02859

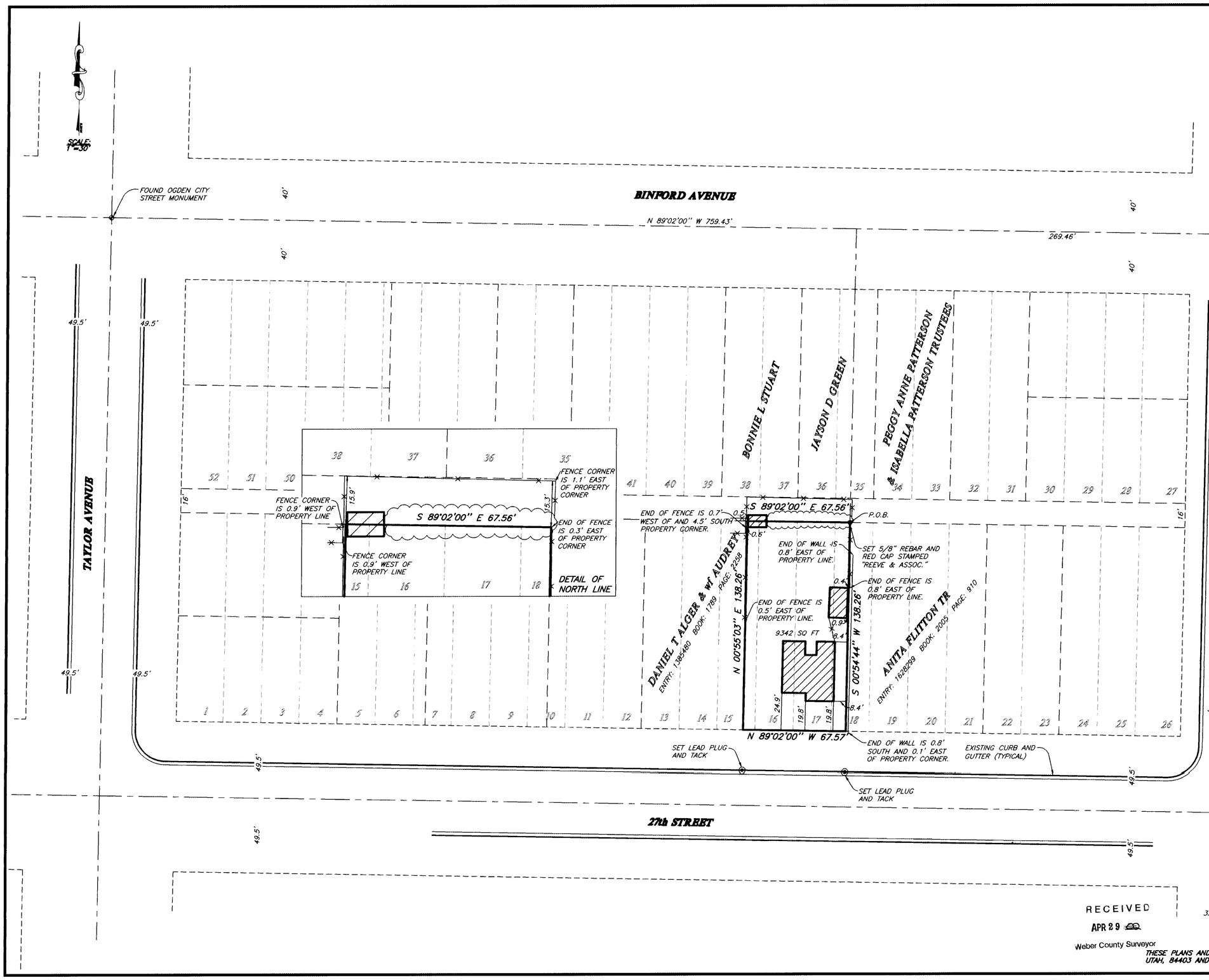
SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 159437, THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

SIGNED THIS 26TH DAY OF APRIL 2002.

