



REVISIONS	DESCRIPTION

BOUNDARY & TOPOGRAPHY EXHIBIT
 OGDEN CITY, WEBER COUNTY, UTAH
Record of Survey
FOR B & B INVESTMENTS

Project Info.	
Surveyor:	D. PENROD
Designer:	N. ANDERSON
Begin Date:	05-19-06
Name:	B & B INVESTMENTS
Scale:	1"=30'
Checked:	
Number:	5273-01

Sheet	1
1	Sheets

Surveyed Boundary Description

PARCEL A
 PART OF BLOCK 3, SOUTH PARK ADDITION TO OGDEN CITY AND PART OF THE NORTHWEST QUARTER OF SECTION 5, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, WEBER COUNTY, UTAH. DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 68 OF SAID BLOCK 3; THENCE N00°58'00"E 93.79 FEET ALONG THE EAST LINE OF LOTS 68, 69, 70, AND 71 TO THE SOUTH RIGHT OF WAY OF 32ND STREET; THENCE S74°15'00"W ALONG SAID SOUTH LINE FEET; THENCE S01°22'21"E 16.26 FEET; THENCE N88°37'44"E 14.33 FEET; THENCE S00°58'00"W 50.06 FEET TO THE NORTH LINE OF LOT 67; THENCE S89°02'00"E ALONG SAID NORTH LINE 69.22 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.14 ACRES

PARCEL B
 PART OF BLOCK 3, SOUTH PARK ADDITION TO OGDEN CITY AND PART OF THE NORTHWEST QUARTER OF SECTION 5, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, WEBER COUNTY, UTAH. DESCRIBED AS FOLLOWS:
 ALL OF LOT 66 AND 67 OF BLOCK 3, SOUTH PARK ADDITION TO OGDEN CITY, WEBER COUNTY.
 CONTAINING 0.17 ACRES

PARCEL C
 PART OF BLOCK 3, SOUTH PARK ADDITION TO OGDEN CITY AND PART OF THE NORTHWEST QUARTER OF SECTION 5, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, WEBER COUNTY, UTAH. DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 3; THENCE S89°02'00"E ALONG THE SOUTH LINE OF LOT 10 121.61 FEET TO THE WEST ROW LINE OF WALL AVENUE; THENCE THE NEXT THREE COURSES ALONG SAID ROW N00°15'43"W 159.69 FEET, N02°08'17"W 73.71 FEET, N53°56'40"W 30.21 FEET TO THE SOUTH LINE OF 32ND STREET; THENCE S74°15'00"W ALONG THE SOUTH LINE OF 32ND STREET 93.42 FEET; THENCE S00°58'00"W 223.75 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.65 ACRES

