

# RECORD OF SURVEY

SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20  
AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE DIRECTION OF THE UTAH TRANSIT AUTHORITY TO LOCATE PHYSICAL EVIDENCE PERTINENT TO THE BOUNDARY, MONUMENT THE PROPERTY CORNERS, AND FOR PURPOSES RELATED TO THE DESIGN AND IMPROVEMENT OF SITE FACILITIES. ONLY THAT INFORMATION PERTINENT TO THE PROPERTY BOUNDARY LINES HAVE BEEN SHOWN ON THIS DOCUMENT. REFER TO OTHER PROJECT DRAWINGS FOR ADDITIONAL DESIGN INFORMATION AND EXISTING SITE CONDITIONS. PUBLIC RECORD INFORMATION INCLUDING PLANS, MAPS, DEEDS, NOTES AND OTHER RELEVANT DOCUMENTS HAS BEEN ANALYZED VERSUS PHYSICAL EVIDENCE. FIELDWORK BEGAN IN FEBRUARY, 2024, AND WAS ONGOING UNTIL THE DATE THIS SURVEY WAS STAMPED.

## BASIS OF BEARING

NORTH 88° 42' 12" WEST, BEING THE CENTERLINE BEARING OF 17TH STREET BETWEEN FOUND MONUMENTS AT THE STREET POINT OF INTERSECTION AND GIBSON AVENUE, AS OBSERVED UTILIZING THE UTAH GEOSPATIAL RESOURCE CENTER'S TURN GPS NETWORK WITH THE FOLLOWING MAPPING PARAMETERS:

U.S. STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011),  
UTAH NORTH ZONE (4301), PROJECTED AT GROUND COORDINATES.  
LATITUDE: 41°14'12.670711"N  
LONGITUDE: 111°58'47.23553"W  
ELLIPSOID HEIGHT: 4238.014  
SCALE FACTOR: 1.0002453732

## RECORD LEGAL DESCRIPTIONS

LEGAL DESCRIPTION PER MISCELLANEOUS REPORT ORDER NUMBER: 390-6318166, EFFECTIVE DATE: MAY 07, 2024 AT 7:30 AM, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

### PARCEL 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GIBSON AVENUE AND 17TH STREET; SAID POINT BEING NORTH 0°58' EAST 881.26 FEET AND SOUTH 89°02' EAST 584.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 89°02' EAST 398.04 FEET; THENCE SOUTH 0°58' WEST 338.32 FEET; THENCE NORTH 87°51' WEST 270.61 FEET; THENCE NORTH 0°58' EAST 99 FEET; THENCE NORTH 89°02' WEST 127.5 FEET TO THE EAST LINE OF GIBSON AVENUE NORTH 0°58' EAST 232.7 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THAT OGDEN CITY IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 30, 2016 AS ENTRY NO. 2818030 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 17TH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG\_OG\_17TH STREET\_WFRC-46. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 17TH STREET AND THE EAST RIGHT OF WAY LINE GIBSON AVENUE AS PLATTED ON OGDEN CITY BIBLE SHEET #2637, SAID POINT LIES 881.26 FEET NORTH 00°58'00" EAST AND 584.26 FEET SOUTH 89°02'00" EAST, AND 1.03 FEET SOUTH FROM THE SOUTHWEST CORNER OF SAID SECTION 20, SAID POINT ALSO LIES 32.53 FEET EAST, AND 33.47 FEET SOUTH FROM THE FOUND OGDEN CITY MONUMENT AT 17TH STREET AND GIBSON AVENUE (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°48'35" EAST 2050.21 FEET AS MEASURED ALONG THE MONUMENT LINE OF GIBSON AVENUE FROM FOUND MONUMENTS AT 17TH STREET AND 13TH STREET); AND RUNNING THENCE SOUTH 89°10'54" EAST 27.47 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE FOR THE 17TH STREET ROAD WIDENING PROJECT (LG\_OG-17TH STREET\_WFRC-46); THENCE SOUTH 43°30'00" WEST 40.51 FEET ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO A POINT ON THE EAST RIGHT OF WAY LINE OF GIBSON AVENUE; THENCE NORTH 00°49'06" EAST 29.78 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°29'27" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

### PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 8.62 CHAINS EAST AND 8.36 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 0°18' WEST 99 FEET; THENCE NORTH 85°04' EAST 28.80 FEET TO THE EAST LINE OF GIBSON AVENUE; THENCE SOUTH 0°58' WEST 14.60 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY AS DEFINED BY THE JUDGMENT DECREE RECORDED IN BOOK 638, PAGE 637; THENCE SOUTH 89°02' EAST 103.65 FEET; THENCE SOUTH 1°18' EAST 73.77 FEET; THENCE SOUTH 85°04' WEST 132 FEET TO THE POINT OF BEGINNING.

### PARCEL 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF GIBSON AVENUE WHICH IS EAST (SOUTH 89°11" EAST) 8.62 CHAINS (568.92 FEET) NORTH 1°18' WEST 8.36 CHAINS (551.76 FEET) AND NORTH 85°04' EAST 37.36 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION, SAID POINT IS ALSO SOUTH 0°58' WEST 357.60 FEET AND SOUTH 89°02' EAST 33.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 17TH STREET AND GIBSON AVENUE, RUNNING THENCE NORTH 85°04' EAST 128.18 FEET TO A POINT SOUTH 89°02' EAST 127.5 FEET EAST OF THE EAST LINE OF GIBSON AVENUE, THENCE SOUTH 0°58' WEST 20.27 FEET TO A POINT 331.7 FEET SOUTH 0°58' WEST FROM THE SOUTH LINE OF 17TH STREET; THENCE SOUTH 87°51' EAST 442.69 FEET TO A POINT NORTH 85°04' EAST 573.14 FEET AND SOUTH 80 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 0°58' WEST 537.40 FEET TO THE SECTION LINE; THENCE SOUTH 89°11' EAST 32.46 FEET TO A POINT 602.57 FEET; SOUTH 89°11' EAST FROM THE NORTHWEST CORNER OF LOT 13, BLOCK 7, FIVE ACRE PLAT "A" OGDEN CITY SURVEY; THENCE SOUTH 0°58' WEST 134.40 FEET; THENCE SOUTH 89°11' EAST 212.87 FEET; THENCE SOUTH 0°58' WEST 88.33 FEET TO THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 49°18'27" WEST 263.23 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY FENCE OF THE OREGON SHORT LINE RAILROAD; THENCE NORTH 47°00'30" WEST 832.96 FEET ALONG SAID RIGHT OF WAY FENCE TO THE EAST LINE OF GIBSON AVENUE; THENCE NORTH 0°58' EAST 393.06 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

### PARCEL 4:

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEGINNING AT A POINT SOUTH 89°11' EAST 1154.36 FEET ALONG THE SECTION LINE AND NORTH 0°58' EAST 537.40 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE SOUTH 87°51' EAST 13.78 FEET; THENCE SOUTH 537.13 FEET TO THE SOUTH SECTION LINE OF SAID SECTION 20; THENCE NORTH 89°11' WEST 22.84 FEET; THENCE NORTH 0°58' EAST 537.40 FEET TO THE POINT OF BEGINNING.

