

DATE: 03-22-04
PLAT DATE:
SCALE: 1"=20'
PREPARED BY: RICHARDSON

NARRATIVE:

Boundary Specialists were retained by Sharon Richardson to perform a record of survey of the parcels of land shown hereon. Field work commenced on February 16, 2004 with subsequent field work being performed on March 05, 2004. Field data was collected using a Trimble 5800 GPS system. A #5 rebar 18 inches long with a yellow plastic cap stamped 356548 was set at the northwest corner of Parcel 1, no other property corners were set as the southeast corner falls upon a block wall and the other corners fall upon fence posts. A thorough search was made for evidence of the West line of Section 17 with no success. Although the Section corners can be reestablished from the Ogden City Plat Maps, other evidence was found that conflicts with that information because of that we have not shown a tie to the Section line and have used the Center line Monuments shown hereon as they exist upon the ground and can be located with certainty.

DESCRIPTIONS:

DEED DESCRIPTION:
Book 1874, Page 1131

Parcel 1:
Part of the Southwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 11.69 chains NORTH and 2282 feet WEST from the southeast corner of said quarter section, and running thence WEST 70.00 feet; Thence NORTH 363 feet; Thence EAST 70 feet; Thence SOUTH 363 feet to the place of beginning. Subject to right of way for road (7th Street) along the north 27.4 feet, more or less, thereof.

Parcel 2:
Part of the Southwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 11.69 chains NORTH and 2352 feet WEST from the southeast corner of said quarter section, and running thence WEST 90 feet; Thence NORTH 163 feet; Thence EAST 90 feet; Thence SOUTH 163 feet to the place of beginning.

BOUNDARY LINE AGREEMENTS:

Book 2005, Page 359
Part of the Southwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 11.69 chains NORTH and 2352 feet WEST and 176 feet NORTH, more or less, to an existing cedar fence, from the southeast corner of said quarter section, and running thence WEST along said cedar fence line 90 feet, more or less, to the west line of property known as Tax I.D. 12-091-0075.

Book 2005, Page 360
Part of the Southwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 11.69 chains NORTH and 2352 feet WEST and 176 feet NORTH, more or less, to an existing cedar fence, from the southeast corner of said quarter section, and running thence NORTH along said cedar fence line 166 feet, more or less, along said fence and fence line extended to the north property line known as Tax I.D. 12-091-0075.

AS SURVEYED DESCRIPTION:

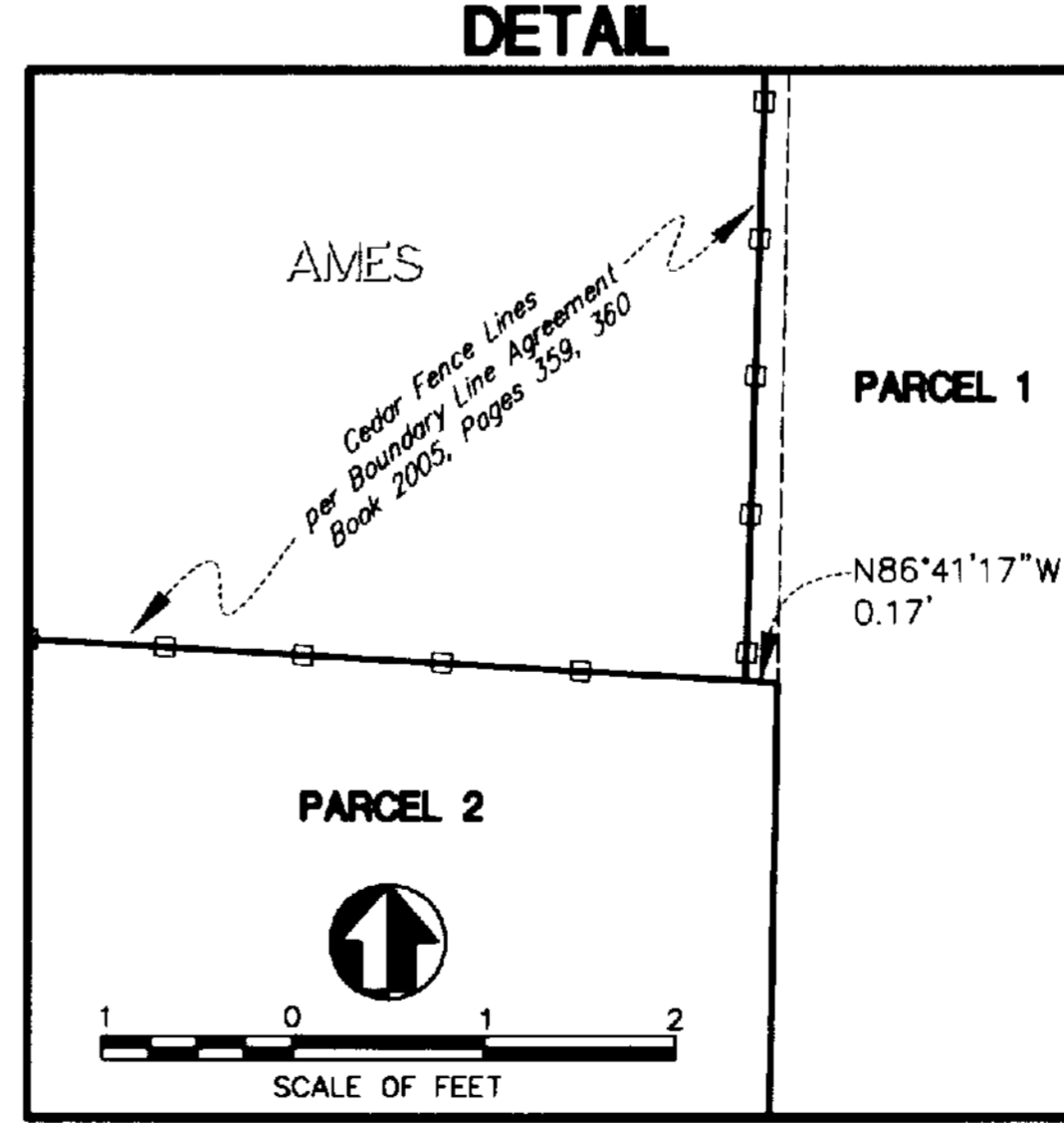
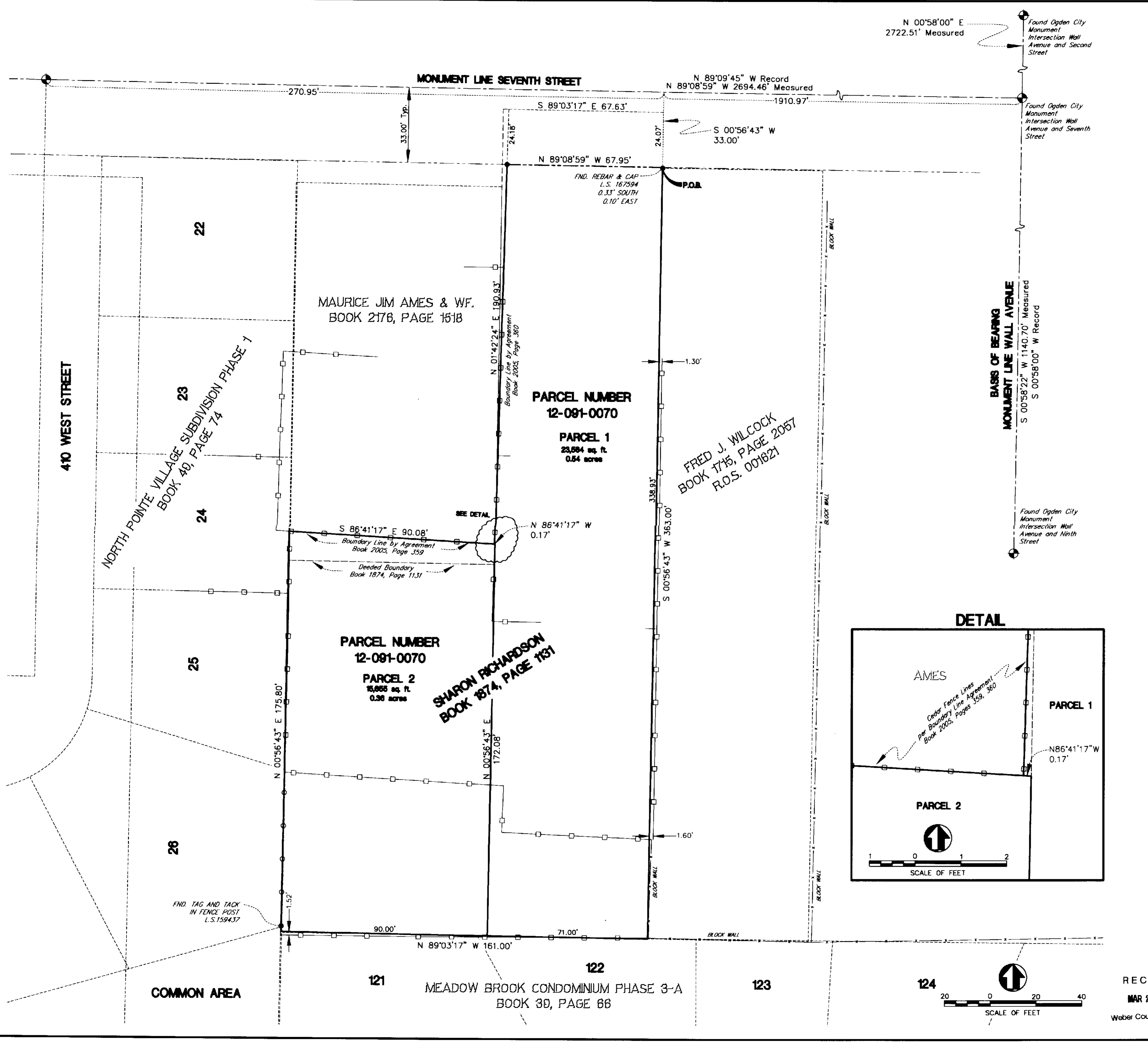
A parcel of land lying and situate in the Southwest Quarter of the Southwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, Utah. Comprising Parcels One and Two described in that certain Warranty Deed dated July 31, 1997, recorded August 01, 1997 as Entry Number 1485413, in Book 1974 at Page 1131 of the Weber County Records and that particular area of land enclosed by those particular Cedar Fence lines described in those particular Boundary Line Agreements dated April 09, 1999 and recorded April 14, 1999 as Entry Numbers 1628117 and 1628118, recorded in Book 2005, at Pages 359 and 360 of said Weber County Records. Basis of Bearing for subject parcels being South 00°58'22" West 1140.70 feet (measured), (South 00°58'00" West record) between the Ogden City well monuments monumentalizing the center lines of Seventh Street, Ninth Street and the monument line of Wall Avenue. Subject Parcel being more particularly described as follows:

Commencing at the Ogden City well monument monumentalizing the intersection of the monument line of said Wall Avenue and the Center Line of Seventh Street, thence North 89°08'59" West (measured), (North 89°09'45" West record) 1910.97 feet coincident with the monument line of said Seventh Street; Thence South 00°56'43" West 33.00 feet to the Southeast corner of that particular parcel of land transferred to Robert J. Twigg by that certain Warranty Deed recorded February 06, 1987 as Entry Number 998460, in Book 1509, at Page 313 of said County Records and the True Point of Beginning; Thence South 00°56'43" West 363.00 feet coincident with the west line of said Twigg parcel transferred to Fred J. Wilcock by that certain Warranty Deed recorded May 13, 1994 as Entry Number 1291573, in Book 1715, at Page 2057 of said county records to the Southwest corner thereof; Thence North 89°03'17" West 161.00 feet; Thence North 00°56'43" East 175.80 feet to a fence corner and a point on that certain fence line described in that certain Boundary Line Agreement recorded in Book 2005, at Page 359 of the Weber County Records; Thence South 86°41'17" East 90.08 feet coincident with said fence line to a fence corner; Thence North 01°42'24" East 190.93 feet coincident with that particular cedar fence line, and the extension thereof, described in that certain Boundary Line Agreement recorded in Book 2005, at Page 360 of said records to the point on the South Right of Way Line of Seventh Street; Thence South 89°08'59" East 67.95 feet coincident with said Right of Way to the point of beginning.

RECORD OF SURVEY OF
PARCELS 12-091-0070, -0037
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

BOUNDARY SPECIALISTS
123 South Main Ste. 3, Heber City, Utah
7920 South Highway 89, Willard, Utah
801-792-1669 435-654-1917 FAX

DEH	DEH	JJ
PREPARED	DRAWN	CHECKED
1	1	



LEGEND

- = FOUND STREET MONUMENT & CENTER LINES
- = SET 3/8" BAR & CAP LS 356548 & PROPERTY LINE
- = CHAIN LINK FENCE
- = CEDAR FENCE
- = DEED LINE
- - - = EXISTING RIGHT OF WAY LINE (ROW)
- - - = ADJOINING PROPERTY LINES
- - - = DIMENSION LINES

R.O.S. = RECORD OF SURVEY

RECEIVED
MAR 23 2004
Weber County Surveyor