

29 28 = SECTION CORNER & SECTION LINE
32 33 = BOUNDARY

— = ADJUSTED BOUNDARY
— = RIGHT OF WAY LINES
— = ROAD WAY CENTER LINES
- - - = RECORDS OF SURVEY
- - - = ADJOINING PARCELS DEED LINES
- - - = CHAIN-LINK FENCE LINES
- - - = WIRE FENCE LINES

— = ROOT LOT LINES
— = DIMENSION LINES
● = FOUND MONUMENT AS NOTED
● = SET #5 BAR/CAP STAMPED "PLS 356548"

▨ = DEED GORE
▨ = DEED OVERLAP
▨ = 8.00' ACCESS EASEMENT

SCALE OF FEET
0 40 80

LEGEND

RECORD DESCRIPTIONS:

12-087-0029: SPECIAL WARRANTY DEED, ENTRY #2453625 (Parcel 3):
The west 7 feet of Lot 3, all of Lots 4 to 6 inclusive, Block 2, White Addition, Ogden City, Weber County, Utah.
Together with the vacated alley abutting thereon (1269-238)

12-087-0027 PROPERTY LINE ADJUSTMENT, ENTRY #2529202 (Exhibit D):
A portion of Block 2, of the White Addition, Ogden City, Weber County, Utah; being more particularly described as follows:
Beginning at a point North 00°50'15" East 29.76 feet, and North 89°09'45" West 204.00 feet from the Ogden City Survey monument located at the intersection of Washington Boulevard and 9th Street; Thence North 89°09'45" West 132.44 feet; Thence North 00°50'15" East 174.77 feet; Thence South 89°09'45" East 132.44 feet; Thence South 00°50'15" West 174.77 feet to the point of beginning.
Contains ±23,146 sq. ft. or 0.53 acres.

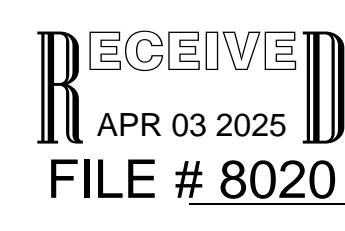
12-087-0028 PROPERTY LINE ADJUSTMENT, ENTRY #2529202 (Exhibit E):
A portion of Block 2, of the White Addition, Ogden City, Weber County, Utah; being more particularly described as follows:
Beginning at a point North 00°50'15" East 29.76 feet, and North 89°09'45" West 336.44 feet from the Ogden City Survey monument located at the intersection of Washington Boulevard and 9th Street; Thence North 89°09'45" West 97.56 feet; Thence North 00°50'15" East 174.77 feet; Thence South 89°09'45" East 97.56 feet; Thence South 00°50'15" West 174.77 feet to the point of beginning.
Contains ±17,051 sq. ft. or 0.39 acres.

12-087-0029: SPECIAL WARRANTY DEED, ENTRY #1668080 (Parcel 2):
Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey;
Beginning at a point on the west line of Washington Avenue 48 rods WEST and 293.5 feet NORTH of the Southeast Corner of said Quarter Section; running thence SOUTH 87.5 feet more or less, to the north line of White Addition; Thence WEST 330 feet along said north line; Thence NORTH 164.8 feet to a point which is 77.3 feet NORTH and 330 feet WEST of the place of beginning; Thence EAST 330 feet; Thence SOUTH 77.3 feet to the place of beginning.

12-087-0002: SPECIAL WARRANTY DEED, ENTRY #1668080 (Parcel 3):
Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey;
Beginning at a point 48 rods WEST and 21 rods 13 feet NORTH of the Southeast Corner of said Quarter Section; running thence WEST 20 rods; Thence NORTH 4 rods; Thence EAST 20 rods; Thence SOUTH 4 rods to the place of beginning.

12-087-0004: SPECIAL WARRANTY DEED, ENTRY #1668080 (Parcel 4):
Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey;
Beginning at a point on the east line of Grant Avenue; said point being North 89°10'45" West 1447.15 feet and North 0°58' East 270.72 feet from the Southeast Corner of said Quarter Section; Running thence North 0°58' East 154.78 feet; Thence South 89°09'45" East 325.15 feet; Thence South 0°58' West 154.78 feet; Thence North 89°09'45" West 325.15 feet to the point of beginning.

