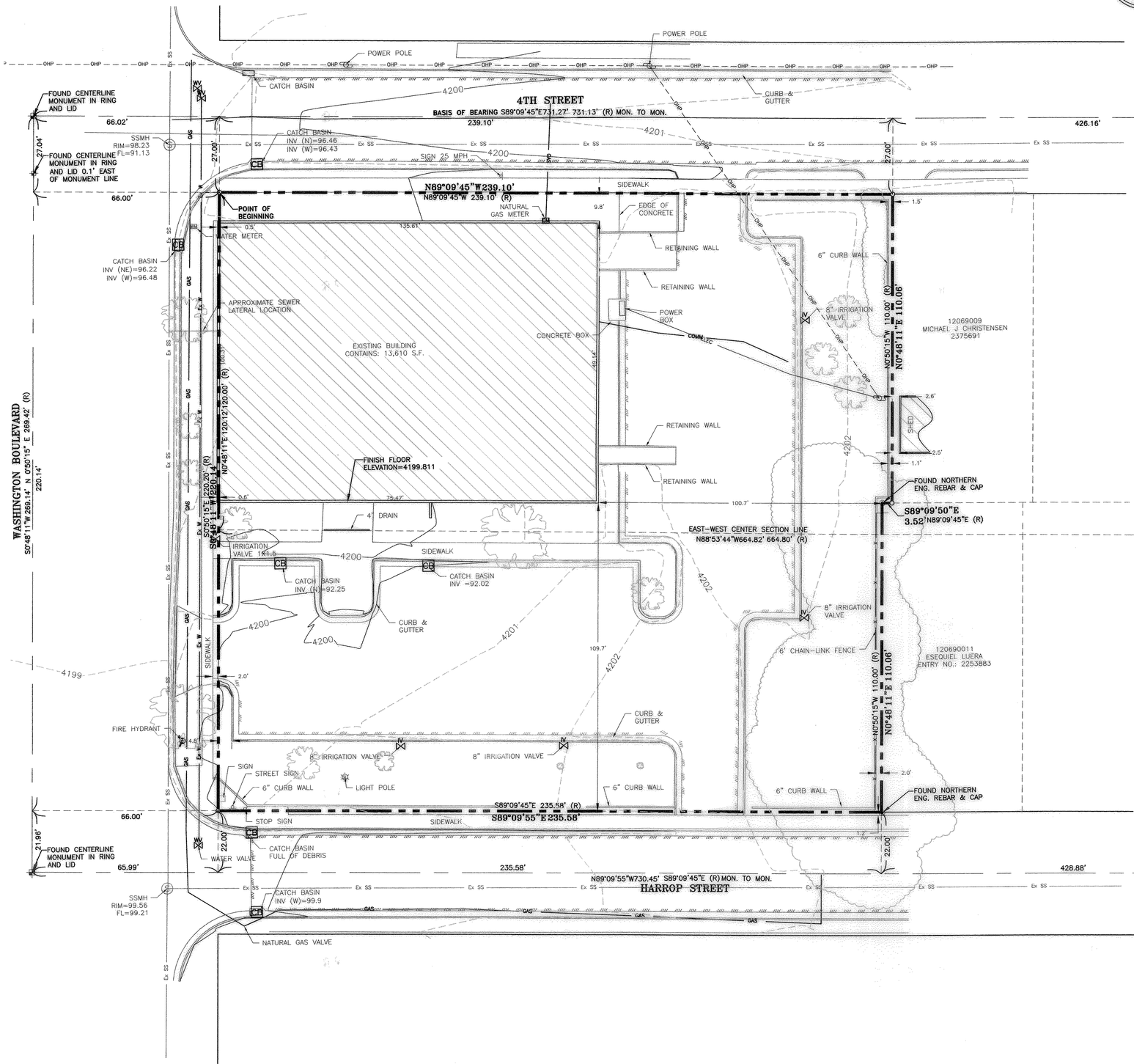
BOUNDARY/ TOPOGRAPHIC SURVEY

LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST.
SALT LAKE BASE AND MERIDIAN.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATE:

I, DENNIS K. WITHERS A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6135190, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

PROFESSIONAL LAND SURVEYOR 11/8/10 DENNIS K. WITHERS No. 6135190

NOVEMBER 18, 2010
DATE:

DENNIS K. WITHERS, PLS.

