

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold License No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to revise and consolidate parcels for our client. The Basis of Bearing is the line between the street monument at the intersection of 2nd Street and Washington Boulevard and a street monument at the intersection of 3rd Street and Washington Boulevard measuring South 0°50'15" West 345.39 feet.

BOUNDARY DESCRIPTIONS

EXISTING PARCELS

PARCEL 120640039
PART OF THE NORTHEAST QUARTER SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; TOGETHER WITH A PART OF A VACATED ALLEY ADJOINING LOTS 8-10, GARFIELD SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT ON THE SOUTH LINE OF SECOND STREET, SAID POINT BEING 146.97 FEET NORTH 89°09'45" WEST; 278.79 FEET NORTH 00°50'15" EAST AND 53.00 FEET SOUTH 89°12'45" EAST FROM THE SOUTHEAST CORNER OF LOT 7, GARFIELD SUBDIVISION, RUNNING THENCE SOUTH 89°12'45" EAST 80.00 FEET ALONG THE SOUTH LINE OF SECOND STREET TO A POINT NORTH 89°12'45" WEST 221.0 FEET AND SOUTH 00°47'15" WEST 33.0 FEET FROM THE INTERSECTION OF SECOND STREET AND WASHINGTON BLVD., THENCE SOUTH 00°47'15" WEST 131.80 FEET TO THE NORTH LINE OF SAID GARFIELD SUBDIVISION, THENCE NORTH 89°09'45" WEST 16.24 FEET ALONG SAID NORTH LINE, THENCE SOUTH 00°50'15" WEST 8.21 FEET, THENCE NORTH 89°12'45" WEST 63.75 FEET, THENCE NORTH 00°47'15" EAST 140.00 FEET TO THE POINT OF BEGINNING.

PARCEL 120640044
PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND ALSO A PORTION BEING PART OF GARFIELD SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH SIDE OF 2ND STREET, SAID POINT BEING NORTH 89°12'45" WEST 221.00 FEET ALONG THE MONUMENT LINE SOUTH 0°47'15" WEST 164.80 FEET, NORTH 89°09'45" WEST 16.24 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 0°50'15" WEST 18.38 FEET FROM AN OLD OGDEN CITY MONUMENT MARKING THE INTERSECTION OF WASHINGTON BOULEVARD AND SAID 2ND STREET AND RUNNING THENCE SOUTH 0°47'15" WEST 27.79 FEET, THENCE SOUTH 89°09'45" EAST 2.10 FEET, THENCE SOUTH 0°50'15" WEST 111.10 FEET, THENCE NORTH 89°09'45" WEST 12.10 FEET, THENCE NORTH 0°50'15" EAST 118.89 FEET, THENCE NORTH 89°09'45" WEST 53.75 FEET, THENCE NORTH 0°47'15" EAST 20.00 FEET, THENCE NORTH 0°47'15" EAST 18.38 FEET, SOUTH 89°09'45" EAST 63.75 FEET TO THE POINT OF BEGINNING.

PARCEL 120640037
PART OF LOT 7 AND A PART OF THE VACATED ALLEY IN GARFIELD SUBDIVISION, WHICH IS A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0°50'15" WEST 2.38 FEET FROM THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE NORTH 89°09'45" WEST 30.1 FEET, THENCE NORTH 0°50'15" EAST 18.38 FEET TO THE NORTH LINE OF GARFIELD SUBDIVISION, THENCE SOUTH 89°09'45" EAST, ALONG SAID LINE 30.1 FEET TO THE WEST LINE OF RIGHT OF WAY, THENCE SOUTH 0°50'15" WEST 18.38 FEET ALONG SAID RIGHT OF WAY TO POINT OF BEGINNING.

PARCEL 120640023
PART OF LOT 7, GARFIELD ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS BEGINNING SOUTH 0°50'15" WEST 2.38 FEET FROM THE NORTHEAST CORNER OF LOT 7, RUNNING THENCE SOUTH 17.62 FEET, THENCE WEST 30.1 FEET, THENCE NORTH 17.62 FEET, THENCE EAST 30.1 FEET TO THE POINT OF BEGINNING.

PARCEL 120640034
THE EAST 28 FEET OF THE SOUTH 111.1 FEET OF LOT 7, GARFIELD SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH

PROPOSED PARCELS

Parcel 1
(Consolidation of Parcels 120640034, 120640023, portion of 126040044 & portion of 120637)

Beginning at a point of the north line of 3rd Street said point being North 89°09'45" West 141.00 feet along the north line of said 3rd Street from the Southeast Corner of Lot 6, Garfield Addition Subdivision, said point of beginning also being North 89°09'45" West 207.00 feet along the 3rd Street center line and North 0°50'15" East 33.00 feet from a street monument at the intersection of 3rd Street and Washington Boulevard, and running:

thence North 89°09'45" West 40.10 feet along the north line of said 3rd Street;
thence North 0°50'15" East 139.18 feet;
thence South 89°12'45" East 26.25 feet;
thence North 0°47'15" East 8.20 feet;
thence South 89°09'45" East 13.86 feet;
thence South 0°50'15" West 147.39 feet to the point of beginning.

Contains 5,695 square feet 0.131 acres.