### PARCEL 5:

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 1187.10 FEET SOUTH 89°11' EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 20; AND RUNNING THENCE NORTH (NORTH 0°58' EAST) 536.64 FEET; THENCE SOUTH 87°51' EAST 2.98 FEET TO AN EXISTING BOUNDARY LINE FENCE; THENCE SOUTH 1°41'38" EAST 152.50 FEET ALONG SAID FENCE LINE TO AN EXISTING FENCE CORNER; THENCE SOUTH 89°18' EAST 202.57 FEET ALONG AN EXISTING BOUNDARY LINE FENCE; THENCE SOUTH (SOUTH 0°58' WEST) 519.03 FEET; THENCE NORTH 89°11' WEST 212.87 FEET (213.08 FEET); THENCE NORTH (NORTH 0°58' EAST) 134.40 FEET TO THE SECTION LINE; THENCE SOUTH 89°11' EAST 0.27 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

### PARCEL 6:

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 1177.21 FEET SOUTH 89°11' EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 20; AND RUNNING THENCE NORTH 537.13 FEET; THENCE SOUTH 87°51' EAST 18.96 FEET; THENCE SOUTH (SOUTH 0°58' WEST) 536.64 FEET TO THE SECTION LINE; THENCE NORTH 89°11' WEST 9.89 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

### PARCEL 7:

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 1400.30 FEET SOUTH 89°11' EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 20; AND RUNNING THENCE NORTH (NORTH 0°58' EAST) 384.63 FEET TO AN EXISTING BOUNDARY LINE FENCE; THENCE SOUTH 89°18' EAST 215.00 FEET ALONG SAID FENCE LINE; THENCE SOUTH (SOUTH 0°58' WEST) 385.07 FEET TO THE SECTION LINE; THENCE SOUTH 48°31'53" WEST 291.31 FEET TO A POINT SOUTH (SOUTH 0°58' WEST) FROM THE POINT OF BEGINNING; THENCE NORTH (NORTH 0°58' EAST) 196.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 8:

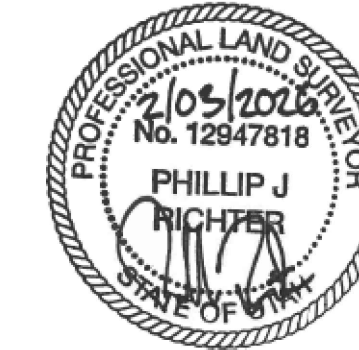
BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF WALL AVENUE; SAID POINT BEING SOUTH 01°21'21" WEST ALONG SAID WEST RIGHT OF WAY LINE, 20.06 FEET FROM THE SOUTHWEST CORNER OF THE INTERSECTION OF 17TH STREET AND WALL AVENUE; SAID POINT ALSO BEING SOUTH 01°21'21" WEST 57.06 FEET AND NORTH 88°38'39" WEST 40.00 FEET FROM THE CENTERLINE INTERSECTION OF 17TH STREET AND WALL AVENUE, AND RUNNING THENCE SOUTH 01°21'21" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF WALL AVENUE, 814.81 FEET TO A POINT ON THE NORTHERLY BANK OF OGDEN RIVER; THENCE ALONG SAID NORTHERLY BANK OF THE OGDEN RIVER THE FOLLOWING THREE (3) COURSES: THENCE NORTH 83°28'47" WEST 205.86 FEET; THENCE NORTH 82°13'20" WEST, 161.76 FEET; THENCE SOUTH 60°15'51" WEST, 272.36 FEET; THENCE NORTH 01°20'51" EAST 725.34 FEET; THENCE NORTH 88°38'39" WEST 75.00 FEET; THENCE NORTH 01°21'21" EAST, 185.03 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 17TH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 17TH STREET THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 86°21'21" EAST 370.51 FEET; THENCE SOUTH 01°21'21" WEST, 9.37 FEET; THENCE SOUTH 88°38'39" EAST, 293.00 FEET; THENCE SOUTH 38°07'49" EAST, 18.87 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARING IS SOUTH 01°18'26" WEST BETWEEN TWO OGDEN CITY SURVEY MONUMENTS LOCATED AT 18TH STREET & WALL AVENUE AND 20TH STREET AND WALL AVENUE)

SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF: PARCELS 1, 4, 5, 6, 7 AND 8: VACANT LAND, UT  
PARCEL 2: 1736 GIBSON AVENUE, OGDEN UT 84404  
PARCEL 3: 1756 GIBSON AVENUE, OGDEN, UT 84404

