CERTIFICATION OF SURVEY

2839

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN THE SOUTHWEST OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.& M.. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 17TH SOUTH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF PINGREE AVENUE, WHICH POINT IS APPROXIMATELY 1706.27 FEET SOUTH AND 17.02 FEET N. 89°02' W. FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE N. 89°02' W. (N.89°00'58"W.) 267.15 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S. 0°58' W. (S.0°58'28"W.) 140 FEET; THENCE S. 89°02' E. (S.89°00'58"E.) 39.79 FEET; THENCE S. 0°58' W. (S.0°58'28"W.) 10 FEET; THENCE S. 89°02' E. (S.89°00'58"E.) 227.37 FEET ALONG SOUTHERLY BOUNDARY LINE OF SAID TRACT TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE N. 0°58' E. (N.0°58'28"E.) 150 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.912 ACRE.

TOGETHER WITH AND SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS APPEARING OF RECORD OR ENFORCABLE IN LAW AND EQUITY.

JUNKYARDS, AS DEFINED IN 23 UNITED STATES CODE, SECTION 136, SHALL NOT BE ESTABLISHED OR MAINTAINED ON THE ABOVE DESCRIBED TRACTS OF LAND.

EASEMENT
Revised 2/15/02 for Qwest
COMPRISING THE WESTERLY 20 FEET AND PART OF THE NORTHERLY 10 FEET OF A TRACT OF LAND DESCRIBED IN BOOK 2091 PAGE 1902 OF THE WEBER COUNTY RECORD (TAX ID # 12-127-0001). THE BOUNDARIES OF THIS EASEMENT ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND SITUATED IN THE SW QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M. BEGINNING AT A POINT N. 89°02' W. 177.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 17TH SOUTH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF PINGREE AVENUE, WHICH POINT IS APPROXIMATELY 1706.27 FEET SOUTH AND 194.02 FEET N. 89°02' W. FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, AND RUNNING THENCE N. 89°02' W. 90.15 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S. 0°58' W. 140.00 FEET; THENCE S. 89°02' E. 39.79 FEET, THENCE S.0°58'W. 10.00 FEET, THENCE S.89°02'E. 48.08 FEET, THENCE N.0°58'E. 10.00 FEET; THENCE N.89°02'W. 38.08 FEET, THENCE N.0°58'E. 10.00 FEET, THENCE N.89°02'W. 29.79 FEET, THENCE N. 0°58' E. 120.00 FEET; THENCE S. 89°02' E. 70.15 FEET; THENCE N. 0°58' E. 10.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511 (170143) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AND AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)
Fka Cynthia L. Robinett
Revised 2/15/02

REGISTERED LAND SURVEYOR

NOTE:

( ) BEARINGS AND DISTANCES IN PARAENTHESES ARE AS MEASURED OR COMPUTED.

BEARINGS OR DISTANCES WITHOUT PARAENTHESES ARE DEED.

EXISTING FENCES

SET 5/8" REBARS AND C.L.S. CAPS.

PUBLIC UTILITY EASEMENT

Legend

San. Sewer Manhole	
Telephone Box	T
Fire hydrant	
Water Valve	W
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Secondary waterline	IW
Utility marker	
Power pole	
Power pole w/guy	
Fence	
Flowline of ditch	
Power line	
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Top of Asphalt	TA
Edge of Dll	EO
Centerline	CL
Flowline	FL
Road	RD

PREPARED BY:
C.L.S. Inc.
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 Fax. (801) 627-1068

Scale : 1" = 50'

ELEVATIONS @ PROPERTY CORNERS

@ TOP OF SET REBARS

- TOP REBAR AT NE COR. PROP. = 99.92
- TOP NAIL AT SE COR. PROP. = 100.92
- TOP REBAR AT ANG. PT. PROP. = 99.80
- TOP REBAR AT ANG. PT. PROP. = 99.53
- TOP REBAR AT SW COR. PROP. = 99.28
- TOP REBAR 2.0 FT. S. OF NW COR. PROP. = 99.36

