002532

⚠ VICINITY MAP

N.T.S.

PARCEL A

A PART OF LOT 15, BLOCK 10, IN SOUTH OGDEN SURVEY OF OGDEN CITY SURVEY. BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 15, S 0°58' W 101.38 FEET FROM THE NORTHEAST CORNER OF SAID LOT 15, SAID POINT BEING ON THE WEST LINE OF STEPHENS AVENUE AND THE SOUTH LINE OF 29TH STREET; RUNNING THENCE WEST 99.00 FEET; THENCE SOUTH 330.00 FEET; THENCE EAST 99.00 FEET THENCE NORTH 330.00 FEET TO THE PLACE OF BEGINNING.

PARCEL B

PART OF LOT 15, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY. BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15 AND RUNNING THENCE NORTH 164.00 FEET; THENCE WEST 99.00 FEET; THENCE NORTH 330.00 FEET MORE OR LESS TO THE SOUTH LINE OF 29TH STREET; THENCE NORTH 89°02'; WEST 293.04 FEET; THENCE SOUTH 0°58' WEST 185.46 FEET; THENCE NORTH 89°02' WEST 171.28 FEET; THENCE SOUTH 298.54 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 15; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 550.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL C

PART OF LOT 15, BLOCK 10, IN SOUTH OGDEN SURVEY OF OGDEN CITY SURVEY. BEGINNING AT A POINT ON THE SOUTH LINE OF 29TH STREET, S 0°58' W 101.38 FEET AND N 89°02' W 392.04 FEET FROM THE NORTHEAST CORNER OF SAID LOT 15, RUNNING THENCE S 0°58' W 185.46 FEET THENCE N 89°02' W 122.50 FEET; THENCE N 0°58' E 62.00 FEET THENCE S 89°02' E 40.00 FEET; THENCE N 0°58' E 123.46 FEET TO THE SOUTH LINE OF 29TH STREET THENCE S 89°02' E ALONG THE SOUTH LINE OF 29TH STREET 82.50 FEET TO THE POINT OF BEGINNING.

PARCEL D

ALL OF LOTS 4 TO 17, AND THE EAST 1/2 OF LOT 18, BLOCK 2, KING'S ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

NOTES

1. UTILITIES SHOWN HEREON, ARE LOCATED FROM FIELD MEASURMENTS AND INFORMATION PROVIDED TO J-U-B ENGINEERS, INC. EXACT LOCATION OF UTILITIES CAN VARY FROM THE DEPICTED LOCATION.
2. EASEMENT DESCRIPTIONS AND LEGAL DESCRIPTIONS PER TITLE REPORT ⚠ ORDER NO. 111927 (4-54-1) DATED FEBRUARY 23, 2000 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. PARCEL B IS SUBJECT TO AN EASEMENT FOR MOUNTAIN FUEL SUPPLY COMPANY SET FORTH IN INSTRUMENT 902360 (RECORDS OF WEBER COUNTY, UTAH).
4. PARCEL B IS SUBJECT TO AN EASEMENT FOR MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN INSTRUMENT 890177 (RECORDS OF WEBER COUNTY, UTAH).
5. PARCEL D IS SUBJECT TO AN EASEMENT FOR MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN INSTRUMENT 890177 (RECORDS OF WEBER COUNTY, UTAH)
6. 35.50' ALLEY AS PER KING'S ADDITION TO OGDEN CITY

