


•SURVEYOR'S CERTIFICATE•

I, DOUG L. GRAHAM, A PROFESSIONAL LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 172757, DO HEREBY CERTIFY THAT I MADE A SURVEY OF THE BELOW DESCRIBED PROPERTY AND THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE: Sept. 8th 97 SIGNED Doug L. Graham


•BOUNDARY DESCRIPTION•

A PART OF LOTS 27 THROUGH 30, BLOCK 3, WOODMANSEE ADDITION TO OGDEN CITY BEING FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON AVENUE, SAID POINT BEING SOUTH 00°58'00" WEST ALONG THE MONUMENT LINE 571.00 FEET AND NORTH 89°02'00" WEST 40.00 FEET FROM THE OGDEN CITY INTERSECTION MONUMENT AT THE INTERSECTION OF 30TH STREET AND MADISON AVENUE (BASIS OF BEARING BEING THAT MONUMENTED LINE BETWEEN THE OGDEN CITY MONUMENTS AT THE INTERSECTIONS OF 30TH STREET AND JEFFERSON AVENUE AND THE INTERSECTION OF 30TH STREET AND MADISON AVENUE, BEARING NORTH 89°02'00" WEST), AND RUNNING THENCE SOUTH 00°58'00" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MADISON AVENUE 148.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 31ST STREET; THENCE NORTH 89°02'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 115.35 FEET; THENCE NORTH 36°30'16" EAST 181.88 FEET; THENCE SOUTH 89°02'00" EAST 9.64 FEET TO THE POINT OF BEGINNING.
 CONTAINS 9248.94 SQ. FT.
 0.21 ACRES


•NARRATIVE•

OGDEN CITY SURVEY MONUMENTS ARE SEVERELY LACKING IN THIS AREA AND THERE IS ALSO FEW IMPROVEMENTS IN THE VICINITY OF THIS PARCEL. 31ST STREET IS NOT IMPROVED NEAR THE PROPERTY, DUE TO STEEP TERRAIN, AND THE OGDEN CITY PARCEL IS NOT DEFINED BY FENCES OR OTHER INDICATORS OF LOCATION. THE MEASURED DISTANCE ON 30TH STREET IS 0.18' LONG BUT MAY NOT RELATE TO THE BLOCK OF THE SURVEY. CORNERS WERE SET AT RECORD DIMENSIONS. NO OTHER PROBLEMS WERE ENCOUNTERED.

RECEIVED

DEC 03 1997

Weber County Surveyor

 **LANDMARK SURVEYING**
 A COMPLETE SURVEYING SERVICE
 2485 GRANT AVE. SUITE 318 OGDEN, UTAH 84401
 PH 827-4014
 CLIENT: ANTHONY LAUB
 LOCATION: 31ST. AND MADISON
 SURVEYED:

REVISIONS:	DRAWN BY: <u>D. Graham</u>
	CHECKED BY: D. GRAHAM
	DATE: 9-8-97
	FILE: 1912RDFS.DWG