

SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6854112, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT DURING THE MONTH OF JUNE 2025, I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

TROY L. TAYLOR

JULY 7, 2025
DATE



SURVEYOR'S NARRATIVE

I WAS ASKED BY THE CLIENT TO PERFORM A BOUNDARY SURVEY OF THE SUBJECT PROPERTY FOR THE PURPOSE OF IDENTIFYING AND MARKING THE BOUNDARY CORNERS PHYSICALLY ON THE GROUND, AND CREATING ONE DESCRIPTION TO COMBINE TO TWO PARCELS INTO ONE PARCEL. THE SUBJECT PROPERTY IS MADE UP OF TWO PARCELS HAVING WEBER COUNTY PARCEL NUMBERS 120820038 AND 120800020. SEVERAL OF THE PROPERTIES SHOWN, INCLUDING ONE OF THE SUBJECT PARCELS, ARE TIED TO THE EAST 1/4 CORNER OF SECTION 17 AS SHOWN ON THIS SURVEY. THE MONUMENT FOR THE QUARTER CORNER WAS SEARCHED FOR BUT NOT FOUND, AND IT APPEARS THAT THE CORNER IS QUESTION HAS NOT BEEN MONUMENTED FOR SOME TIME. THE LOCATION OF THE QUARTER CORNER WAS CALCULATED BASED ON BEARINGS AND DISTANCES AS SHOWN ON A RECORD OF SURVEY PERFORMED BY LANDMARK SURVEYING, HAVING RECORDING NUMBER 2886. THE LOTS AND BLOCKS OF THE MONTEREY ADDITION WERE LOCATED BASED ON THE BEARINGS AND DISTANCE FROM THE OGDEN CITY SURVEY MONUMENTS IN WASHINGTON BOULEVARD AS SHOWN ON A RECORD OF SURVEY PERFORMED BY GARDNER ENGINEERING, HAVING RECORD NUMBER 6884.

AS SURVEYED OVERALL DESCRIPTION

OVERALL PARCEL
BEGINNING AT A SET REBAR WITH CAP MARKED PLS 6854112, SAID POINT BEING LOCATED SOUTH 00°50'15" WEST 211.97 FEET AND EAST 265.80 FEET FROM THE FOUND OGDEN CITY MONUMENT IN THE INTERSECTION OF 5TH STREET AND WASHINGTON BOULEVARD; THENCE SOUTH 89°02'00" EAST 144.00 FEET ALONG A FENCE LINE TO A SET REBAR WITH CAP MARKED PLS 6854112; THENCE NORTH 00°58'00" EAST 145.55 FEET ALONG A FENCE LINE AND A FENCE LINE EXTENDED TO A SET REBAR WITH CAP MARKED PLS 6854112; THENCE SOUTH 89°02'00" EAST 48.00 FEET TO A SET REBAR WITH CAP MARKED PLS 6854112; THENCE SOUTH 00°58'00" WEST 145.55 FEET TO A FENCE LINE; THENCE SOUTH 89°02'00" EAST 67.69 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE ALONG A FENCE LINE THE FOLLOWING 2 (TWO) CALLS: SOUTH 01°10'04" WEST 60.58 FEET, AND SOUTH 02°43'05" WEST 17.85 FEET TO A FENCE CORNER AND THE SOUTH LINE OF LOT 10, BLOCK 3 OF THE MONTEREY ADDITION; THENCE NORTH 89°09'58" WEST 114.24 FEET ALONG SAID SOUTH LINE AND A FENCE LINE TO THE SOUTHWEST CORNER OF SAID LOT 10 AND A SET REBAR WITH CAP MARKED PLS 6854112; THENCE NORTH 00°50'20" EAST 33.13 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10 AND A SET REBAR WITH CAP MARKED PLS 6854112; THENCE NORTH 81°17'56" WEST 145.73 FEET ALONG THE NORTH LINE OF THE MONTEREY ADDITION TO A SET REBAR WITH CAP MARKED PLS 6854112; THENCE NORTH 00°29'32" EAST 25.95 FEET TO THE POINT OF BEGINNING.

AREA = 0.49 ACRE

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°50'15" WEST WITH A MEASURED DISTANCE OF 545.15 FEET BETWEEN THE FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF 5TH STREET AND WASHINGTON BOULEVARD AND THE FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF 6TH STREET AND WASHINGTON BOULEVARD.

VICINITY MAP

