

**NARRATIVE:**

Boundary Consultants were retained by Shou-Chen Lee to perform a Record of Survey of the subject parcels and monument the corners thereof.

Subject parcels 4 & 5 are senior in title to all of the adjoining parcels and as such are entitled to exactly that which was transferred by their respective deeds, with the adjoining parcels subject to any overage or shortage in area.

Subject parcels 1, 2, 3 and the Robert H. Hinckley, Inc. parcel were all owned in fee simple by Clarence S. Nelson Sr. and Frances Belle Nelson, evidenced by that certain Warranty Deed dated 02 January 1953 and filed in Book 407 at Page 383 of the Weber County Records, being described as follows:

The north 5 rods of Lot 24, Block 4, South Ogden Survey of Ogden City Survey.

The south 3 rods of the east 10 rods of Lot 24, Block 4, South Ogden Survey of Ogden City Survey.

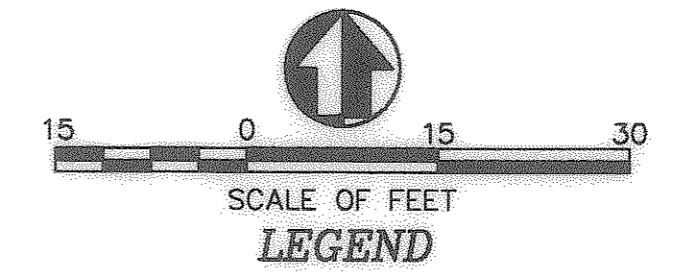
Together with a right of way from and upon the following part of said Lot 25, in said Block 4, to-wit: Beginning at a point 6 feet SOUTH of the Northwest corner of said Lot 25, and running thence EAST 10 rods; thence NORTH 6 feet; thence EAST 10 rods; thence SOUTH 1 rod; thence WEST 20 rods; thence NORTH 10 1/2 feet to the place of beginning.

Also the south half of Lot 25, Block 4, South Ogden Survey of Ogden City Survey.

Subject parcels 1, 2, 3 are Junior in title to that portion of the Clarence S. Nelson Sr. and Frances Belle Nelson parcels transferred to Gredion L. Nelson by Warranty Deed dated 22 May 1962 and filed in Book 711 at page 509 of the Weber County Records.

Transfer of the Root Parcel to subject parcels 1, 2, 3 occurred on 01 July 1969 in what appears to be a simultaneous transfer to Volney DeForges Nelson, (Warranty Deed, Book 929, Page 663) with the transfer of the parcel to the Gredion L. Nelson, (Warranty Deed, Book 921, Page 436), although the transfer appears to be simultaneous the deed filed in Book 921 was recorded first, July 15, 1969 @ 10:28 AM, with the deed filed in Book 929 being recorded November 20, 1969 @ 10:23 AM. The two surviving homes which currently cross the common boundary line between the aforementioned parcels were extant at the time of the parcel split and transfer.

Parcels 1, 2, 3 were created simultaneously by a pair of Quit Claim Deeds, Entry 1511219, Book 1898, Page 323, filed December 22, 1997 @ 10:17 AM and Entry 1511220, Book 1898, Page 325, filed December 22, 1997 @ 10:18 AM.



- FOUND STREET MONUMENT & CENTER LINES
- SET 5/8" B&P & CAP. LS 356548 & PROPERTY LINE
- SET MONUMENT AS NOTED
- EXISTING RIGHT OF WAY LINE (ROW)
- BLOCK "A" BOUNDARY AND HISTORIC LOT LINES
- ADJOINING PROPERTY LINES
- DIMENSION LINES
- EXANT BUILDING
- ENCROACHMENT AREAS // AREAS OF POSSIBLE ACQUISITION

**SURVEYORS CERTIFICATE:**

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon.

DAVID E. HAWKES  
 APR 09 2009  
 DATE

**DESCRIPTIONS:**

**SUBJECT PARCEL 1:** (Entry 2341004)

Part of Lot 24, Block 4, South Ogden Survey, Ogden City Survey; Beginning at a point 49.5 feet NORTH and 179 feet EAST of the Southwest corner of said Lot 24; and running thence NORTH 47.5 feet; thence WEST 36 feet; thence SOUTH 47.5 feet; thence EAST 36 feet to the point of beginning. Subject to a Right of Way over the south ten feet of the above described property in common with Gredion L. Nelson.

Together with a right-of-way for ingress and egress over a part of Lot 25, Block 4, South Ogden Survey, Ogden City Survey; beginning at the Southwest corner of said Lot 25; and running thence NORTH 21 feet; thence EAST 179 feet; thence SOUTH 21 feet; thence WEST 179 feet to the point of beginning. The extent and use of this right-of-way was clarified by order of the Second Judicial District Court, a certified copy of such order being recorded at Book 1398, Page 606, Weber County Records.

