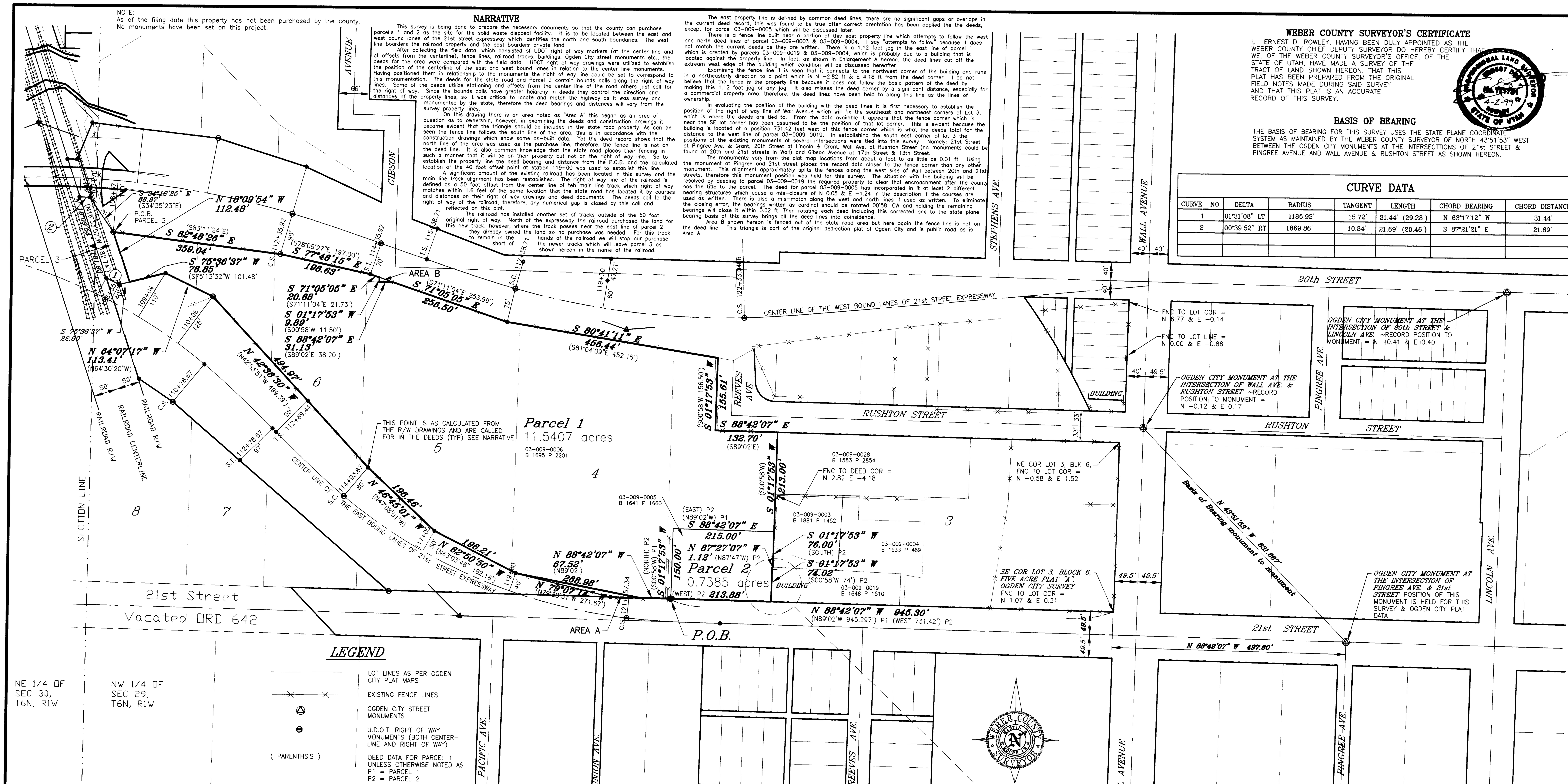
NOTE:
As of the filing date this property has not been purchased by the county. No monuments have been set on this project.



NARRATIVE

This survey is being done to prepare the necessary documents so that the county can purchase parcel's 1 and 2 as the site for the solid waste disposal facility. It is to be located between the east and west bound lanes of the 21st street expressway which identifies the north and south boundaries. The west line boarders the railroad property and the east boarders private land.