NARRATIVE:
Boundary Consultants was retained by Myers Mortuary, Inc. to survey the subject parcels prior to a possible parcel adjustment.
This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOLID Model CONUS 12B @ height 4300.00 feet. Basis of Bearing for this survey is South 00°50'15" West 595.44 feet measured between the Ogden County Survey Monuments marking the center line intersections of Washington boulevard and 8th and 9th Streets.
Deeds to the subject parcels are either tied to the Southeast Corner of Section 17, Township 6 North, Range 1 East, Salt Lake Base and Meridian which is not in place, or to the White Addition to Ogden City, Utah (Book 07, Page 020 of Weber County Plat Maps).
All of the Subject Parcels have been placed by retracing the Ogden City ATLAS Plat Map 2624 and the found monumentation at the intersections of Washington Boulevard, and 8th and 9th Streets as well as at the intersection of 9th Street and Grant Avenue. Minor discrepancies were noted between the record and measured location of monumentation depicted on said Ogden City Plat 2624 as noted hereon.
The plat of the "White Addition" was retraced with the parcels which were created out of that plat being determined. We found that Weber County Tax Parcel 12-087-0030 does not exist and was mistakenly created by the County. Tax Parcel 12-087-0029 is the remainder to Parcel 3 of that certain Special Warranty Deed recorded as Entry #2453625, "Property Line Adjustment", Entry #2529202 of the Weber County Records.
"Parcel 2", described in that certain Warranty Deed recorded as Entry #1668080 of the Weber County Records, has been placed by the calls to "Washington Avenue" and the "north line of White Addition". The west line of the parcel was set at the record distance of 330 feet from the east parcel line and the north line set at the record distance of 164.8 from the said "north line of White Addition".
"Parcels 3 & 4", described in that certain Warranty Deed recorded as Entry #1668080 of the Weber County Records, have been placed in their record locations. Parcel 3 was then slid north to abut the north line of Parcel 2. Parcel 4 was placed in it's record location as well. An ancient fence line divides the north occupation line of Parcels 3 and 4 from the adjoining parcel owners to the north. That ancient fence has a more recent chainlink fence that was installed in 2000 which traverses along the aforesaid ancient fence. We have held the chainlink fence as the north boundary of both parcels 3 and 4 for the following reasons.
1. The ancient fence line matches long term occupation. (An Acquired Boundary)
2. The parcels which lie along the south line of 8th Street all fit into the area between the right of way line of 8th street and the ancient fence and occupation line. Which demonstrates that a blunder or scrivener's error in the call to the point of beginning of those parcels has been perpetuated over the years. The adjoining deeds, for the most part, reference the south right of way line of 8th street as their north boundary.
3. The deeds for adjoining parcels 12-090-0014 and -0015 don't contains calls to the right of way line of 8th street, rather they except that portion lying within the right of way. However, an ancient fence is in tact to the north of the aforesaid chainlink fence, which has been occupied to for a long period of time. Hence the application of Boundary by Acquiescence to those two parcels.
4. All of the adjoining parcels deeds were slid to the east to abut to Washington Boulevard. Doing so matches occupation lines in the east-west axis of those properties, including Tax Parcel 12-090-0013 which is owned in fee by Ogden City. While the Ogden City parcel extends into Grant Avenue, it is apparent that the transfer was made to Ogden City to resolve an encroachment into Grant Avenue by the Ivan and Mary Sherman. (See Entry #403554, Book 744, Page 280 of the Weber County Records)
A chainlink fence which was erected in 2000 runs near the south boundary of Tax Parcel 12-087-0004, "Parcel 4", which was erected in its current location to avoid cutting the Elm Trees which are in close proximity to the true boundary line. Shaun Myers indicated that the owner of the adjacent property, at the time the fence was erected, was aware that the fence was not on the boundary. Therefore we have the the deed lines as the correct boundary and have monumented that line accordingly.
The adjustment of the parcels depicted hereon has been made without the foreknowledge of the Land Use Authority because of time constraints for the client. With the passage of SB-104 in the 2025 Utah Legislative Session, which goes into effect on May 07, 2025, (little more than 30 days from the date of this survey) and the fact that the adjustments being made hereon do not cause a zoning violation or create a situation where a parcel is made more non-conforming, nor do they affect any public interests we have proceeded with these adjustments for the following reasons.
1. To resolve deed gores and overlaps between the Subject Parcels.
2. To resolve the ambiguity in the occupation along the north boundary of Parcels 3 and 4.
3. To resolve the errant Tax Parcel created by Weber County, Tax Parcel 12-087-0030.
The client has been informed that the adjustments made hereon do not constitute a legal subdivision of the parcels, and that any development of the parcels is subject to the review and requirements of the Land Use Authority, which may include the need of a Subdivision Plat.
It is recommended that the client pursue and Boundary Establishment with the Adjoining Parcel Owners to the north of Parcels 3 and 4 to fix the boundary at the chainlink fence and current occupation line.



