

03020

**SURVEYOR'S CERTIFICATE**  
 I, LYLE G. BISSEGER, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 378082, 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 24 DAY OF MARCH 2023

378082  
 UTAH LICENSE NUMBER

**LAND SURVEYOR**  
 LYLE G. BISSEGER  
 STATE OF UTAH

**BASIS OF BEARINGS**  
 THE BASIS OF BEARING FOR THIS PLAT IS THE OGDEN CITY ATLAS, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF HARRISON BOULEVARD AND 35th STREET AND VAN BUREN AVENUE AND 35th STREET, SHOWN HEREON AS: N89°02'00"W

**NARRATIVE**  
 THE PURPOSE OF THIS PLAT IS TO DEFINE THE JESSOP, JOHNSON, AND WILSON PROPERTIES FOR LAWRENCE JESSOP, RICK SESSIONS, AND MAX WILSON. ALL BOUNDARY LINES WERE FIXED BY BLOCK 26, NELSON PARK ADDITION WHICH WAS FIXED ON THE GROUND USING THE OGDEN CITY ATLAS PLAT, AND FOUND OGDEN CITY MONUMENTS.

**SURVEYED DESCRIPTION JOHNSON PROPERTY**  
 PART OF THE NORTHEAST QUARTER OF SECTION 4, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, AND ALSO A PORTION OF LOTS 1 THROUGH 4 AND A PORTION OF THE ALLEY, IN BLOCK 26, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 35th STREET, SAID POINT BEING N89°02'00"W ALONG THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF HARRISON BOULEVARD AND SAID 35th STREET AND VAN BUREN AVENUE AND SAID 35th STREET 49.98 FEET, S00°58'00"W 33.00 FEET, AND N89°02'00"W 132.75 FEET FROM SAID FOUND MONUMENT IN SAID INTERSECTION OF HARRISON BOULEVARD AND SAID 35th STREET; THENCE S00°58'00"W 50.00 FEET; THENCE S89°02'00"E 3.00 FEET; THENCE S00°58'00"E 100.00 FEET TO SAID SOUTH LINE OF SAID 35th STREET; THENCE S89°02'00"E 93.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9525 SQUARE FEET

**DEED DESCRIPTION JOHNSON PROPERTY**  
 THE EAST 76.75 FEET OF LOTS 1 TO 4, INCLUSIVE, BLOCK 26, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. ALSO: THE WEST 1/2 OF THE VACATED ALLEY ABUTTING SAID LOTS ON THE EAST. ALSO: THE EAST HALF OF THE VACATED ALLEY ABUTTING LOTS 45 AND 46, IN SAID BLOCK 26, ON THE WEST. ALSO: THE WEST 7 FEET OF THE EAST HALF OF THE VACATED ALLEY ABUTTING LOTS 47 AND 48, IN SAID BLOCK 26, ON THE WEST.

**SURVEYED DESCRIPTION WILSON PROPERTY**  
 PART OF THE NORTHEAST QUARTER OF SECTION 4, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, AND ALSO ALL OF LOTS 45 THROUGH 48 AND A PORTION OF THE ALLEY, IN BLOCK 26, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 35th STREET AND THE WEST RIGHT-OF-WAY LINE OF HARRISON BOULEVARD, SAID POINT BEING N89°02'00"W ALONG THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF SAID HARRISON BOULEVARD AND SAID 35th STREET AND VAN BUREN AVENUE AND SAID 35th STREET 49.98 FEET, AND S00°58'00"W 33.00 FEET FROM SAID FOUND MONUMENT IN SAID INTERSECTION OF HARRISON BOULEVARD AND SAID 35th STREET; THENCE S00°58'00"W ALONG SAID WEST LINE OF SAID HARRISON BOULEVARD 100.00 FEET; THENCE N89°02'00"W 129.75 FEET; THENCE N00°58'00"E 50.00 FEET; THENCE N89°02'00"W 3.00 FEET; THENCE N00°58'00"E 50.00 FEET TO SAID SOUTH LINE OF SAID 35th STREET; THENCE S89°02'00"E 132.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 13125 SQUARE FEET

**DEED DESCRIPTION WILSON PROPERTY**  
 ALL OF LOTS 47 AND 48, BLOCK 26, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. ALSO: THE EAST 3 FEET OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE WEST

ALL OF LOTS 45 AND 46, BLOCK 26, NELSON PARK ADDITION TO OGDEN CITY, UTAH, EXCEPT THAT PORTION THEREOF CONVEYED TO STATE ROAD COMMISSION OF UTAH FOR WIDENING OF HARRISON BOULEVARD.