Together with a right-of-way for ingress and egress and for parking motor vehicles over a part of Lot 24, Block 4, South Ogden Survey, Ogden City Survey; beginning at a point 49.5 feet NORTH and 85.5 feet EAST of the Southwest corner of said Lot 24; and running thence NORTH 47.5 feet; thence EAST 30 feet; thence SOUTH 47.5 feet; thence WEST 30 feet to the point of beginning, in common with the record owner of the following described parcel:

**SUBJECT PARCEL 2:** (Entry 2341004)

Part of Lot 24, Block 4, South Ogden Survey, Ogden City Survey; Beginning at a point 49.5 feet NORTH and 85.5 feet EAST of the Southwest corner of said Lot 24; and running thence NORTH 47.5 feet; thence EAST 179 feet; thence SOUTH 21 feet; thence WEST 179 feet to the point of beginning. The extent and use of this right-of-way was clarified by order of the Second Judicial District Court, a certified copy of such order being recorded at Book 1398, Page 606, Weber County Records.

Together with and subject to the party wall rights as they now exist in the party wall which is on the north side of this property.

Together with a right-of-way for ingress and egress over a part of Lot 25, Block 4, South Ogden Survey, Ogden City Survey; beginning at the Southwest corner of said Lot 25; and running thence NORTH 21 feet; thence EAST 179 feet; thence SOUTH 21 feet; thence WEST 179 feet to the point of beginning. The extent and use of this right-of-way was clarified by order of the Second Judicial District Court, a certified copy of such order being recorded at Book 1398, Page 606, Weber County Records.

**SUBJECT PARCEL 3:** (Entry 2333878)

Part of Lot 24, Block 4, South Ogden Survey, Ogden City Survey; Beginning at a point 49.5 feet NORTH and 85.5 feet EAST of the Southwest corner of said Lot 24; and running thence NORTH 47.5 feet; thence EAST 30 feet; thence SOUTH 47.5 feet; thence WEST 30 feet to the point of beginning. Subject to a Right of Way over the south ten feet of the above described property in common with Gredion L. Nelson.

Together with and subject to the party wall rights as they now exist in the party wall which is on the north side of this property.

Together with a right-of-way for ingress and egress over a part of Lot 25, Block 4, South Ogden Survey, Ogden City Survey; beginning at the Southwest corner of said Lot 25; and running thence NORTH 21 feet; thence EAST 179 feet; thence SOUTH 21 feet; thence WEST 179 feet to the point of beginning. The extent and use of this right-of-way was clarified by order of the Second Judicial District Court, a certified copy of such order being recorded at Book 1398, Page 606, Weber County Records.

