

RECORD OF SURVEY

4500 S WASHINGTON BLVD, SOUTH OGDEN
PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
SOUTH OGDEN CITY, WEBER COUNTY, UTAH
APRIL, 2026

NORTHWEST CORNER OF
SECTION 17, TOWNSHIP 5
NORTH, RANGE 1 WEST,
SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY
(FOUND BRASS CAP)

NORTH QUARTER CORNER
OF SECTION 17, TOWNSHIP
5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY
(CALCULATED, NOT FOUND)

06-019-0011
WASHINGTON
HEIGHTS CORP.

N89°07'52"W 5298.45' MEAS.
N89°07'59"W 2649.14' CALC.
(N89°08'18" W 2649.05' W.C.S.)
N89°07'59"W 730.64'

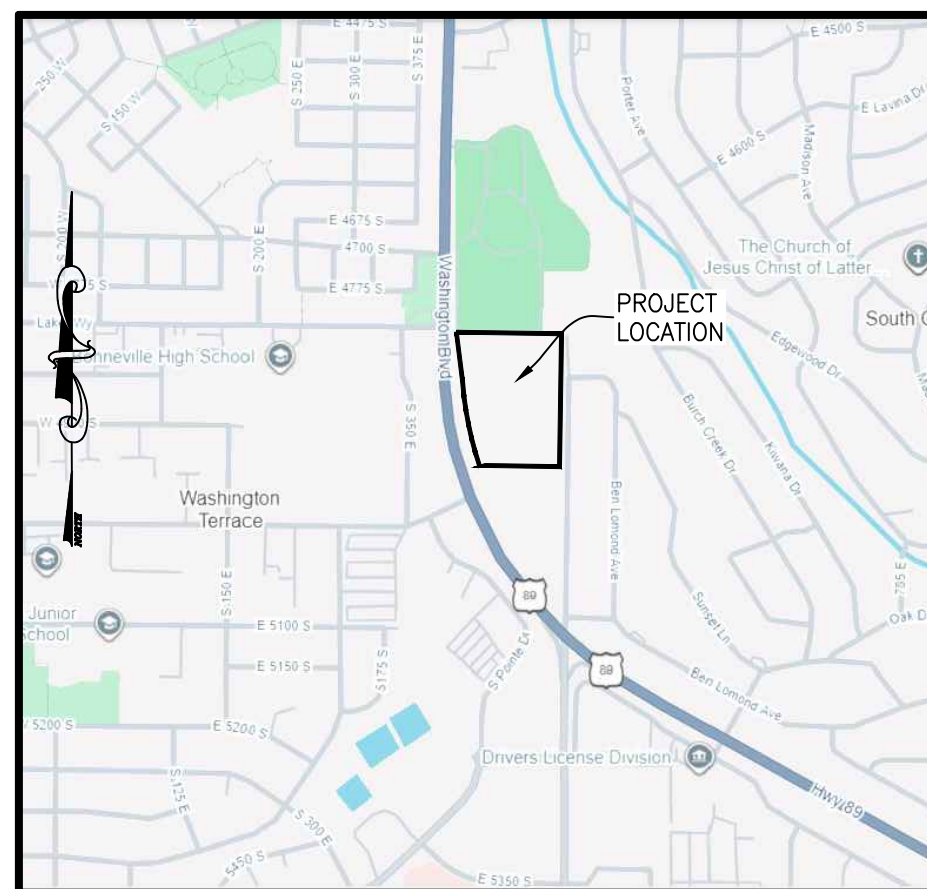
N89°07'45"W
2649.32' CALC.
(N89°08'04" W
2649.23' W.C.S.)