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE ON THE GROUND A PARCEL OF LAND, KNOWN BY THE WEBER COUNTY RECORDS AS TAX I.D. No. 12-127-0001 (RICHARD C. COLEMAN). SOME OF THE DIFFICULTIES WITH SURVEYING THIS PROPERTY WAS THE LACK OF OGDEN CITY MONUMENTS AVAILABLE. ALONG 17TH ST. WE FOUDND 3 O.C.S. MONUMENTS BUT HAD LOOKED FOR EIGHT IN TOTAL. THERE WERE NO MONUMENTS AVAILABLE FOR PINGREE AVENUE EXCEPT ONE ALONG 21ST ST. & PINGREE, WE HAD LOOKED FOR 5 MONUMENTS IN TOTAL. IN ORDER TO PRODUCE THE PINGREE CENTERLINE WE HAVE TAKEN THE BEARING OF WALL AVENUE BETWEEN 22ND ST. & 18TH ST. AND USED THIS BEARING FROM THE FOUND PINGREE MONUMENT AT 21ST ST. AND PRODUCE IT TO THE NORTH, AND THEN OFFSET THIS ALIGNMENT 62.6 FEET WEST FOR THE PINGREE CENTERLINE BETWEEN 18TH ST. and 17TH ST. THE ALIGNMENT OF WALL AVENUE TO 17TH ST. & WALL AVENUE HAS BEEN PRODUCED FROM 22ND ST. AND 18TH ST. FROM FOUND O.C.S. MONUMENTS.

THE ALIGNMENT OF 17TH ST. BETWEEN GIBSON AND GRANT AVENUE HAS BEEN ESTABLISHED BY USING THE FOUND O.C.S. MONUMENTS AT GIBSON AVE. & 17TH ST. AND THE FIRST FOUND P.I. MONUMENT EASTERLY OF SAID GIBSON AVE.. FROM THAT SAID FOUND P.I. MONUMENT, THE NEXT P.I. WAS ESTABLISHED BY USING RECORD BEARING AND DISTANCE FROM SAID FOUND P.I. MONUMENT AND FOUND GIBSON AVE.MONUMENT. THE BEARING OF 17TH ST. BETWEEN THE 2ND P.I. EASTERLY OF SAID GIBSON AVE. AND THE EXISTING MONUMENT AT GRANT AVE. AND 17TH STREET HAS BEEN USED FOR THE DETERMINATION OF THE CENTERLINE OF 17TH ST. AS N.89°00'58"E. (RECORD S.89°02'E.).

WE HAD FOUND A RR SPIKE AT THE INTERSECTION OF 17TH ST. AND WALL AVE. SOME 9 INCHES DOWN FROM THE SURFACE, BUT THE SPIKE WAS LAYING ON ITS SIDE. AFTER WE HAD CALCULATED THE PROPOSED BEARING OF 17TH ST. WE COMPARED THE POSITION OF THE FOUND RR SPIKE AND FOUND IT TO BE 0.3' NORTH OF PROPOSED CENTERLINE. THE EXISTING CURB ALONG 17TH ST. IS QUITE CRUMBLY AND UNEVEN IN ITS OWN ALIGNMENT. THE BACK OF SIDE WALK ON THE SOUTH SIDE OF 17TH ST. FIT FAIRLY WELL WITH THE PROPOSED PROPERTY LINE, RUNNING FROM 4.1' AT THE NE CORN AND 4.2' AT THE NW CORN PROP.

RECEIVED
MAR 18 2002
Weber County Surveyor

2839

C.L.S., Inc
810 CANYON ROAD
OGDEN, UTAH 84404
(801) 399-4935

CLIENT: RICK MILLARD
WESTERN ENGINEERING

SURVEY LOCATION:
SW 1/4 SEC. 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 1/30/02

JOB No. PS01-13