

SCALE: 1" = 30'

○ = 5/8"Ø x 24" LENGTH REBAR WITH CAP STAMPED 167594

FER 1004

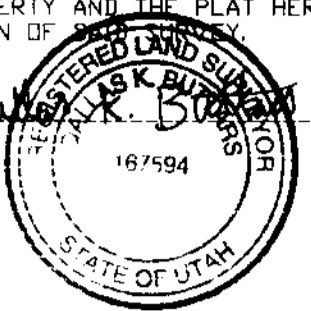
003201

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 167594 DO HEREBY CERTIFY THAT I MADE A SURVEY OF THE BELOW DESCRIBED PROPERTY AND THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

DATE: 3-31-03

SIGNED



PARCEL A BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF 12TH STREET, SOUTH 89°09'45" EAST 76.2 FEET AND NORTH 0°50'15" EAST 33 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTER LINE OF JACKSON AVENUE WITH THE CENTER LINE OF 12TH STREET, BEING OGDEN CITY A STATION 193+64.55 AND OGDEN CITY B STATION 146+02.20 AND RUNNING THENCE NORTH 0°50'15" EAST 80 FEET, THENCE NORTHWESTERLY TO A POINT THAT IS SOUTH 89°09'45" EAST 100 FEET, MORE OR LESS FROM THE EAST BANK OF THE WESTERN IRRIGATION COMPANY CANAL, THENCE NORTH 89°09'45" WEST 100 FEET MORE OR LESS TO THE EAST BANK OF THE WESTERN IRRIGATION COMPANY CANAL, THENCE SOUTHEASTERLY ALONG THE EAST BANK OF SAID CANAL TO A POINT NORTH 89°09'45" WEST 55 FEET AND NORTH 0°50'15" EAST 80 FEET, MORE OR LESS, FROM BEGINNING, THENCE SOUTH 0°50'15" WEST 80 FEET MORE OR LESS, TO 12TH STREET, THENCE SOUTH 89°09'45" EAST ALONG 12TH STREET 55 FEET, MORE OR LESS TO PLACE OF BEGINNING.

PARCEL B BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 89°09'45" EAST 131.2 FEET AND NORTH 0°50'15" EAST 261 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTER LINE OF JACKSON AVENUE WITH THE CENTER LINE OF 12TH STREET, BEING OGDEN CITY A STATION 193+64.55 AND OGDEN CITY B STATION 146+02.20 AND RUNNING THENCE NORTH 0°50'15" EAST 102 FEET, THENCE NORTH 89°09'45" WEST 115 FEET MORE OR LESS TO THE EAST LINE OF JACKSON AVENUE, THENCE SOUTH ALONG SAID AVENUE 60 FEET, THENCE EAST 20 FEET MORE OR LESS, THENCE SOUTH 10° EAST 4.23 FEET, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY DEED RECORDED IN BOOK 818, PAGE 500, THENCE SOUTHEASTERLY 96 FEET MORE OR LESS TO BEGINNING.

EASEMENT DESCRIPTION (A)

A 10' UTILITY EASEMENT FOR WATER AND ANY OTHER UTILITIES NECESSARY FOR PARCEL 13-004-0002 DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 89°09'45" EAST 134.70 FEET AND NORTH 0°50'15" EAST 56.00 FEET FROM THE OGDEN CITY MONUMENT AT 12TH STREET AND MONROE BLVD AS IT EXISTS IN APRIL 2003 AND RUNNING THENCE NORTH 89°09'45" WEST 55.00 FEET, THENCE NORTH 0°50'15" EAST 24.00 FEET, THENCE NORTH 44°09'45" WEST 42.32 FEET TO THE EAST RIGHT OF WAY OF MONROE BLVD., THENCE NORTH 0°43'15" EAST 166.12 FEET ALONG SAID EAST RIGHT OF WAY, THENCE SOUTH 89°09'45" EAST 10.00 FEET, THENCE SOUTH 0°43'15" WEST 152.59 FEET, THENCE SOUTH 44°09'45" EAST 81.27 FEET, THENCE SOUTH 89°09'45" EAST 17.47 FEET, THENCE SOUTH 0°50'15" WEST 10.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY LINES OF THE SHOWN 2 PARCELS. THE BEST AVAILABLE EVIDENCE WAS USED TO DETERMINE THE INTENT OF THE DEEDS RE WRITTEN FOR THE WIDENING OF 12TH ST. SEVERAL YEARS AGO. THE ORIGINAL SURVEY MONUMENT IN 12TH & MONROE (JACKSON AVENUE) WAS MOVED TO THE NEW 12TH ST. CENTERLINE. THE ORIGINAL POSITION IS AS SHOWN. THE DEEDS HAVE SEVERAL "MORE OR LESS" CALLS IN IT AND AFTER USING EXISTING OCCUPATION EVIDENCE THE BOUNDARY WAS DETERMINED AS SHOWN.

LANDMARK SURVEYING, INC.
 A COMPLETE LAND SURVEYING SERVICE
 4646 S. 3500 W. #3, WEST HAVEN, UTAH 84401
 PHONE 801-731-4075

CLIENT: RUBON VILLALOBOS
 LOCATION: N.E. 1/4 SEC. 21, T6N, R1W
 12TH ST & MONROE, OGDEN, UT.
 SURVEYED: 3-7-03

REVISIONS:	DRAWN BY: D.B.
AAAA	CHECKED BY: D.B.
	DATE: 3-31-03
	FILE: 2461 RFS

NOTE
 U.D.O.T. PERMIT REQUIRED BEFORE CONSTRUCTION
 ALL CONSTRUCTION & MATERIALS MUST CONFORM
 TO OGDEN CITY AND U.D.O.T. STANDARDS

003201