After collecting the field data, which consisted of UDOT right of way markers (at the center line and at offsets from the centerline), fence lines, railroad tracks, buildings, Ogden City street monuments etc., the deeds for the area were compared with the field data. UDOT right of way drawings were utilized to establish the position of the centerline of the east and west bound lanes in relation to the center line monuments. Having positioned them in relationship to the monuments the right of way line could be set to correspond to this monumentation. The deeds for the state road and Parcel 2 contain bounds calls along the right of way lines. Some of the deeds utilize stationing and offsets from the center line of the road others just call for the right of way. Since the bounds calls have greater hiearchy in deeds they control the direction and distances of the property lines, so it was critical to locate and match the highway as it was survey and monumented by the state, therefore the deed bearings and distances will vary from the survey property lines.

On this drawing there is an area noted as "Area A" this began as an area of question as to ownership, however, in examining the deeds and construction drawings it became evident that the triangle should be included in the state road property. As can be seen the fence line follows the south line of the area, this is in accordance with the construction drawings which show some as-built data. Yet the deed record shows that the north line of the area was used as the purchase line, therefore, the fence line is not on the deed line. It is also common knowledge that the state road places their fencing in such a manner that it will be on their property but not on the right of way line. So to establish the property line the deed bearing and distance from the P.O.B. and the calculated location of the 40 foot offset point at station 119+00 was used to establish this line.

A significant amount of the existing railroad has been located in this survey and the main line track alignment has been restablished. The right of way line of the railroad is defined as a 50 foot offset from the center line of teh main line track which right of way matches within 1.6 feet of the same location that the state road has located it by courses and distances on their right of way drawings and deed documents. The deeds call to the right of way of the railroad, therefore, any numerical gap is closed by this call and reflected on this plat.

The railroad has installed another set of tracks outside of the 50 foot original right of way. North of the expressway the railroad purchased the land for this new track, however, where the track passes near the east line of parcel 2 they already owned the land so no purchase was needed. For this track to remain in the hands of the railroad we will stop our purchase short of the newer tracks which will leave parcel 3 as shown hereon in the name of the railroad.

The east property line is defined by common deed lines, there are no significant gaps or overlaps in the current deed record, this was found to be true after correct orientation has been applied the the deeds, except for parcel 03-009-0005 which will be discussed later.

There is a fence line built near a portion of this east property line which attempts to follow the west and north deed lines of parcel 03-009-0003 & 03-009-0004, I say "attempts to follow" because it does not match the current deeds as they are written. There is a 1.12 foot jog in the east line of parcel 1 which is created by parcels 03-009-0019 & 03-009-0004, which is probably due to a building that is located against the property line. In fact, as shown in Enlargement A hereon, the deed lines cut off the extreem west edge of the building which condition will be discussed hereafter.

Examining the fence line it is seen that it connects to the northwest corner of the building and runs in a northeasterly direction to a point which is N -2.82 ft & E 4.18 ft from the deed corner. I do not believe that the fence is the property line because it does not follow the basic pattern of the deed by making this 1.12 foot jog or any jog. It also misses the deed corner by a significant distance, especially for a commercial property area, therefore, the deed lines have been held to along this line as the lines of ownership.

In evaluating the position of the building with the deed lines it is first necessary to establish the position of the right of way line of Wall Avenue which will fix the southeast and northeast corners of Lot 3, which is where the deeds are tied to. From the data available it appears that the fence corner which is near the SE lot corner has been assumed to be the position of that lot corner. This is evident because the building is located at a position 731.42 feet west of this fence corner which is what the deeds total for the distance to the west line of parcel 03-0009-0019. In establishing the south east corner of lot 3 the positions of the existing monuments at several intersections were tied into this survey. Namely: 21st Street at Pingree Ave. & Grant, 20th Street at Lincoln & Grant, Wall Ave. at Rushton Street (no monuments could be found at 20th and 21st streets in Wall) and Gibson Avenue at 17th Street & 13th Street.