BOUNDARY CONSULTANTS

Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED

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DRAWN

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DEH

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OF

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RECORD OF SURVEY AND PARCEL ADJUSTMENT
OF WEBER COUNTY TAX PARCELS
12-087-0001, -0002, -0004, 0027, -0028, -0029
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE

PLAT DATE

04-03-25

SCALE

1"=40'

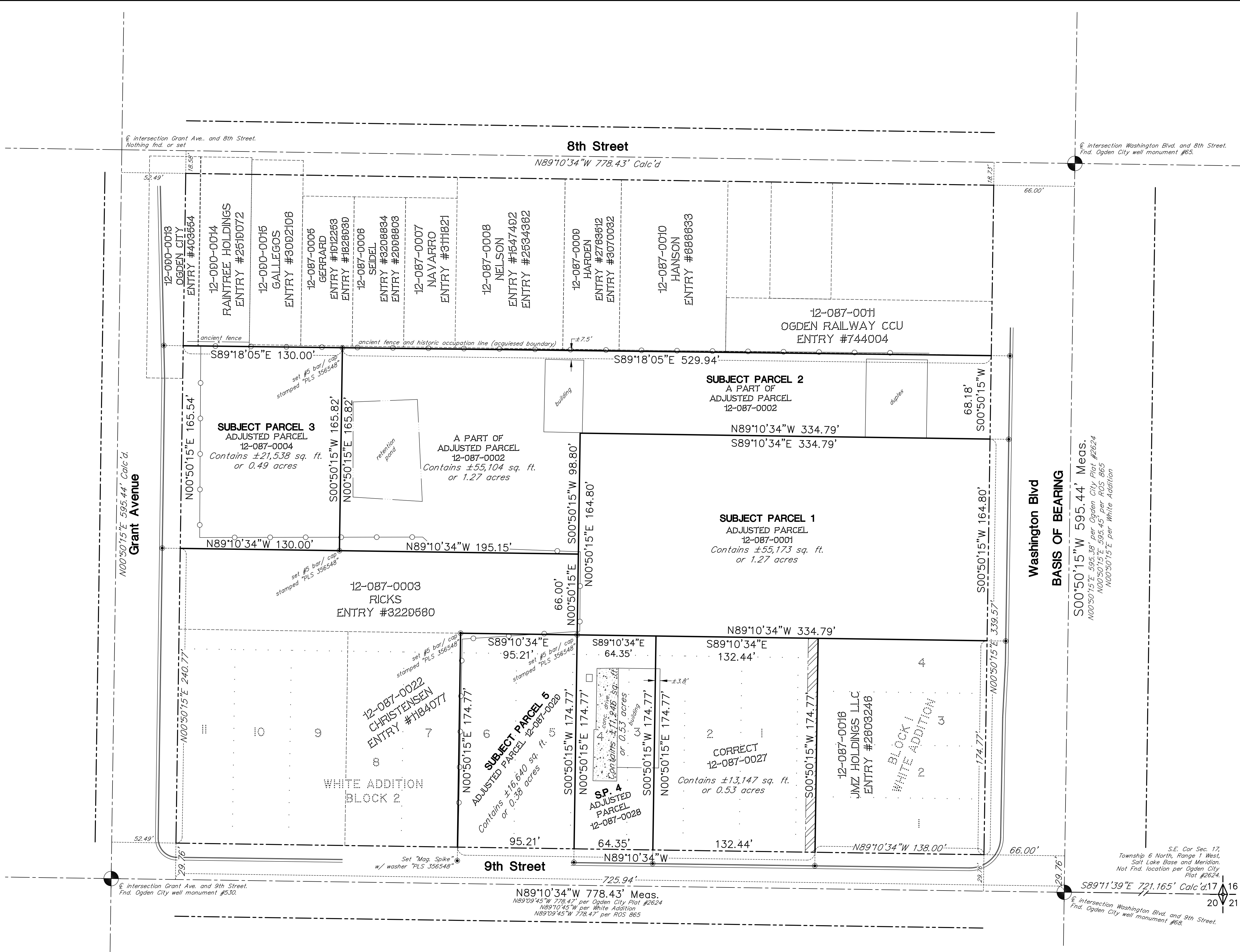
PROJECT NUMBER

2504002

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NEW DESCRIPTIONS:

NEW PARCEL 12-087-0001:

Commencing at the Ogden City Well Monument marking the intersection of Washington Boulevard and 9th Street, thence North 00°50'15" East 29.76 feet coincident with the centerline of Washington Boulevard; Thence North 89°10'34" West 66.00 feet to the southeast corner of White Addition to Ogden; Thence North 00°50'15" East 174.77 feet coincident with the west right of way of Washington Boulevard to the northeast corner of said White Addition and the True Point of Beginning;

Thence North 89°10'34" West 334.79 feet coincident with the north line of said White Addition; Thence North 00°50'15" East 164.80 feet; Thence South 89°10'34" East 334.79 feet to a point on the west right of way of Washington boulevard; Thence South 00°50'15" West 164.80 feet coincident with said right of way to the point of beginning.

NEW PARCEL 12-087-0002:

Commencing at the Ogden City Well Monument marking the intersection of Washington Boulevard and 9th Street, thence North 00°50'15" East 29.76 feet coincident with the centerline of Washington Boulevard; Thence North 89°10'34" West 66.00 feet to the southeast corner of White Addition to Ogden; Thence North 00°50'15" East 339.57 feet coincident with the west right of way of Washington Boulevard to the True Point of Beginning;

Thence North 89°10'34" West 334.79 feet; Thence South 00°50'15" West 98.80 feet; Thence North 89°10'34" West 195.15 feet; Thence North 00°50'15" East 165.82 feet to a point on a chainlink fence; Thence Southeast 89°18'05" East 529.94 feet coincident with said fence and the prolongation thereof to a point on the west right right of way of Washington Boulevard; Thence South 00°50'15" West 68.18 feet coincident with said right of way to the point of beginning.

NEW PARCEL 12-087-0003:

Commencing at the Ogden City Well Monument marking the intersection of Washington Boulevard and 9th Street, thence North 89°10'34" West 725.94 feet coincident with the centerline of Washington Boulevard; Thence North 00°50'15" East 29.76 feet to the southwest corner of White Addition to Ogden; Thence North 00°50'15" East 240.77 feet coincident with the east right of way of Grant Avenue to the True Point of Beginning;

Thence continuing coincident with said right of way North 00°50'15" East 165.54 feet; Thence South 89°18'05" East 130.00 feet coincident with the prolongation of and a chainlink fence; Thence South 00°50'15" West 165.82 feet; Thence North 89°10'34" West 130.00 feet to the point of beginning.

NEW PARCEL 12-087-0028:

