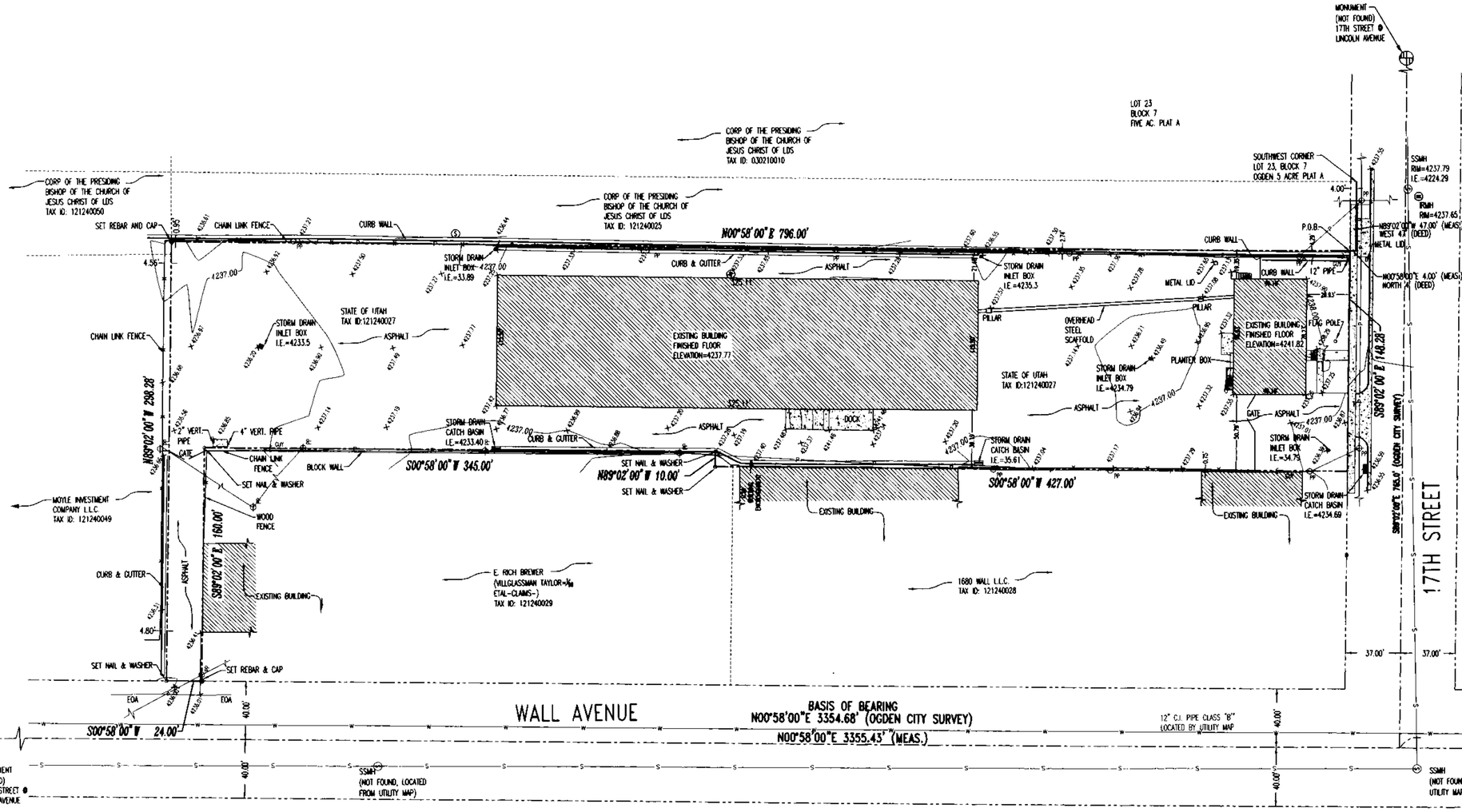
003390



DEED DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 47 FEET WEST AND 4 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF LOT 23, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH; RUNNING THENCE NORTH 58' EAST 796 FEET; THENCE NORTH 89°02' WEST 298.28 FEET TO THE EAST LINE OF WALL AVENUE; THENCE SOUTH 58' WEST 24 FEET, THENCE SOUTH 89°02' EAST 160 FEET; THENCE SOUTH 58' WEST 345 FEET; THENCE NORTH 89°02' WEST 10 FEET; THENCE SOUTH 58' WEST 427 FEET TO THE NORTH LINE OF 17TH STREET; THENCE SOUTH 89°02' EAST 148.28 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, D. BRADFORD PETERSEN, DEPOSE AND SAY THAT I AM A DULY REGISTERED LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

PROFESSIONAL LAND SURVEYOR No. 332255 D. BRADFORD PETERSEN 9-24-04 STATE OF UTAH

NARRATIVE

THIS SURVEY WAS PREPARED FOR HFS ARCHITECTS FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCELS OF LAND. THE BASIS OF BEARING USED AS CONTROL FOR THIS SURVEY IS NORTH 00°58'00" EAST BETWEEN MONUMENTS FOUND AT 12TH STREET AND 18TH STREET ALONG WALL AVENUE AS SHOWN ON THE SURVEY. EACH CORNER SET, WAS MARKED WITH A 5/8 INCH RE-BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR".

THE TIES TO THE PROPERTY WERE ROTATED TO MATCH THE CORRESPONDING MONUMENT LINE ALONG WALL AVENUE AND THE CENTERLINE ALONG 17TH STREET.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR OR BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:

-DRAWING NO. 2637 & 2634 OGDEN CITY SURVEY MAPS
-BOUNDARY SURVEY BY INTER MOUNTAIN SURVEYING ON FILE WITH THE WEBER COUNTY SURVEYOR'S OFFICE AS #000337, DATED MAY 9,1990.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY COMPANIES AND BLUE STAKES SHOULD BE CONTACTED FOR ACTUAL LOCATIONS.

BENCHMARK #WC-133 (FOUND) 3" BRASS CAP SET ON CONCRETE RETAINING WALL ELEV.=4289.764

SURVEY STANDARD LEGEND

- MONUMENT LINE
- RIGHT-OF-WAY LINE
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- POWER LINE
- NATURAL GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- CONTOUR LINE
- STREET MONUMENT
- STREET MONUMENT (NOT FOUND)
- POWER POLE
- GUY ANCHOR
- POWER TRANSFORMER
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN CATCH BASIN
- SPOT ELEVATION

STANDARD ABBREVIATIONS

CONC	CONCRETE
DIA or ϕ	DIAMETER
E	EAST
EOA	EDGE OF ASPHALT
ELEV	ELEVATION
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FT	FEET
HDPE	HDPE
IE	INVERT ELEVATION
IRR	IRRIGATION
MON	MONUMENT
N	NORTH
PVC	POLYVINYL CHLORIDE PIPE
R	RANGE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SLB&M	SALT LAKE BASE & MERIDIAN
S	SOUTH
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
WV	WATER VALVE
W	WEST

NORTH

SCALE: 1" = 40'

20 40 60 80 120 160 200

DEC 10 04

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OGDEN GRAIN FACILITY
HFS ARCHITECTS

128 17TH STREET
OGDEN, UTAH 84402
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, T6N, R1W, SLB & M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO:	240571
CAD DWG. FILE:	240571SVY
DRAWN BY:	RJP
CALC BY:	RJP/DBP
FIELD CREW:	DS
CHECKED BY:	DBP
DATE:	9/22/04

SHEET TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

1 OF 1

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