⚠ SURVEY CERTIFICATION

TO OGDEN CITY CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

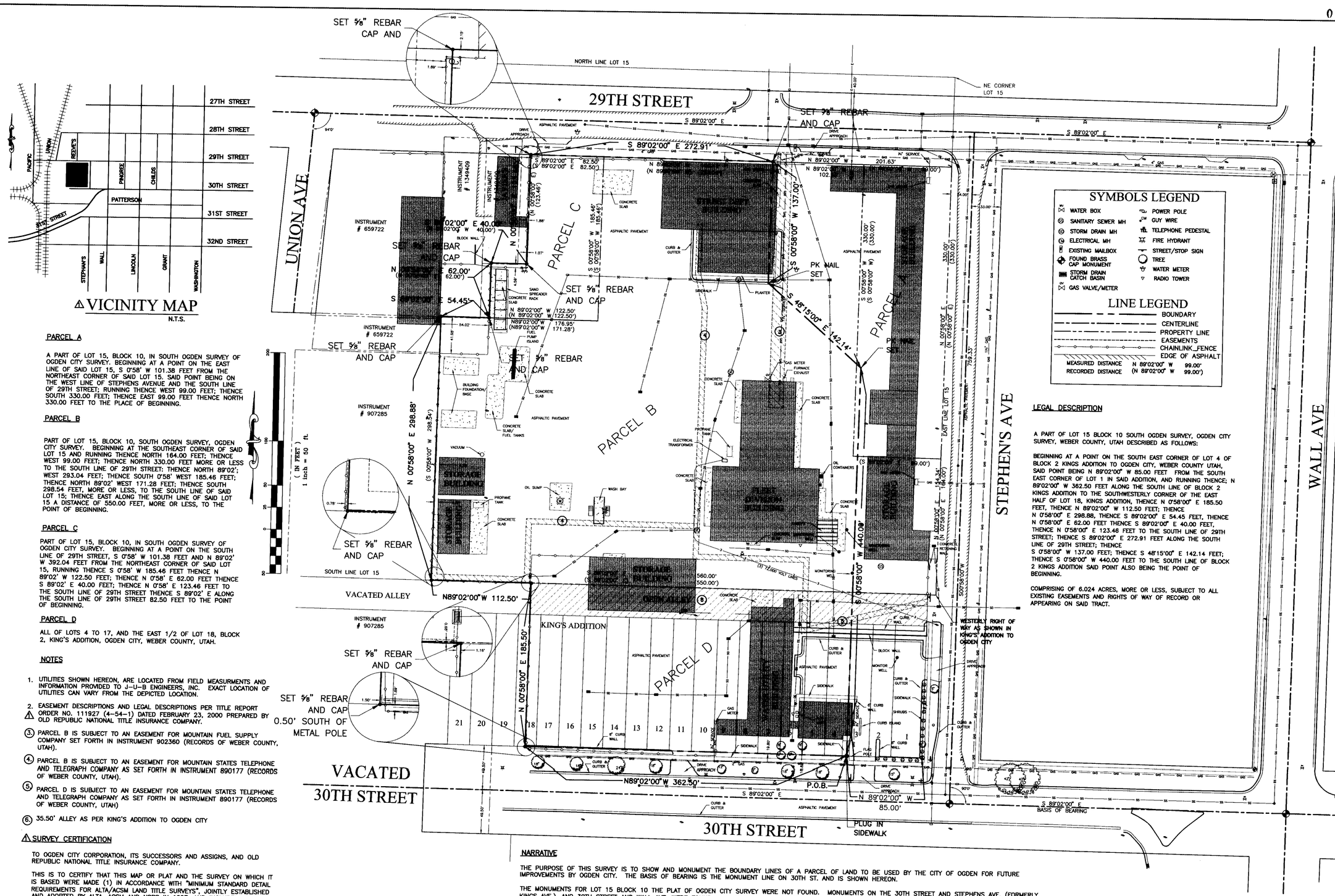
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 4, 8, 10, 11b, d OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND I EFFECT ON THE DATE OF THIS CERIFICATION) OF URBAN SURVEY.

THIS SURVEY IS BASED ON THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 111927 (4-54-1) DATED FEBRUARY 23, 2000.

THE GROUND SURVEY WAS PERFORMED ON MARCH 3, 2000

Gregory E. Holkesvig 5/22/00
GREGORY E. HOLKESVIG, R.L.S.
REGISTRATION NO. 370847

REGISTERED LAND SURVEYOR GREGORY E HOLKESVIG #370847 STATE OF UTAH



SYMBOLS LEGEND

WATER BOX	POWER POLE
SANITARY SEWER MH	GUY WIRE
STORM DRAIN MH	TELEPHONE PEDESTAL
ELECTRICAL MH	FIRE HYDRANT
EXISTING MAILBOX	STREET/STOP SIGN
FOUND BRASS CAP MONUMENT	TREE
STORM DRAIN CATCH BASIN	WATER METER
GAS VALVE/METER	RADIO TOWER

LINE LEGEND

BOUNDARY
CENTERLINE
PROPERTY LINE
EASEMENTS
CHAINLINK_FENCE
EDGE OF ASPHALT

MEASURED DISTANCE N 89°02'00" W 99.00'
RECORDED DISTANCE (N 89°02'00" W 99.00')