The monuments vary from the plat map locations from about a foot to as little as 0.01 ft. Using the monument at Pingree and 21st street places the record data closer to the fence corner than any other monument. This alignment approximately splits the fences along the west side of Wall between 20th and 21st streets, therefore this monument position was held for this survey. The situation with the building will be resolved by deeding to parcel 03-009-0019 the required property to clear that encroachment after the county has the title to the parcel. The deed for parcel 03-009-0005 has incorporated in it at least 2 different bearing structures which cause a mis-closure of N 0.05 & E -1.24 in the description if the courses are used as written. There is also a mis-match along the west and north lines if used as written. To eliminate the closing error, the bearings written as cardinal should be rotated 00°58' CW and holding the remaining bearings will close it within 0.02 ft. Then rotating each deed including this corrected one to the state plane bearing basis of this survey brings all the deed lines into coinsidence.

Area B shown hereon is fenced out of the state road area but here again the fence line is not on the deed line. This triangle is part of the original dedication plat of Ogden City and is public road as is Area A.

WEBER COUNTY SURVEYOR'S CERTIFICATE

I, ERNEST D. ROWLEY, HAVING BEEN DULY APPOINTED AS THE WEBER COUNTY CHIEF DEPUTY SURVEYOR DO HEREBY CERTIFY THAT WE, OF THE WEBER COUNTY SURVEYOR'S OFFICE, OF THE STATE OF UTAH, HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN HEREON. THAT THIS PLAT HAS BEEN PREPARED FROM THE ORIGINAL FIELD NOTES MADE DURING SAID SURVEY AND THAT THIS PLAT IS AN ACCURATE RECORD OF THIS SURVEY.

PROFESSIONAL LAND SURVEYOR ERNEST D. ROWLEY STATE OF UTAH 4-2-99

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY USES THE STATE PLANE COORDINATE SYSTEM AS MAINTAINED BY THE WEBER COUNTY SURVEYOR OF NORTH 43°51'53" WEST BETWEEN THE OGDEN CITY MONUMENTS AT THE INTERSECTIONS OF 21st STREET & PINGREE AVENUE AND WALL AVENUE & RUSHTON STREET AS SHOWN HEREON.

CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
1	01°31'08" LT	1185.92'	15.72'	31.44' (29.28')	N 63°17'12" W	31.44'
2	00°39'52" RT	1869.86'	10.84'	21.69' (20.46')	S 87°21'21" E	21.69'

SURVEYED DESCRIPTIONS

PARCEL 1

A parcel of land being an entire tract of property, situated in the Northwest Quarter of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian, in Weber County, in the State of Utah. The boundaries of said parcel of land are described as follows, having a basis of bearing using the State Plane Coordinate System as maintained by the Weber County Surveyor of North 43°51'53" West, between the Ogden City monuments at the intersections of 21st Street & Pingree Ave and Wall Avenue & Rushton Street:

Beginning at a point on the north right of way line of 21st Street, said point being located by survey, 945.30 feet North 88°42'07" West along the north right of way line of 21st Street from the Southeast Corner of Lot 3, Block 6, Five Acre Plat "A", Ogden City Survey said southeast lot corner being located 497.60 feet North 88°42'07" West and 49.50 feet North 01°17'53" East from the Ogden City monument at the intersection of 21st Street & Pingree Avenue;

RUNNING thence North 88°42'07" West 67.52 feet along said north right of way line of 21st Street to the Northerly right of way line of the east bound lanes of the 21st Street Expressway known as U.D.O.T. Project M-2038(002) dated 1976 as monumented, said point being located 45.94 feet perpendicularly distant northerly from Engineers Station 121+79.83,

thence the following 6 courses along said northerly right of way line:

1) North 79°07'14" West 268.98 feet said point being located 40 feet perpendicularly distant northerly from Engineers Station 119+00,
2) North 62°50'50" West 196.21 feet said point being located 50 feet perpendicularly distant northerly from Engineers Station 117+00,
3) North 46°45'01" West 196.46 feet said point being located 80 feet perpendicularly distant northerly from Engineers Station 114+93.87,
4) North 42°36'30" West 494.97 feet said point being located 125 feet perpendicularly distant northerly from Engineers Station 110+06,
5) North 64°07'17" West 113.41 feet said point being located 110 feet perpendicularly distant northerly from Engineers Station 109+04.00,
6) South 75°36'37" West 78.85 feet,

thence North 18°09'54" West 112.48 feet to a point located 110 feet perpendicularly distant southerly from Engineers Station 108+57 of the west bound lanes of the 21st Street Expressway known as U.D.O.T. Project M-2038(002) dated 1976 as monumented,

thence the following 3 courses along said southerly right of way line:

1) South 82°48'26" East 359.04 feet said point being located 90 feet perpendicularly distant southerly from Engineers Station 112+35.92,
2) South 77°46'15" East 196.63 feet said point being located 70 feet perpendicularly distant southerly from Engineers Station 114+35.92,
3) South 71°05'05" East 20.68 feet said point being located 69.95 feet perpendicularly distant southerly from Engineers Station 114+56.81 to the west right of way line of Gibson Avenue as refrenced by the Ogden City street plat maps,

thence South 01°17'53" West 9.89 feet along said west right of way line to the intersection of said west right of way line of Gibson Avenue and the south right of way line of 20th Street as refrenced by the Ogden City street plat maps,

thence South 88°42'07" East 31.13 feet along said south right of way line to the southerly right of way line of the west bound lanes of the 21st Street Expressway known as U.D.O.T. Project M-2038(002) dated 1976 as monumented said point being located 69.87 feet perpendicularly distant southerly from Engineers Station 114+89.28,

thence South 71°05'05" East 256.50 feet along said southerly right of way line said point being located 75 feet perpendicularly distant southerly from Engineers Station 117+38.71,

thence South 80°41'11" East 456.44 feet along said south right of way line to the west right of way line of Reeve Avenue as referenced by the Ogden City street plat maps, said point being located 85.60 feet perpendicularly distant southerly from Engineers Station 121+78.18,

thence South 01°17'53" West 155.61 feet along said west right of way line to the intersection of said west right of way line and the south right of way line of Rushton Street as referenced by the Ogden City street plat maps,

thence South 88 42'07" East 132.70 feet along said south right of way line,

thence South 01 17'53" West 213.00 feet along a common property line as conveyed and recorded in book 1695 page 2201 titled "Transfer Parcel No. 72 Exhibit "A"" and book 1583 page 2854 and book 1881 page 1452 of the deed records of Weber County, Utah,

thence North 88 42'07" West 215.00 feet along a common property line as conveyed and recorded in book 1695 page 2201 titled "Transfer Parcel No. 72 Exhibit "A"" and book 1641 page 1660 of the deed records of Weber County, Utah,

thence South 01 17'53" West 150.00 feet along said common property line as conveyed and recorded in book 1695 page 2201 titled "Transfer Parcel No. 72 Exhibit "A"" and book 1641 page 1660 of the deed records of Weber County, Utah, to the point of beginning.

The above described parcel of property contains 502,713 square feet in area or 11.5407 acres.

PARCEL 2

A parcel of land being an entire tract of property, situated in the Northwest Quarter of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian, in Weber County, in the State of Utah, being a portion of Lot 3, Block 6, Five Acre Plat "A", Ogden City Survey. The boundaries of said parcel of land are described as follows, having a basis of bearing using the State Plane Coordinate System as maintained by the Weber County Surveyor of North 43°51'53" West, between the Ogden City monuments at the intersections of 21st Street & Pengree Ave and Wall Avenue & Rushton Street:

Beginning at a point on the north right of way line of 21st Street, said point being located by survey, 945.30 feet North 88°42'07" West along the north right of way line of 21st Street from the Southeast Corner of Lot 3, Block 6, Five Acre Plat "A", Ogden City Survey said southeast lot corner being located 497.60 feet North 88°42'07" West and 49.50 feet North 01°17'53" East from the Ogden City monument at the intersection of 21st Street & Pengree Avenue;

RUNNING thence North 01°17'53" East 150.00 feet along a common property line as conveyed and recorded in book 1695 page 2201 titled "Transfer Parcel No. 72 Exhibit "A" and book 1641 page 1660 of the deed records of Weber County, Utah,

thence South 88°42'07" East 215.00 feet along said common property line as conveyed and recorded in book 1695 page 2201 titled "Transfer Parcel No. 72 Exhibit "A"" and book 1641 page 1660 of the deed records of Weber County, Utah,

thence South 01°17'53" West 76.00 feet along a common property line as conveyed and recorded in book 1641 page 1660 and book 1881 page 1452 and book 1533 page 489 titled "Parcel 2" of the deed records of Weber County, Utah,

thence North 87°27'07" West 1.12 feet along a common property line as conveyed and recorded in book 1641 page 1660 and book 1648 page 1510 of the deed records of Weber County, Utah,

thence South 01°17'53" West 74.02 feet along said common property line as conveyed and recorded in book 1641 page 1660 and book 1648 page 1510 of the deed records of Weber County, Utah, to the north right of way line of 21st street,

thence North 88°42'07" West 213.88 feet along said north right of way line of 21st Street to the point of beginning.