LEGAL DESCRIPTION PER ENTRY NO: 2488483

A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, IN THE CITY OF OGDEN, STATE OF UTAH: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD WITH THE SOUTH LINE OF 4TH STREET IN OGDEN CITY, WHICH POINT IS NORTH 88°53'44" WEST 664.80 FEET AND NORTH 0°50'15" EAST 120 FEET OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17; RUNNING THENCE SOUTH 0°50'15" WEST 220.2 FEET ALONG THE EAST LINE OF WASHINGTON BOULEVARD TO THE NORTH LINE OF HARROP STREET; THENCE SOUTH 89°09'45" EAST 235.58 FEET ALONG THE NORTH LINE OF HARROP STREET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO HAROLD A MONSON, IN BOOK 307, PAGE 115 OF OFFICIAL RECORDS; THENCE NORTH 0°50'15" EAST PARALLEL WITH THE EAST LINE OF WASHINGTON BOULEVARD AND ALONG THE WEST LINE OF SAID MONSON PROPERTY 110 FEET; THENCE SOUTH 89°09'45" EAST 3.52 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO HENDRICKA VANDER WOUDE, IN BOOK 129, PAGE 176 OF OFFICIAL RECORDS; THENCE NORTH 0°50'15" WEST PARALLEL WITH THE EAST LINE OF WASHINGTON BOULEVARD AND ALONG THE WEST LINE OF SAID VANDER WOUDE PROPERTY, 110 FEET TO THE SOUTH LINE OF 4TH STREET; THENCE NORTH 89°09'49" WEST 239.1 FEET ALONG THE SOUTH LINE OF 4TH STREET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS COMMISSIONED BY CARPENTER STRINGHAM, LLC. FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDS OF THE HEREON DESCRIBED PARCEL OF LAND AND COLLECTING TOPOGRAPHICAL INFORMATION ON THE SUBJECT PARCEL PRIOR TO DESIGNING NEW SITE IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°09'45" EAST, ALONG THE MONUMENT LINE OF 4TH STREET, FROM THE FOUND MONUMENT LOCATED AT WASHINGTON BOULEVARD, TO ADAMS AVENUE, AS SHOWN HEREON.

THE FOLLOWING IS A NARRATIVE OF THE BOUNDS OF THE PROPERTY:

THE EAST LINE WAS ESTABLISHED ALONG THE WEST LINE OF WASHINGTON BOULEVARD.

THE SOUTH LINE WAS ESTABLISHED ALONG THE NORTH LINE OF HARROP STREET

THE WEST LINE WAS RAN PERPENDICULAR TO THE EAST LINE OF WASHINGTON BOULEVARD AND TO BE CONTIGUOUS WITH THE ADJOINING PARCELS TO THE EAST I.E. THE "MONSON PROPERTY AND THE HENDRICKA VANDER WOUDE PARCEL AS CALLED TO IN THE DEED.

THE NORTH LINE WAS ESTABLISHED ALONG THE SOUTH LINE OF 4TH SOUTH STREET

REBARS AND CAPS MONUMENTING THE EAST LINE OF THE SUBJECT PROPERTY WERE FOUND AND ACCEPTED, HOWEVER NO RECORD OF SURVEY FROM WHICH THESE POINTS WERE SET WAS FOUND DURING OUR RESEARCH.

GENERAL NOTES:

1—NO EASEMENTS ARE ADDRESSED BY THIS MAP.

2—THIS MAP IN NOT PROOF OF OWNERSHIP.

3—THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.

4—COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS FOLLOWED WITH AN "(R)" INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF INFORMATION.

5—NO ABSTRACT OF TITLE, OR COMMITMENT FOR TITLE INSURANCE WAS OBTAINED OR REVIEWED DURING THE PROCESS OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY'S QUALITY OF TITLE.

6—UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES ONLY. THE LOCATIONS OF UNDER GROUND STRUCTURE MAY VARY FROM THE LOCATIONS SHOWN HEREON BLUES STAKES SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OF THE SITE

7— PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BERING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS THE MAP.

LEGEND:

- FOUND CENTERLINE MONUMENT
- FOUND REBAR & CAP
- BOUNDARY CORNER
- CENTERLINE
- BOUNDARY LINE
- DEED LINES
- RADIAL TIE LINES
- EDGE OF ASPHALT
- TREE
- WV — WATER VALVE
- S — SEWER MANHOLE
- CB — CATCH BASIN
- P — POWER POLE
- FIRE HYDRANT

RECEIVED
JUN 22 2011
004569

DRAWN BY: DKW
FIELD CREW: JNW/BJM
CHECKED BY: DKW
DATE: 11/16/10

CLIENT: CRSA ARCHITECTS
DWG: 10-0051 ALTA
JOB No: 1305-CSA004-10
DRAWING IS NOTED TO SCALE IF LESS THAN 25"x36" DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

RECORD OF SURVEY
CARPENTER STRINGHAM, LLC.
404 SOUTH WASHINGTON BOULEVARD
LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

REVISIONS

No.	DATE	BY	REVISION
1	11/18/10	DKW	RELEASE TO CLIENT
1	11/18/10	DKW	ADD S.S. LATERAL LOCATION DIMENSIONING

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Ward Engineering Group
Planning • Engineering Surveying