

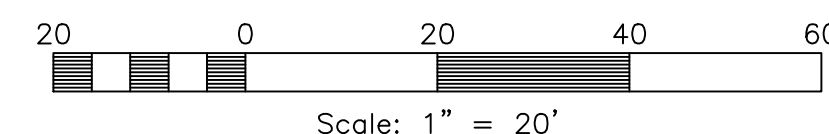
**VICINITY MAP**  
NOT TO SCALE

# BOUNDARY LINE ADJUSTMENT SURVEY

A PART OF LOTS 5 AND 6, BLOCK 15, PLAT 'A', OGDEN CITY SURVEY  
ALSO BEING PART OF THE SOUTHWEST QUARTER OF SEC. 28, T.6N., R.1W., S.L.B.&M., U.S. SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH  
MARCH, 2025

## LEGEND

- = SECTION CORNER
- = STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET NAIL AND WASHER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = FENCE LINE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING BUILDING
- = UTILITY POLE



## NARRATIVE

THIS SURVEY WAS REQUESTED BY AARON EASLEY FOR THE PURPOSE OF REESTABLISHING AND ADJUSTING THE BOUNDARIES OF THE HEREON DESCRIBED PARCELS OF GROUND.

BRASS CAP MONUMENTS WERE FOUND IN JEFFERSON AVENUE AND ORCHARD AVENUE AT 25TH STREET AND 26TH STREET.

A LINE BEARING NORTH 0°58'00" EAST BETWEEN SAID MONUMENTS IN JEFFERSON AVENUE IN 25TH STREET AND 26TH STREET WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## RECORD DESCRIPTIONS

01-013-0022

PART OF LOT 5, BLOCK 15, PLAT "A", OGDEN CITY SURVEY; BEGINNING A POINT WHICH IS EAST 165 FEET AND SOUTH 10 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5, RUNNING THENCE EAST 6 FEET; THENCE NORTH 10 FEET; THENCE EAST 140.25 FEET TO THE WEST LINE OF ORCHARD AVENUE; THENCE SOUTH 59 FEET; THENCE WEST 146.25 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 49 FEET TO THE POINT OF BEGINNING.

01-013-0024

A PART OF LOT 5 AND 6, BLOCK 15, PLAT "A", OGDEN CITY SURVEY; BEGINNING 106.65 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 6, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6, 132.0 FEET TO A POINT WHICH IS 96.45 FEET WEST OF THE CENTER OF ORCHARD AVENUE AS PLATED TON THE OFFICIAL PLAT OF OGDEN CITY SURVEY; RUNNING THENCE SOUTH 132.68 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE WEST 67.65 FEET, THENCE SOUTH 10.0 FEET, THENCE WEST 6.0 FEET; THENCE NORTH 10.0 FEET; THENCE WEST 58.35 FEET; THENCE NORTH 132.68 FEET TO THE PLACE OF BEGINNING.

01-013-0025

PART OF LOT 6, BLOCK 15, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY UTAH; BEGINNING AT A POINT 238.65 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; AND RUNNING THENCE EAST 71.70 FEET TO THE WEST LINE OF ORCHARD AVENUE; THENCE SOUTH 8 RODS, THENCE WEST 71.70 FEET, THENCE NORTH 8 RODS TO THE POINT OF BEGINNING.

## PROPOSED DESCRIPTIONS

WEST PARCEL

A PART OF LOTS 5 AND 6, BLOCK 15, PLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 25TH STREET WHICH IS 106.65 FEET SOUTH 89°02'07" EAST ALONG SAID SOUTH LINE FROM THE NORTHWEST CORNER OF SAID LOT 6, AND BEING 156.15 FEET SOUTH 89°02'07" EAST ALONG THE MONUMENTED CENTER LINE OF SAID 25TH STREET AND 49.50 FEET SOUTH 00°57'53" WEST FROM THE MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND SAID 25TH STREET (SAID MONUMENT BEARS NORTH 00°58'00" EAST 762.03 FEET FROM THE MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 26TH STREET); THENCE SOUTH 89°02'07" EAST 131.28 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°11'30" WEST 191.65 FEET; THENCE NORTH 89°01'48" WEST 75.52 FEET; THENCE NORTH 00°58'00" EAST 59.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 89°01'48" WEST 58.35 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°58'00" EAST 132.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: 21,962 SQUARE FEET OR 0.504 ACRES

EAST PARCEL

A PART OF LOTS 5 AND 6, BLOCK 15, PLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 25TH STREET WHICH IS 237.93 FEET SOUTH 89°02'07" EAST ALONG SAID SOUTH LINE FROM THE NORTHWEST CORNER OF SAID LOT 6, AND BEING 287.43 FEET SOUTH 89°02'07" EAST ALONG THE MONUMENTED CENTER LINE OF SAID 25TH STREET AND 49.50 FEET SOUTH 00°57'53" WEST FROM THE MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND SAID 25TH STREET (SAID MONUMENT BEARS NORTH 00°58'00" EAST 762.03 FEET FROM THE MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 26TH STREET); THENCE SOUTH 89°02'07" EAST 73.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND THE WEST RIGHT-OF-WAY LINE OF ORCHARD AVENUE; THENCE SOUTH 00°59'33" WEST 191.64 FEET ALONG SAID WEST LINE; THENCE NORTH 89°01'48" WEST 70.93 FEET; THENCE NORTH 00°11'30" EAST 191.65 FEET TO THE POINT OF BEGINNING.

