENCE LINE; THENCE SOUTH 88°57'45" EAST 269.67 FEET ALONG SAID FENCE LINE; THENCE SOUTH 00°43'52" WEST 95.71 FEET; THENCE NORTH 89°04'00" WEST 34.46 FEET TO THE EXTENSION OF A FENCE LINE; THENCE SOUTH 01°59'00" WEST 153.59 FEET ALONG SAID EXTENSION AND FENCE LINE; THENCE SOUTH 00°51'16" WEST 77.45 FEET ALONG SAID FENCE LINE TO THE NORTH LINE OF 7TH STREET; THENCE NORTH 89°09'45" WEST 48.48 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CERTIFICATE

I, AARON L. INABIT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