NORTHEAST CORNER OF
SECTION 17, TOWNSHIP 5
NORTH, RANGE 1 WEST,
SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY
(FOUND BRASS CAP)

LEGEND

- SECTION CORNER
SET 5/8" REBAR & PLASTIC
CAP STAMPED "REEVE &
ASSOCIATES"
- CATCH BASIN
TELECOM MANHOLE
FIRE HYDRANT
GUY WIRE
IRRIGATION CONTROL VALVE
POWER METER
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
UTILITY POLE
WATER MANHOLE
WATER VALVE
- BUILDING
ASPHALT
CONCRETE
- BOUNDARY LINE
STREET CENTER LINE
ADJOINING PROPERTY
DITCH
SECTION TIE LINE
FENCE LINE

Scale: 1" = 50'



VICINITY MAP
NOT TO SCALE

NARRATIVE

THIS SURVEY WAS REQUESTED BY BOBBY LINDQUIST OF WASHINGTON HEIGHTS CORP. FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF GROUND

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER, THE NORTHEAST CORNER, AND THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 00°52'41" WEST BETWEEN SAID NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 17 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. THE NORTH LINE OF SUBJECT PROPERTY WAS ESTABLISHED BY THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THE EAST LINE WAS ESTABLISHED BY THE WEST RIGHT-OF-WAY LINE OF ADAMS AVENUE; THE WESTERLY LINE WAS ESTABLISHED BY THE EASTERLY LINE OF HIGHWAY 89 PER UDOT HIGHWAY RIGHT-OF-WAY PLAN F-023-1(16), PLAN SHEET 3; AND THE SOUTHERLY LINE WAS ESTABLISHED BY DEED WHICH COINCIDES WITH AN EXISTING FENCE LINE.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, BEING 66.00 FEET NORTH 89°07'59" WEST ALONG SAID SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 17 (SAID NORTHEAST CORNER BEARS NORTH 00°52'14" EAST 2643.08 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17); THENCE SOUTH 89°07'59" EAST 730.64 FEET ALONG SAID SECTION LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD (HIGHWAY 89); THENCE TWO (2) COURSES ALONG SAID EASTERLY LINE AS FOLLOWS: (1) SOUTH 07°02'46" EAST 344.86 FEET TO A POINT OF CURVATURE; AND (2) SOUTHEASTERLY 596.58 FEET ALONG THE ARC OF A 2446.64 FOOT RADIUS CURVE TO THE LEFT, DELTA ANGLE EQUALS 13°58'15", AND LONG CHORD BEARS SOUTH 11°21'33" EAST 595.10 FEET; THENCE SOUTH 89°06'00" EAST 556.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF ADAMS AVENUE; THENCE NORTH 00°52'41" EAST 923.50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

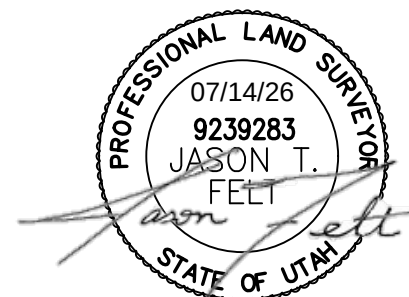
CONTAINS: 609,356 SQUARE FEET - 13.989 ACRES

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 17-73-504 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 14th DAY OF JULY, 2026.

9239283
UTAH LICENSE NUMBER



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EAST QUARTER CORNER OF
SECTION 17, TOWNSHIP 5
NORTH, RANGE 1 WEST,
SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY
(FOUND BRASS CAP)

07-052-0019
CORPORATION OF PRESIDING
BISHOP OF THE CHURCH
OF JESUS CHRIST OF
LATTER-DAY SAINTS



REVISIONS
DATE
DESCRIPTION

RECORD OF SURVEY

SOUTH OGDEN CITY, WEBER COUNTY, UTAH

WASHINGTON HEIGHTS CORP

4500 SOUTH WASHINGTON BLVD, SOUTH OGDEN

Project Info.

Surveyor: J. FELT
Designer: J. FELT
Begin Date: 04/15/2026
Name: LINDQUIST
RECORD OF SURVEY
Scale: 1"=50'
Checked:
Number: 8425-01

Sheet

1

Sheets