LEGAL DESCRIPTION

A PART OF LOT 15 BLOCK 10 SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH EAST CORNER OF LOT 4 OF BLOCK 2 KINGS ADDITION TO OGDEN CITY, WEBER COUNTY UTAH, SAID POINT BEING N 89°02'00" W 85.00 FEET FROM THE SOUTH EAST CORNER OF LOT 1 IN SAID ADDITION, AND RUNNING THENCE; N 89°02'00" W 362.50 FEET ALONG THE SOUTH LINE OF BLOCK 2 KINGS ADDITION TO THE SOUTHWESTERLY CORNER OF THE EAST HALF OF LOT 18, KINGS ADDITION, THENCE N 0°58'00" E 185.50 FEET, THENCE N 89°02'00" W 112.50 FEET; THENCE N 0°58'00" E 298.88, THENCE S 89°02'00" E 54.45 FEET, THENCE N 0°58'00" E 62.00 FEET THENCE S 89°02'00" E 40.00 FEET, THENCE N 0°58'00" E 123.48 FEET TO THE SOUTH LINE OF 29TH STREET; THENCE S 89°02'00" E 272.91 FEET ALONG THE SOUTH LINE OF 29TH STREET; THENCE S 0°58'00" W 137.00 FEET; THENCE S 45°15'00" E 142.14 FEET; THENCE S 0°58'00" W 440.00 FEET TO THE SOUTH LINE OF BLOCK 2 KINGS ADDITION SAID POINT ALSO BEING THE POINT OF BEGINNING.

COMPRISING OF 6.024 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS OF WAY OF RECORD OR APPEARING ON SAID TRACT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND MONUMENT THE BOUNDARY LINES OF A PARCEL OF LAND TO BE USED BY THE CITY OF OGDEN FOR FUTURE IMPROVEMENTS BY OGDEN CITY. THE BASIS OF BEARING IS THE MONUMENT LINE ON 30TH ST. AND IS SHOWN HEREON.

THE MONUMENTS FOR LOT 15 BLOCK 10 THE PLAT OF OGDEN CITY SURVEY WERE NOT FOUND. MONUMENTS ON THE 30TH STREET AND STEPHENS AVE. (FORMERLY KINGS AVE.), AND 30TH STREET AND WALL AVE. WERE FOUND AND WERE HELD TO DETERMINE THE NORTHERLY RIGHT-OF-WAY OF 30TH STREET.

THE LINE FROM THE MONUMENT AT THE INTERSECTION OF 30TH STREET AND STEPHENS AVE. THENCE NORTH 90° FROM THE CENTERLINE OF 30TH STREET TO THE CENTERLINE OF 29TH STREET ESTABLISHES THE CENTERLINE OF STEPHENS AVE. THE RIGHT-OF-WAY THROUGH KINGS ADDITION TO OGDEN CITY IS 33 FEET WESTERLY FROM OF THE CENTERLINE OF STEPHENS AVE. THE EAST LINE OF LOT 15 IS 24 FEET WESTERLY OF THE CENTERLINE OF STEPHENS AVENUE.

MONUMENTS ON 29TH STREET AND UNION AVE. AND 29TH STREET AND WALL AVE. WERE HELD TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY OF 29TH STREET.

THE CORNERS SET IN THIS SURVEY WERE DERIVED FROM DEEDS AND PLATS OF RECORD AND OCCUPATION LINES.

RECEIVED
MAY 2000
Weber County Surveyor

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°02'00" EAST ALONG THE CENTER LINE OF 30TH STREET ACCORDING TO WEBER COUNTY ASSESSORS PLAT MAPS

J-U-B Engineers • Surveyors • Planners

J-U-B ENGINEERS, Inc.

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

A.L.T.A. / A.C.S.M. SURVEY
OGDEN CITY CORPORATION

PUBLIC WORKS SHOPS

PLOT DATE:
CAD DWG: 53445-ALTA2
PLOT SCALE: 1=1
0 1 INCH
DATE: 3/15/00
DRAWN BY: ZPM
DESIGN BY: ZPM
CHECKED BY: GEH
HOR SCALE: 1=50
VER SCALE: NONE
SHEET 1 OF 1

002532