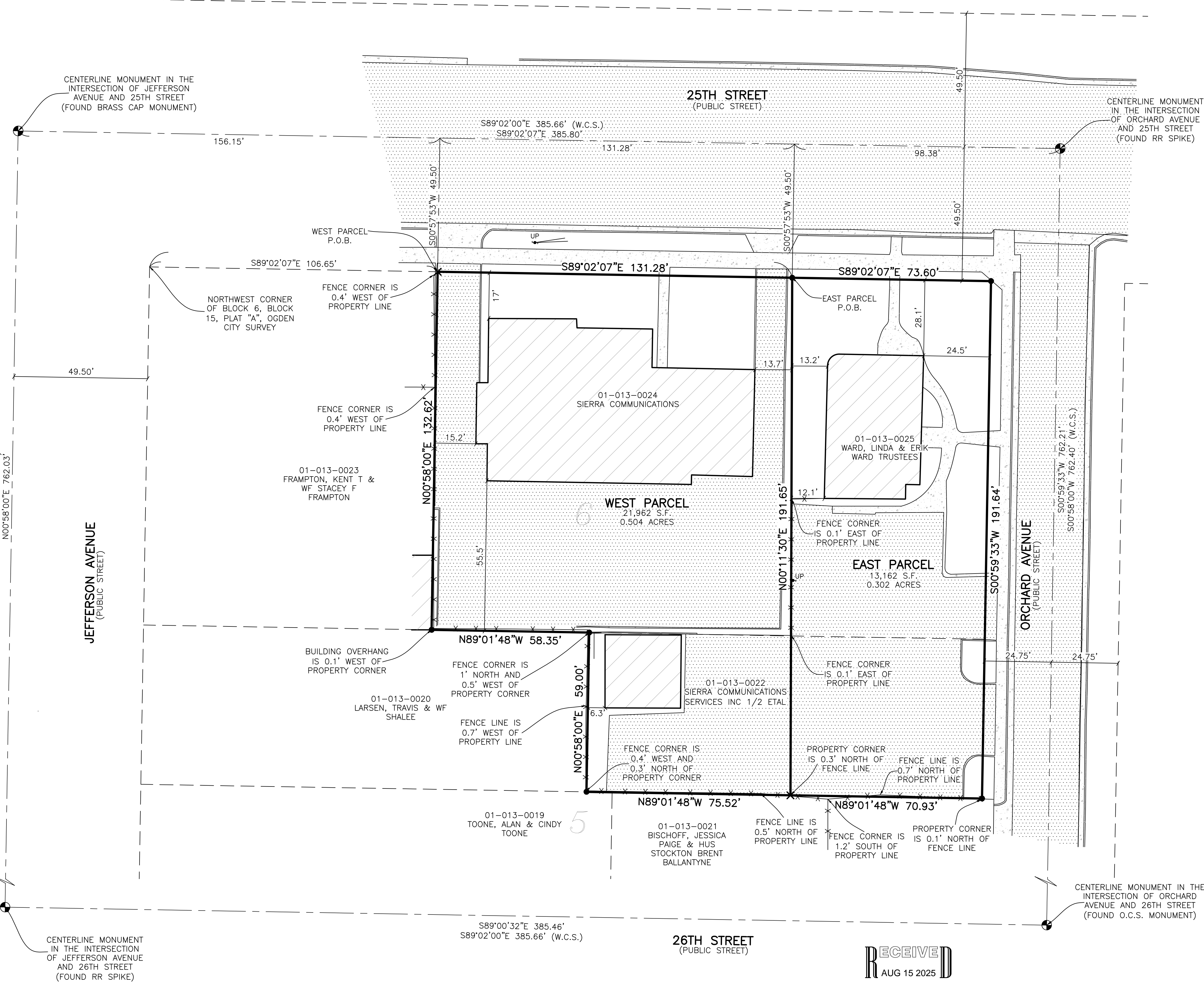
CONTAINS: 13,849 SQUARE FEET OR 0.318 ACRES

## SURVEYOR'S CERTIFICATE

I, **JASON FELT**, 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 30th DAY OF MAY, 2025.

9239283  
UTAH LICENSE NUMBER



REVISIONS  
DATE  
DESCRIPTION

**BOUNDARY LINE ADJUSTMENT SURVEY**  
PARTS OF LOTS 5 AND 6, BLOCK 15, PLAT "A", OGDEN CITY SURVEY  
PART OF THE SW 1/4 OF SEC. 28, T.6N., R.1W., S.L.B.&M., OGDEN CITY, WEBER COUNTY, UTAH

**EASLEY PROPERTY**

633 & 635 25th STREET AND 2529 ORCHARD AVENUE, OGDEN, UT 84401

## Project Info.

Surveyor: J. FELT  
Designer: A. MULLINS  
Begin Date: 1-29-2024  
Name: EASLEY  
BLA  
Scale: 1"=20'  
Checked:  
Number: 8273-01

Sheet 1  
1 Sheets

RECEIVED  
AUG 15 2025  
FILE # 8148