159437
UTAH LICENSE NUMBER

LICENSED LAND SURVEYOR No. 159437 RANDALL J. WILLIFORD SIGNATURE RECORD STATE OF UTAH



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE OGDEN CITY ATLAS PLAT, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE CENTER LINE OF BINFORD AVENUE NEAR THE INTERSECTION OF BINFORD AVENUE AND FILLMORE AVENUE AND IN THE INTERSECTION OF BINFORD AVENUE AND TAYLOR AVENUE, SHOWN HEREON AS: N89°02'00"W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PARKER PROPERTY FOR GLEN PARKER AND SHOW OCCUPATION THROUGH THE ALLEY. ALL LINES WERE FIXED BY THE OGDEN CITY ATLAS PLAT. BINFORD AVENUE WAS FIXED BY THE FOUND OGDEN CITY MONUMENTS. ALL OTHER STREETS WERE FIXED BY THE EXISTING IMPROVEMENTS. DISTANCES WERE PRORATED TO FIT EXISTING BLOCK DIMENSIONS.

SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, ALSO BEING ALL OR PART OF LOTS 15, 16, 17 AND 18, BLOCK 2, DENVER PLACE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE ALLEY WAY IN BLOCK 2, DENVER PLACE ADDITION, SAID POINT BEING N89°02'00"W ALONG THE CENTERLINE OF BINFORD AVENUE 269.46 FEET AND S00°58'00"W 194.26 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT NEAR THE INTERSECTION OF SAID BINFORD AVENUE AND FILLMORE AVENUE; THENCE S00°54'44"W 138.26 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 27th STREET; THENCE N89°02'00"W ALONG SAID NORTH LINE 67.57 FEET; THENCE N00°55'03"E 138.26 FEET TO SAID SOUTH LINE OF SAID ALLEY; THENCE S89°02'00"E ALONG SAID SOUTH LINE 67.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9342 SQUARE FEET

DEED DESCRIPTION

ENTRY: 1094699 BOOK: 1571 PAGE: 2029

THE EAST 7.5 FEET OF LOT 15, ALL OF LOTS 16 AND 17, AND THE WEST 10 FEET OF LOT 18, BLOCK 2, DENVER PLACE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

DESCRIPTION OF PROPERTY AS OCCUPIED

PART OF THE NORTHEAST QUARTER OF SECTION 34, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF EXISTING FENCES, SAID INTERSECTION BEING N89°02'00"W ALONG THE CENTERLINE OF BINFORD AVENUE 268.30 FEET AND S00°58'00"W 138.33 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT NEAR THE INTERSECTION OF SAID BINFORD AVENUE AND FILLMORE AVENUE; THENCE ALONG S01°11'46"W ALONG SAID FENCE 11.40 FEET; THENCE N89°46'01"W 0.91 FEET TO AN EXTENSION OF A FENCE; THENCE S00°13'59"W ALONG SAID FENCE, AND ITS EXTENSION 142.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 27th STREET; THENCE N89°02'00"W ALONG SAID NORTH LINE 69.75 FEET TO AN EXTENSION OF A FENCE; THENCE N00°45'16"E ALONG SAID FENCE AND ITS EXTENSION 154.21 FEET TO A FENCE; THENCE S88°31'23"E ALONG SAID FENCE 69.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10638 SQUARE FEET

LEGEND

- = STREET MONUMENT
- = EXISTING FENCE
- = EXISTING WALL
- = EXISTING BUSHES
- = EXISTING BUILDING

RECEIVED
APR 29
Weber County Surveyor

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REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO: 4418-01 SURVEYOR: R.WILLIFORD
DATE: 10-24-01 DRAWN: H. GUNN
SCALE: 1"=30' CHECKED:

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310 OGDEN, UTAH 84403
95 W. 100 S. STE. #310 LOGAN, UTAH 84321
(801) 621-3100 FAX (801) 621-2666 (435) 752-3303 FAX (435) 752-2266

RECORD OF SURVEY

PARKER PROPERTY
PART OF THE NORTHEAST QUARTER OF SECTION 34, T.6N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
OCTOBER, 2001

SHEET 1 OF 1 SHEETS

G:\DRAWINGS\SHARED\4415\01\SURVEY.DWG Thu Apr 25 13:51:42 2002 H.GUNN

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