**SUBJECT PARCEL 4:** (Entry 1074785, Book 1558, Page 1374)

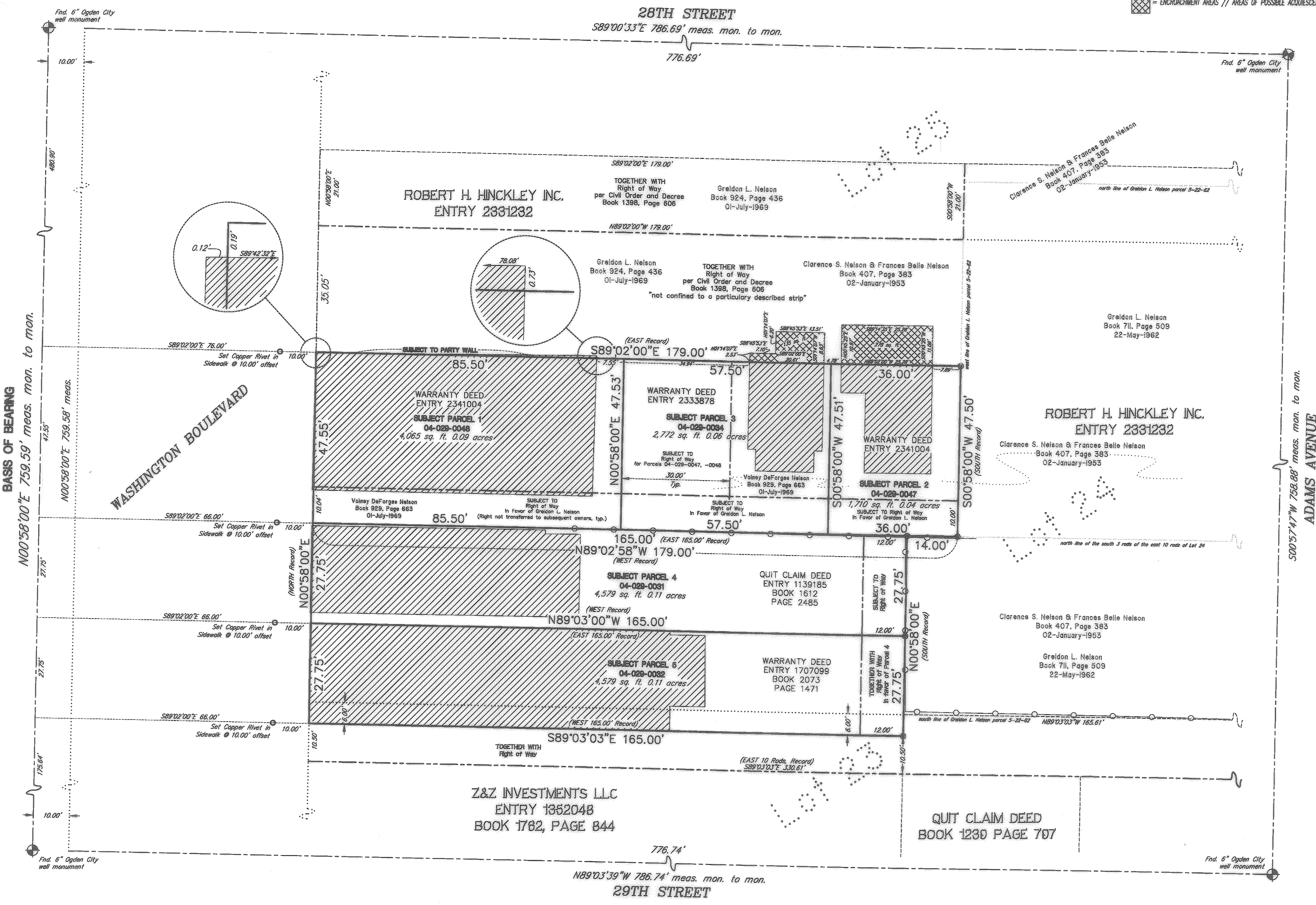
Part of Lot 24, Block 4, South Ogden Survey, Ogden City Survey; Beginning at a point 49.5 feet NORTH and 179 feet EAST of the Southwest corner of said Lot 24; and running thence NORTH 47.5 feet; thence WEST 36 feet; thence SOUTH 47.5 feet; thence EAST 36 feet to the point of beginning.

Subject to a right-of-way over the EAST 12 feet of the above described land. Together with a right-of-way over the following described tract of land: Beginning at a point 21.75 feet NORTH and 153 feet EAST of the Southwest corner of said Lot 24 and running thence EAST 12 feet; thence SOUTH 27.75 feet; thence NORTH 27.75 feet to the point of beginning.

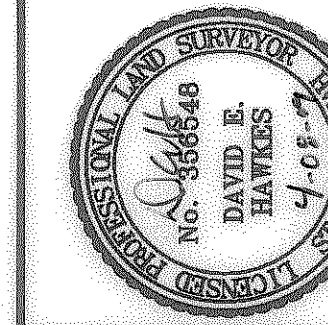
**SUBJECT PARCEL 5:** (Entry 1707099, Book 2073, Page 1471)

Part of Lots 23 and 24, Block 4, South Ogden Survey, Ogden City Survey; Beginning at a point 21.75 feet NORTH of the Southwest corner of said Lot 24; and running thence EAST 165 feet; thence SOUTH 27.75 feet; thence WEST 165 feet; thence NORTH 27.75 feet to the place of beginning.

Subject to a right-of-way over the EAST 12 feet of said premises. Together with a right of way over and across the following: Beginning at a point 6 feet South of the Northwest corner of said Lot 23 and running EAST 10 rods, thence SOUTH 10.5 feet; thence WEST 10 rods; thence NORTH 10.5 feet to the point of beginning.



RECEIVED  
 APR 09 2009  
 WEBER CO SURVEYOR



DATE: 04-07-09  
 PLAT DATE: 04-07-09  
 SCALE: 1" = 15'  
 PROJECT NUMBER: 0001001

RECORD OF SURVEY OF  
 TAX PARCELS 04-029-0031-0032, -0034, -0047, -0048  
 LYING AND SITUATE IN LOTS 23 & 24, BLOCK 4, SOUTH OGDEN SURVEY,  
 OGDEN CITY, WEBER COUNTY, UTAH

**Boundary Consultants**  
 Professional Land Surveyors  
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 801-792-1569 435-723-7715 FAX

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