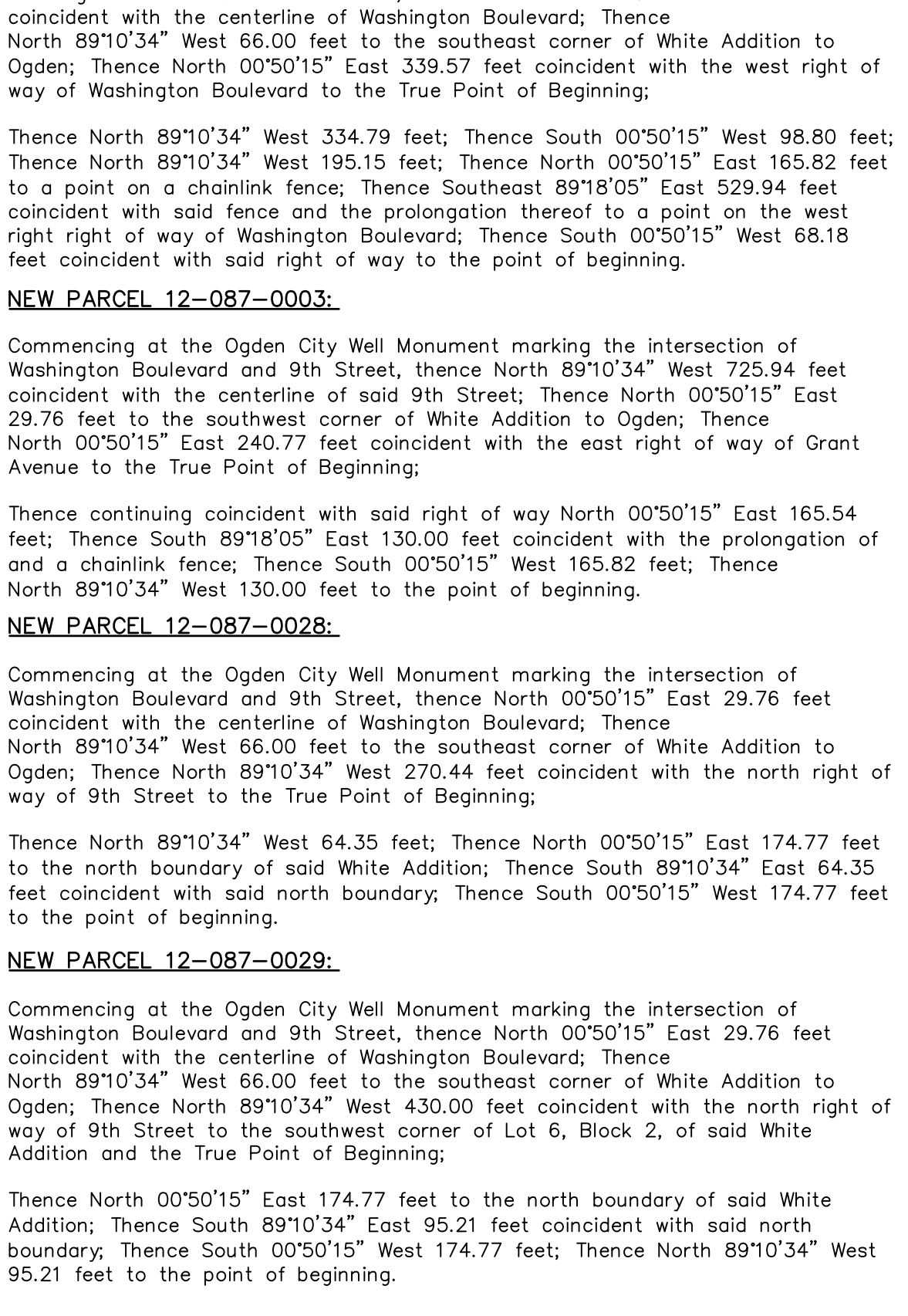
Commencing at the Ogden City Well Monument marking the intersection of Washington Boulevard and 9th Street, thence North 00°50'15" East 29.76 feet coincident with the centerline of Washington Boulevard; Thence North 89°10'34" West 66.00 feet to the southeast corner of White Addition to Ogden; Thence North 89°10'34" West 270.44 feet coincident with the north right of way of 9th Street to the True Point of Beginning;

Thence North 89°10'34" West 64.35 feet; Thence North 00°50'15" East 174.77 feet to the north boundary of said White Addition; Thence South 89°10'34" East 64.35 feet coincident with said north boundary; Thence South 00°50'15" West 174.77 feet to the point of beginning.

NEW PARCEL 12-087-0029:

Commencing at the Ogden City Well Monument marking the intersection of Washington Boulevard and 9th Street, thence North 00°50'15" East 29.76 feet coincident with the centerline of Washington Boulevard; Thence North 89°10'34" West 66.00 feet to the southeast corner of White Addition to Ogden; Thence North 89°10'34" West 430.00 feet coincident with the north right of way of 9th Street to the southwest corner of Lot 6, Block 2, of said White Addition and the True Point of Beginning;

Thence North 00°50'15" East 174.77 feet to the north boundary of said White Addition; Thence South 89°10'34" East 95.21 feet coincident with said north boundary; Thence South 00°50'15" West 174.77 feet; Thence North 89°10'34" West 95.21 feet to the point of beginning.



RECEIVED
APR 03 2025
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DESIGNED

DEH

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OF

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RECORD OF SURVEY AND PARCEL ADJUSTMENT

OF WEBER COUNTY TAX PARCELS

12-087-0001, -0002, -0004, 0027, -0028, -0029

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 17,

TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE

04-03-25

SCALE

1"=40'

PROJECT NUMBER

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