The above described parcel of property contains 32167 square feet in area or 0.7385 acres.

PARCEL 3

A parcel of land being an entire tract of property, situated in the Northeast Quarter of Section 30 and the Northwest Quarter of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian, in Weber County, in the State of Utah. The boundaries of said parcel of land are described as follows, having a basis of bearing using the State Plane Coordinate System as maintained by the Weber County Surveyor of North 43°51'53" West, between the Ogden City monuments at the intersections of 21st Street & Pingree Ave and Wall Avenue & Rushton Street:

Beginning at a point on the southerly right of way line of the west bound lanes of the 21st Street Expressway known as U.D.O.T. Project M-2038(002) dated 1976 as monumented being at a point 110 feet perpendicularly distant southerly from Engineers Station 108+57, said point being located by survey, 2287.03 feet North 69°33'12" West from the Southeast Corner of Lot 3, Block 6, Five Acre Plat "A", Ogden City Survey said southeast lot corner being located 497.60 feet North 88°42'07" West and 49.50 feet North 01°17'53" East from the Ogden City monument at the intersection of 21st Street & Pingree Avenue;

RUNNING thence South 18°09'54" East 112.48 feet to the northerly right of way line of the east bound lanes of the 21st Street Expressway known as U.D.O.T. Project M-2038(002) dated 1976 as monumented,

thence South 75°36'37" West 22.60 feet along said northerly right of way line said point being located 40 feet perpendicularly distant northerly from Engineers Station 108+35,

thence along the arc of a curve to the left 31.44 feet having a radius of 1185.92 feet and a chord bearing and distance of North 63°17'12" West 31.44 feet along said right of way line said point being located 40 feet perpendicularly distant northerly from Engineers Station 108+04.67, to the easterly right of way line of the Central Pacific Railroad Company said right of way being 50 feet perpendicularly distant northeasterly from the center line of the original main line track as noted and refrenced on railroad drawing no. C.E. Drawing No. 80292' titled "The Ogden Union Railway & Depot Company Station Map of OGDEN Weber County, Utah, Office of Chief Engineer U.P.R.R. Omaha Nebr. May 23, 1950", hereafter refered to as "Railroad Drawing No. 80292",

thence North 18°0'54" West 181.93 feet along said railroad right of way line as noted and refrenced on "Railroad Drawing No. 80292", to the southerly right of way line of the west bound lanes of the 21st Street Expressway known as U.D.O.T. Project M-2038(002) dated 1976 as monumented, said point being located 40 feet perpendicularly distant southerly from Engineers Station 107+77.85,

thence along the arc of a curve to the right 21.69 feet having a radius of 1869.86 feet with a chord bearing and distance of South 87°21'21" East 21.69 along said southerly right of way line to a point being located 40 feet perpendicularly distant southerly from Engineers Station 107+70,

thence South 34°12'25" East 88.87 feet along said southerly right of way line to the point of beginning.

The above described parcel of property contains 7,602 square feet in area or 0.1745 acres.

WEBER COUNTY TRANSFER STATION SITE

PART OF THE NE 1/4 OF SECTION 30, & THE NW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

WEBER COUNTY SURVEYING
Martin B. Moore Jr.
Weber County Surveyor
Ernest D. Rowley, Chief Deputy
2380 Washington Blvd. Rm 260
Ogden, Utah 84401
(801) 399-8020
FAX:(801) 399-8316

Surveyed By B. ARAVE, M. JENSEN L. SLAGOWSKI
SURVEY DATE FEB. 1998
Plat Prepared By E. ROWLEY Chief Deputy
DRAWING DATE MARCH 20, 1998
Approved for Filing By M. MOORE Weber County Surveyor
APPROVAL DATE APRIL 1, 1999

SURVEY FILING NUMBER

RECEIVED APR 02 1999 Weber County Surveyor

DRAWING NUMBER 002184 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 075AR

002184