RECEIVED  
 MAR 10 2023  
 Weber County Surveyor

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OGDEN CITY STREET MONUMENT

OGDEN CITY STREET MONUMENT

VAN BUREN

BRINKER AVENUE

HARRISON BOULEVARD

35th STREET

N 89°02'00" W (BASIS OF BEARINGS) 758.99'

EXISTING CURB AND GUTTER (TYPICAL)

DANIEL MURDOCK & WENDY A  
 ENTRY: 1648383 BOOK: 2022 PAGE: 1159

N 00°58'00" E 200.00'

S 00°58'00" W 100.00'

S 00°58'00" W 100.00'

S 00°58'00" W 200.00'

S 00°58'00" W 200.00'

S 00°58'00" W 200.00'

S 00°58'00" W 200.00'

S 00°58'00" W 200.00'

S 89°02'00" E 93.75'

S 89°02'00" E 132.75'

N 00°58'00" E 100.00'

N 00°58'00" E 50.00'

N 00°58'00" E 50.00'

N 89°02'00" W 3.00'

S 89°02'00" E 296.50'

20' ALLEY (VACATED)

**SURVEYED DESCRIPTION JESSOP PROPERTY**

PART OF THE NORTHEAST QUARTER OF SECTION 4, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, ALSO ALL OF LOTS 5 THROUGH 12 AND ALL OF LOTS 37 THROUGH 44 AND ALL OF THE ALLEY, IN BLOCK 26, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARRISON BOULEVARD, SAID POINT BEING N89°02'00"W ALONG THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF SAID HARRISON BOULEVARD AND SAID 35th STREET AND VAN BUREN AVENUE AND SAID 35th STREET 49.98 FEET, AND S00°58'00"W 133.00 FEET FROM SAID FOUND MONUMENT IN SAID INTERSECTION OF HARRISON BOULEVARD AND SAID 35th STREET; THENCE S00°58'00"W ALONG SAID WEST LINE OF SAID HARRISON BOULEVARD 200.00 FEET; THENCE N89°02'00"W 296.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRINKER AVENUE; THENCE N00°58'00"E ALONG SAID EAST LINE 200.00 FEET; THENCE S89°02'00"E 296.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 59,300 SQUARE FEET

**DEED DESCRIPTION JESSOP PROPERTY**

ALL OF LOTS 5 TO 12, INCLUSIVE, IN BLOCK 26, NELSON PARK ADDITION TO OGDEN CITY, UTAH, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE EAST. TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK WHICH ABUTS SAID LOTS. ALSO THAT PORTION OF THE VACATED EAST 6 FEET OF BRINKER AVENUE WHICH ABUTS LOTS 5 TO 12, INCLUSIVE ON THE WEST

ALL OF LOTS 42, 43, AND 44, BLOCK 26, NELSON PARK ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK WHICH ABUTS SAID LOTS

THE WEST 129.7 FEET OF LOTS 37 TO 41, INCLUSIVE, BLOCK 26, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. ALSO: THE EAST 1/2 OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE WEST

**JESSOP PROPERTY**  
 59,300 SQ FT

**WILSON PROPERTY**  
 13,125 SQ FT

**JOHNSON PROPERTY**  
 9,525 SQ FT

P.O.B. WILSON PROPERTY

P.O.B. JOHNSON PROPERTY

P.O.B. JESSOP PROPERTY

ROBERT P HULERSTROM TRUSTEE

ELIZABETH BLAIR MURRAY ETAL

N 89°02'00" W 296.50'

03020

SCALE: 1"=20'

**LEGEND**

- = OGDEN CITY STREET MONUMENT
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = SIDEWALK
- 
- 

**REVISIONS**

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

PROJECT NO.: 4684-487-4861-01 SURVEYOR: L. BISSEGER  
 DATE: JULY 28, 2022 DRAWN: H. BLAIR  
 SCALE: 1"=80' CHECKER:

**REEVE & ASSOCIATES, INC.**  
 Civil Engineering \* Structural Engineering  
 Surveying \* Land Planning \* Landscape Architecture  
 EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310  
 OGDEN, UTAH 84403  
 (801) 621-3100 FAX (801) 621-2666

**RECORD OF SURVEY**

**JESSOP, WILSON, & JOHNSON PROPERTIES**  
 PART OF BLOCK 26, NELSON PARK ADDITION AND ALSO PART OF THE NORTHEAST QUARTER OF SECTION 4, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH  
 JULY, 2002

SHEET	1
1	1
SHEETS	