



SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
PART OF LOT 7, BLOCK 48, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING 90 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7, AND RUNNING THENCE SOUTH 34 FEET; THENCE WEST 132 FEET; THENCE NORTH 34 FEET; THENCE EAST 132 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT TO USE A 12 FOOT DRIVEWAY IN REAR, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 132 FEET WEST OF THE NORTHEAST CORNER OF LOT 7, AND RUNNING THENCE SOUTH 144 FEET; THENCE WEST 12 FEET; THENCE NORTH 144 FEET; THENCE EAST 12 FEET TO THE PLACE OF BEGINNING.

ALSO TOGETHER WITH A RIGHT OF WAY, PART OF LOT 7, BLOCK 48, PLAT C, OGDEN CITY SURVEY, BEGINNING AT A POINT 124 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7, RUNNING THENCE SOUTH 1 FOOT; THENCE WEST 62 FEET; THENCE NORTH 1 FOOT; THENCE EAST 62 FEET TO THE POINT OF BEGINNING. SITUATE IN WEBER COUNTY, STATE OF UTAH (BOOK 1703/1068)

PARCEL 2:
PART OF LOTS 7 & 8, BLOCK 48, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 124 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7, RUNNING THENCE SOUTH 30 FEET; THENCE WEST 132 FEET; THENCE NORTH 30 FEET; THENCE EAST 132 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY, BEGINNING AT A POINT 132 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7, RUNNING THENCE SOUTH 12 FEET; THENCE WEST 12 FEET; THENCE NORTH 264 FEET; THENCE EAST 12 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY, PART OF LOT 7, BLOCK 48, PLAT C, OGDEN CITY SURVEY, BEGINNING AT A POINT 124 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7, RUNNING THENCE SOUTH 1 FOOT; THENCE WEST 62 FEET; THENCE NORTH 1 FOOT; THENCE EAST 62 FEET TO THE POINT OF BEGINNING. SITUATE IN WEBER COUNTY, STATE OF UTAH (BOOK 1703/1068)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENDOUR UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENDOUR UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

Michael L. Wangemann
MICHAEL L. WANGEMANN, PLS #6431156

9/11/08
DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES FOR THE TWO (2) ABOVE MENTIONED PARCELS. A SURVEY HAD BEEN DONE ON PARCEL 2 BY BUTTARS SURVEYING OF OGDEN UTAH, DATED FEBRUARY 14, 1994 AS SURVEY FILE NUMBER 1062 IN THE WEBER COUNTY SURVEYOR'S OFFICE. UTAH LAND SURVEYING (ULS) FOUND THE SAME CONTROLLING MONUMENTS USED IN SAID SURVEY. ULS ALSO FOUND THREE (3) OF THE FOUR (4) PROPERTY CORNERS THAT WERE SET BY LARRY M. BUTTARS. ULS AGREED WITH THE LOCATION OF FOUND EVIDENCE FROM SAID SURVEY. ALSO, ULS LOCATED THE MONUMENTS CONTROLLING BLOCK 48, PLAT C, OGDEN CITY SURVEY. ALL MONUMENTS WERE FOUND WITH EXCEPTION TO THE MONUMENT LOCATED IN RUSHTON STREET AND QUINCY AVENUE. MANY OF THE EXISTING FENCES WERE LOCATED AS WELL, USING ALL OF THE EVIDENCE AT HAND. IT IS THE PROFESSIONAL OPINION OF THIS SURVEYOR THAT THIS IS THE LOCATION OF THE BOUNDARY LINES FOR SAID PARCELS AS REPRESENTED ON THE FACE OF THIS SURVEY PLAT.

ALSO IT WAS FOUND THAT A PUBLIC ALLEY WAY HAD BEEN VACATED BY OGDEN CITY THAT ABUTTS PARCEL 2 TO THE WEST. THEREFORE ACCORDING TO THE RULES AND LAWS OF VACATING A PUBLIC RIGHT OF WAY, HALF OF SAID ALLEY REVERTED BACK TO THE OWNERSHIP OF ALL ABUTTING OWNERS.

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND OGDEN CITY MONUMENTS LOCATED AT THE INTERSECTIONS OF 20TH STREET AND 21ST STREET ALONG WITH JACKSON AVENUE AS SHOWN ON THIS SURVEY PLAT.
2. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE ADDRESS TO THESE PROPERTIES ARE PARCEL 1: 2015 JACKSON AVENUE, OGDEN, UTAH. AND PARCEL 2: 2017 JACKSON AVENUE, OGDEN, UTAH.
4. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS AS NOTED ON THE PLAT.

UTILITY NOTE:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



SYMBOL LEGEND

Section Monument	Street Monument	Reference/Witness Monument
Property Corner	Spot Elevation	Light Pole
Fire Hydrant	Handicap Parking	Tree
Storm Drain Manhole	Telephone Pedestal	Parking Staff Count
Water Manhole	Water Meter	Gas Meter
Sanitary Sewer Manhole	Sanitary Sewer Cleanout	Electrical Box
Power Manhole	Hose Bib	Irrigation Control Valve Box
Communication Manhole	Street Light	Power Meter
Break Line	Building Light	Cable TV Pedestal
Transformer	Catch Basin 2'x2'	Revision Symbol

LINE TYPE LEGEND

Property Line	Cable Communications Line
Section Line	Fiber Optics Line w/ Manhole
Center Line	Gas Line w/ Valve
Easement Line	Irrigation Line w/ Valve
Fence Line (other)	Overhead Power Line w/ Pole
Vinyl Fence	Underground Power Line w/ Box
Chain Link Fence	Storm Drain Line w/ Catch Basin
Wood Fence	Sanitary Sewer Line w/ Manhole
Wire Fence	Telephone Line w/ Box
Curb & Gutter	Water Line w/ Valves
Curb Wall	Edge of Gravel Road
Contour Line	Edge of Asphalt
Ditch	

RECEIVED
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WEBER CO SURVEYOR

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UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 West 2100 South, Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0818
www.utahlandsurveying.com

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
#6431156
9/11/08
STATE OF UTAH

REV	DATE	DESCRIPTION

BOUNDARY SURVEY
2015 & 2017 JACKSON AVENUE, OGDEN, UT

PREPARED FOR: BURTON LAW FIRM
KEN BURTON
5319 ADAMS AVENUE PARKWAY, SUITE D
OGDEN, UT 84405

LOCATION: LOTS 7&8, BLOCK 48, PLAT C, OGDEN CITY SURVEY

JOB NO:	0250-08
DATE:	8/2/08
SCALE:	1" = 10'
DRAWN:	MLW
CHECKED:	TRC
DESIGNED:	