## SURVEYOR'S CERTIFICATE

I PHILLIP RICHTER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12947818 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE DIRECTION OF THE UTAH TRANSIT AUTHORITY, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY:



RECEIVED  
FEB 10 2026  
FILE # 8283

SCALE (H):	T = 60'
DRAWN BY:	P. RICHTER
CHECKED BY:	J. DEMAS
TAX ID NO.	AS NOTED

RECORD OF SURVEY  
UTAH TRANSIT AUTHORITY  
MOUNT OGDEN FACILITY  
SW1/4 SEC. 20, NW 1/4 OF SEC. 29, T6N R1W, S.L.B.M.  
WEBER COUNTY  
OGDEN CITY  
UTAH

REDCON, INC.  
LAND SURVEYING  
25 SOUTH MAIN STREET, SUITE 200  
CENTERVILLE, UTAH 84014  
(801) 298-2401 FAX (801) 298-2024  
REDCON.COM

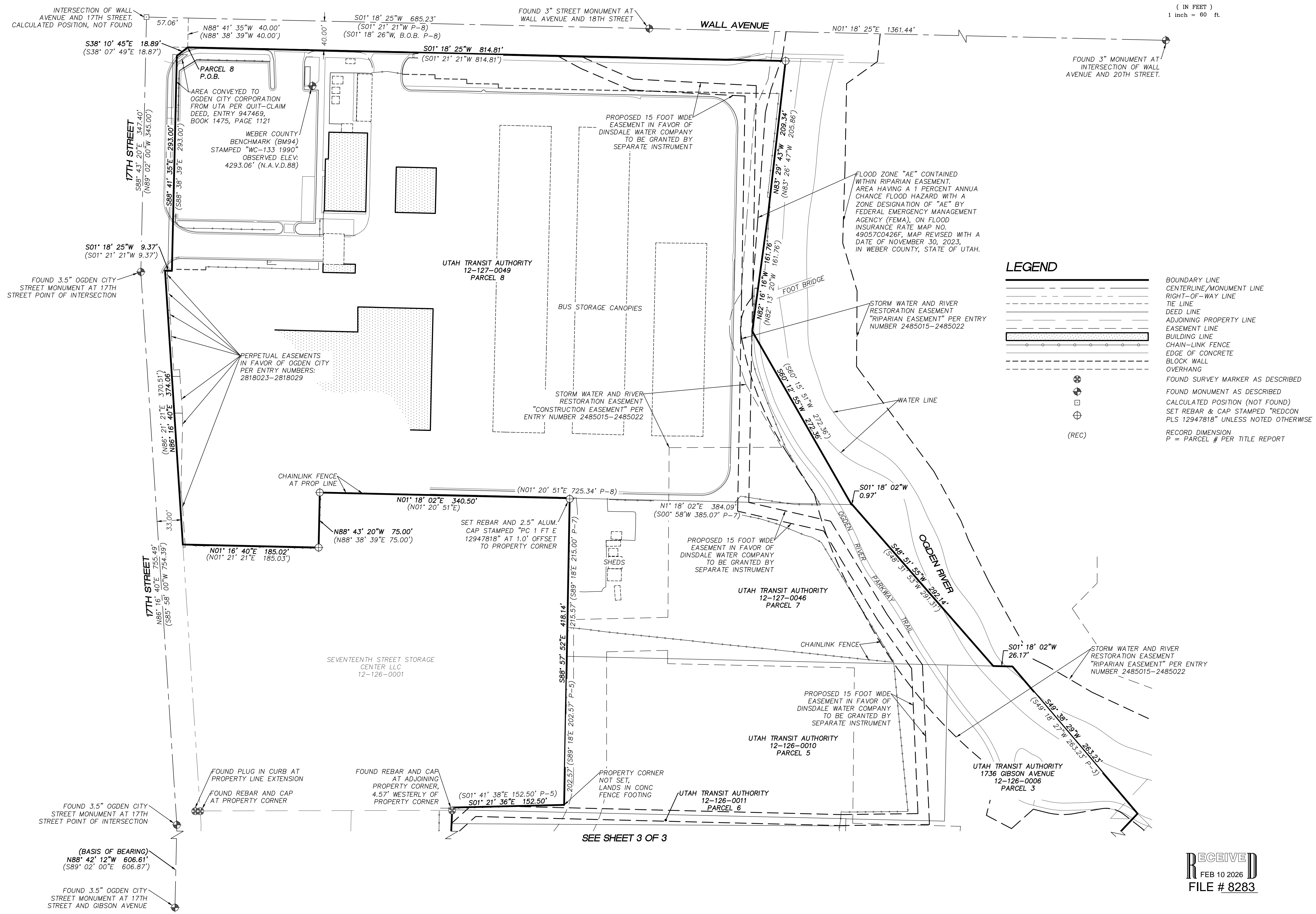
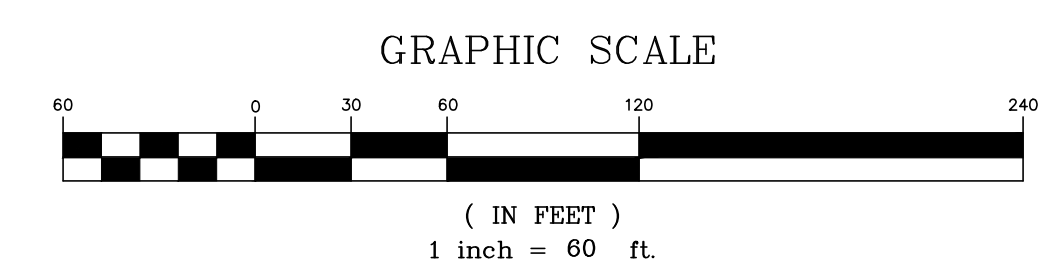
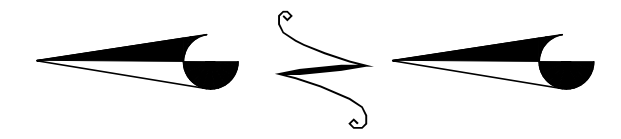
JOB NUMBER  
424036