Parcel 2
(Consolidation of Parcels 120640039, portion of 126040044 & portion of 120637)

Beginning at a point being North 89°09'45" West 154.84 feet along the north line of said 3rd Street and North 0°50'15" East 139.20 feet from the Southeast Corner of Lot 6, Garfield Addition Subdivision, said point of beginning also being North 89°09'45" West 220.84 feet along the 3rd Street center line and North 0°50'15" East 172.20 feet from a street monument at the intersection of 3rd Street and Washington Boulevard, and running:

thence North 89°12'45" West 26.25 feet;
thence South 0°50'15" West 20.00 feet;
thence North 89°12'45" West 53.74 feet;
thence North 0°47'15" East 160.00 feet to the south line of 2nd Street;
thence South 89°12'45" East 80.00 feet along the south line of said 2nd Street;
thence South 0°47'15" West 140.00 feet to the point of beginning.

Contains 12,275 square feet 0.282 acres.

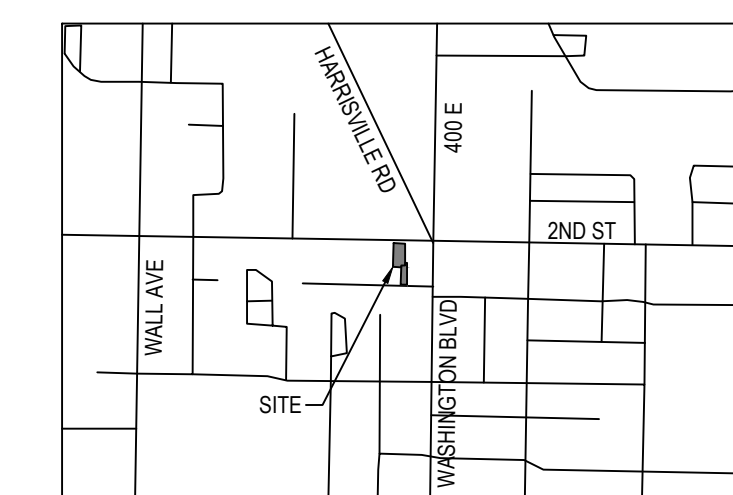
Date 8/27/25
Patrick M. Harris
License no. 286882

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JAN 28 2026
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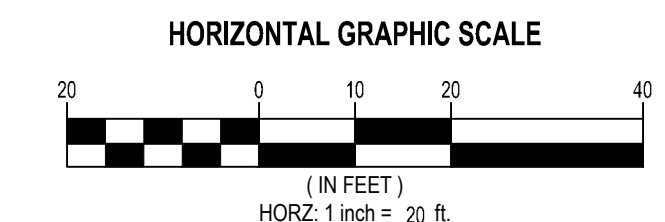
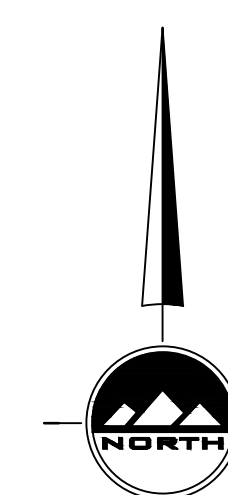
LEGEND

- | | |
|----------------------------|--|
| ◆ SECTION CORNER | --- ADJACENT RIGHT OF WAY |
| ⊕ MONUMENT | --- RIGHT OF WAY |
| ○ EXIST REBAR AND CAP | --- CENTERLINE |
| ○ SET ENSIGN REBAR AND CAP | --- PROPERTY LINE |
| ○ WATER METER | --- ADJACENT PROPERTY LINE |
| ○ WATER MANHOLE | --- DEED LINE |
| ○ WATER VALVE | --- TANGENT LINE |
| ○ FIRE HYDRANT | --- EXIST DITCH FLOW LINE |
| ○ SECONDARY WATER VALVE | --- FENCE |
| ○ IRRIGATION VALVE | --- EDGE OF ASPHALT |
| ○ SANITARY SEWER MANHOLE | --- SS --- SANITARY SEWER LINE |
| ○ STORM DRAIN CLEAN OUT | --- SD --- STORM DRAIN LINE |
| ○ STORM DRAIN CATCH BASIN | --- LD --- LAND DRAIN LINE |
| ○ STORM DRAIN COMBO BOX | --- W --- CULINARY WATER LINE |
| ○ STORM DRAIN CULVERT | --- SW --- SECONDARY WATER LINE |
| ○ SIGN | --- IRR --- IRRIGATION LINE |
| ○ ELECTRICAL BOX | --- OHP --- OVERHEAD POWER LINE |
| ○ UTILITY MANHOLE | --- E --- ELECTRICAL LINE |
| ○ UTILITY POLE | --- G --- GAS LINE |
| ○ LIGHT | --- --- EXISTING CONTOURS |
| ○ CABLE BOX | --- --- CONCRETE |
| ○ TELEPHONE BOX | --- --- BUILDING |
| ○ GAS METER | --- --- PUBLIC DRAINAGE EASEMENT |
| ○ TREE | --- --- DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY |
| ○ SHRUB | |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



VICINITY MAP
(NOT TO SCALE)



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 17
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
OGDEN, WEBER COUNTY, UTAH

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GREASE MONKEY
369 2ND STREET
OGDEN, UT 84044

CONTACT:
ZAC ERICKSON
PHONE: 108.LOGISTICS.ZAC@GMAIL.COM

KWIK LUBE - AMS TOWING
CONSOLIDATION/LOT LINE ADJUSTMENT SURVEY

369 2ND STREET
OGDEN, UTAH



CONSOLIDATION
LOT LINE ADJUSTMENT
SURVEY

PROJECT NUMBER 14291
PROJECT MANAGER PH
PRINT DATE 8/27/2025
DESIGNED BY MB