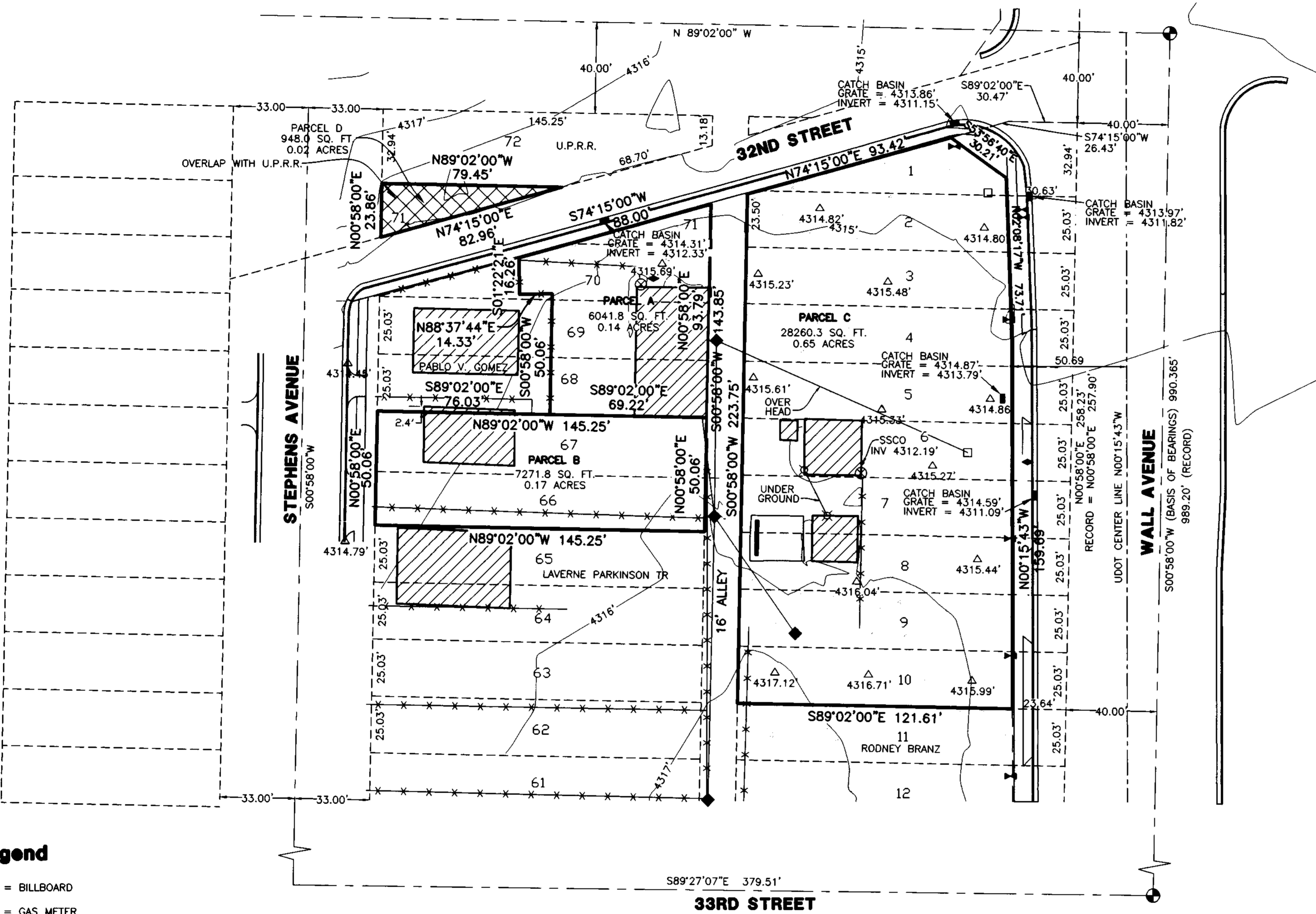
PARCEL D
 PART OF BLOCK 3, SOUTH PARK ADDITION TO OGDEN CITY AND PART OF THE NORTHWEST QUARTER OF SECTION 5, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, WEBER COUNTY, UTAH. DESCRIBED AS FOLLOWS:
 ALL OF THAT PORTION OF LOT 71 OF SAID BLOCK 3 LYING NORTH OF 32ND STREET.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF 33RD STREET AND WALL AVENUE AND A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF 32ND STREET AND WALL AVENUE. SHOWN HEREON AS: N00°58'00"E

Narrative

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE PARCEL A, B, C, AND D AS DESCRIBED AND SHOWN ON THIS PLAT. THE CONTROL USED FOR THIS SURVEY WAS "FOUND" OGDEN CITY MONUMENTS. THE SURVEYED LOCATIONS WERE COMPARED WITH THE OFFICIAL PLAT ON RECORD WITH THE WEBER COUNTY RECORDER. SAID PLAT IS THE BASIS OF THE CALCULATIONS FOR THIS SURVEY. LOTS WITHIN BLOCK 3 WERE PRORATED BASED ON THE SURVEYED DISTANCE TO RECORD BETWEEN THE MONUMENTS SHOWN HEREON IN WALL AVENUE. THE NORTHWEST PORTION OF LOT 71 AS DESCRIBED IN DEEDS AND SHOWN HEREON AS PARCEL D, IS IN CONFLICT WITH UNION PACIFIC RAIL ROAD PROPERTY AND MAY BE SUBJECT TO UPRR OWNERSHIP. ALL UTILITIES SHOWN ARE FROM VISIBLE ABOVE GROUND EVIDENCE ONLY. ALL UNDERGROUND LINES SUBJECT TO BLUESTAKES LOCATION. ALL LOT CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THIS SURVEY WAS REQUESTED BY B & B INVESTMENTS c/o SCOTT BOWDEN.



Legend

- = BILLBOARD
- = GAS METER
- = POWER METER/BOX
- = POWER POLE
- = LIGHT POLE
- = WATER METER
- = OGDEN CITY MONUMENT
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = EXISTING FENCELINE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE



Surveyor's Certificate

I, **DARYL N. PENROD**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
 SIGNED THIS 2nd DAY OF October, 2006

5331527
 UTAH LICENSE NUMBER