DWG: MT OGDEN ROS  
DATE: 2/03/2026

SHEET 1 OF 3

# RECORD OF SURVEY

SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20  
AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



### LEGEND

- BOUNDARY LINE
- CENTERLINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- TIE LINE
- DEED LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- CHAIN-LINK FENCE
- EDGE OF CONCRETE
- BLOCK WALL
- OVERHANG
- FOUND SURVEY MARKER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION (NOT FOUND)
- SET REBAR & CAP STAMPED "REDCON PLS 12947818" UNLESS NOTED OTHERWISE
- RECORD DIMENSION
- P = PARCEL # PER TITLE REPORT

SCALE (H): 1" = 60'	DRAWN BY: P. RICHTER	CHECKED BY: J. DENNAS	TAX ID NO. AS NOTED	NO. DESCRIPTION UTAH
<b>RECORD OF SURVEY</b> UTAH TRANSIT AUTHORITY MOUNT OGDEN FACILITY SW1/4 SEC. 20, NW 1/4 OF SEC. 29, T6N R1W, S.L.B.M.				
REDCON, INC. LAND SURVEYING 25 SOUTH MAIN STREET, SUITE 200 CENTERVILLE, UTAH 84014 (801) 298-2401 FAX (801) 298-2024 REDCON.COM				
RECEIVED FEB 10 2026 FILE # 8283				
JOB NUMBER 424036				
DWG: MT OGDEN ROS DATE: 02/03/2026				
SHEET 2 OF 3				

SEE SHEET 3 OF 3

