

**Narrative**

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon. The survey was ordered by title for Gonzalo Becerril. The control used to establish the property corners was the existing Ogden City Street Monumentation between 12th Street to 13th Street and Liberty Ave. to Jefferson Ave. There is only 0.54' of excess in the block in an E-W direction. The dead lines coming east from Jefferson match occupation up to the west boundary of Parcel "A". The dead lines start to miss the occupation on the east side of Parcel "A" and do so on the next 3 lots to the east by 2.9' to 7.6' and then match occupation on the east end of the block. A Boundary Line Agreement will need to be created along the east line of Parcel "A" because the Dean home to the east encroaches into the property by about 7'. The CLS survey done in 1994, file no. 1080 shows the same conflicts and suggest that Boundary Line Agreements be filed to correct the discrepancy, that never happened. The basis of bearing is the centerline of the monument line along said 12th Street from Orchard Ave. to Liberty Ave. which bears S 88°50'01" E, Utah North, State Plane, Calculated N.A.D.83 Bearing.

**Parcel "A"**

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 12TH STREET LOCATED 180.50 FEET SOUTH 88°50'01" EAST ALONG THE MONUMENTED LINE OF SAID 12TH STREET AND 60.00 FEET SOUTH 01°09'59" WEST FROM THE MONUMENT AT INTERSECTION OF 12TH STREET AND ORCHARD AVENUE, SAID POINT DESCRIBED OF RECORD IN WARRANTY DEED ENTRY NO. 2569018 AS BEING LOCATED NORTH 89°16'41" WEST 1161.06 FEET AND NORTH 00°58' EAST 1023.21 FEET, MORE OR LESS, TO THE SOUTH LINE OF 12TH STREET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 01°09'59" WEST 254.47 FEET (254.49 FEET BY RECORD) TO A POINT WHICH IS 254.48 FEET NORTH OF THE NORTH LINE OF 13TH STREET; THENCE NORTH 88°50'01" WEST 66.54 FEET; THENCE NORTH 01°09'59" EAST 254.47 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 88°50'01" EAST 66.54 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.389 ACRES.

**Parcel "B"**

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

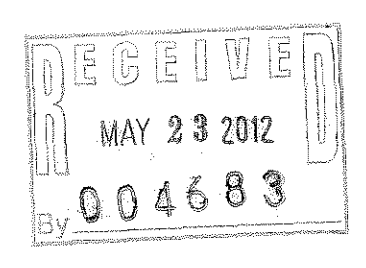
BEGINNING AT A POINT LOCATED 180.50 FEET SOUTH 88°50'01" EAST ALONG THE MONUMENTED LINE OF SAID 12TH STREET AND 210.00 FEET SOUTH 01°09'59" WEST FROM THE MONUMENT AT INTERSECTION OF 12TH STREET AND ORCHARD AVENUE; RUNNING THENCE SOUTH 88°50'01" EAST 153.17 FEET (153.01 FEET BY RECORD); THENCE SOUTH 01°10'41" WEST 121.02 FEET TO A POINT DESCRIBED OF RECORD IN WARRANTY DEED ENTRY NO. 2569018 AS BEING LOCATED NORTH 89°16'41" WEST 1017.06 FEET AND NORTH 751.85 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88°50'01" WEST 153.14 FEET (153.32 FEET BY RECORD); THENCE NORTH 01°09'59" EAST 121.02 FEET TO THE POINT OF BEGINNING. CONTAINING 0.426 ACRES.

**SURVEYOR'S CERTIFICATE**

I, K. Greg Hansen, 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 by the Authority of the Owners, I have Completed a Survey of the Property Described and shown Hereon this Plat in accordance with Section 17-23-17 and have Verified all Measurements, and that the same has been Surveyed and Monuments have been Located and/or Placed on the Ground as Represented on the plat Hereon.

Signed this 7<sup>th</sup> day of May, 2012.

K. Greg Hansen PLS  
Utah Land Surveyor License No. 167819



Property Survey for	Gonzalo Becerril
Designed By:	Gonzalo Becerril
Checked By:	Gonzalo Becerril
Approved By:	Gonzalo Becerril
Scale:	1"=40'
Drawing File:	12-3-53V12.dwg
JOB NUMBER:	12-3-53

Property Survey for  
**Gonzalo Becerril**  
677 East 12th Street  
Ogden, Weber County, Utah  
A Part of the Northwest Quarter of Section 21,  
Township 6 North, Range 1 West, S.L.B. &M.

**HANSEN & ASSOCIATES, INC.**  
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Drawn By: ksh Date: 04/30/12  
Designed By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
Scale: 1"=40'  
Drawing File: 12-3-53V12.dwg  
JOB NUMBER: 12-3-53

No.	Date	By	Revision