**NORTH QUARTER** CORNER SECTION17 T6N, R1W NORTHEAST SLB&M CORNER SECTION17 SECTION LINE T6N, R1W N 89°00'18" W 2642,42' SLB&M 737.28' SURVEYOR'S CERTIFICATE OGDEN CITY MONUMENT WASHINGTON BLVD I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the property from the Legal Descriptions and existing conditions on the ground and prepare a Boundary Line Agreement to fix the line between the parcels on this survey and the Boulder Ranch L.C., a Utah limited liability company parcels to the west and north. I have noted on the survey where, based upon the Boundary Line Agreement, the existing fence corners are the property corners and where the existing fence lines are the property lines. I have set a rebar and cap or nail and washer at the other comers which are not noted as fence comers. I have also matched the north line of the Bush and Gudgell Survey to the south as the south line of the Storage Unit Parcel. BOUNDARY LINE AGREEMENT DESCRIPTION NORTH STREET LEGEND Beginning at a point on the intersection of a fence line and the west line of Washington Boulevard, said point being North 89°00'18" West 803.28 feet along the section line to the west line of Washington Boulevard and South 0°50'15" West 162.80 feet along the west line of Washington Boulevard from the Northeast Corner of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, said point of SECTION CORNER CONCRETE beginning also being North 0°50'15" East 1269.67 feet along the monument line in Washington Boulevard and North 89°09'45" West 66.00 feet OGDEN-WEBER from an Ogden City Street Monument in Washington Boulevard and Second Street, and running; MONUMENT BUILDING PRIMARY TECHNOLOGY Thence North 89°41'25" West 134,52 feet along a fence line to a fence comer; ENSIGN ENG. COLLEGE EXIST REBAR AND CAP BUILDING SECONDARY Thence South 1°03'21" West 65.01 feet along a fence line to a fence comer; LAND SURV. Thence North 88"34'30" West 89.22 feet along a fence line to a fence comer; SET ENSIGN REBAR AND CAP BUILDABLE AREA WITHIN SETBACKS Thence South 0°43'49" West 67.22 feet along a fence line to the north line of a survey on filed in the office of the Weber County Surveyor's Office under file no. 000276 by Bush and Gudgell, (Robert B. Jones) received December 21, 1989, said point being South 89°00'18" East 1.15 アフフフフ → PUBLIC DRAINAGE EASEMENT WATER METER feet from the Northwest Corner of said survey and being the end of the Boundary Line. \_\_\_\_ ADJACENT RIGHT OF WAY WATER MANHOLE COFFEE BUILDING PARCEL WATER VALVE RIGHT OF WAY Beginning at a point on the intersection of a fence line and the west line of Washington Boulevard, said point being North 89°00'18" West 803.28 feet along the section line to the west line of Washington Boulevard and South 0°50'15" West 162.80 feet along the west line of 2ND STREET 200 SOUTH STREET FIRE HYDRANT CENTERLINE Washington Boulevard from the Northeast Corner of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, said point of beginning also being North 0°50'15" East 1269.67 feet along the monument line in Washington Boulevard and North 89°09'45" West 66.00 feet IRRIGATION VALVE PROPERTY LINE from an Ogden City Street Monument in Washington Boulevard and Second Street, and running; VICINITY MAP SANITARY SEWER MANHOLE ADJACENT PROPERTY LINE Thence South 0°50'15° West 68.82 feet along the west line of Washington Boulevard; OGDEN, WEBER COUNTY, UTAH Thence North 89°00'18" West 134.78 feet; STORM DRAIN CLEAN OUT \_ \_\_ \_ DEED LINE Thence North 1°25'31" East 2.19 feet to a fence corner and Boundary Line Agreement recorded . in Book \_\_, 2012 as Entry No. \_\_\_\_ STORM DRAIN CATCH BASIN \_ \_ \_ \_ TANGENT LINE Thence North 1°03'21" East 65.01 feet along said Boundary Line Agreement and fence line to a fence corner, Thence South 89°41'25" East 134.52 feet along said Boundary Line Agreement and fence line to the point of beginning. STORM DRAIN COMBO BOX \_\_\_\_\_ X \_\_\_\_\_ FENCE Contains 9,157 square feet, 0.210 acres. STORM DRAIN CULVERT EDGE OF ASPHALT STORAGE UNIT PARCEL ——— SS ——— SANITARY SEWER Beginning at a point on the west line of Washington Boulevard, said point being North 89°00'18" West 803.28 feet along the section line UTILITY MANHOLE to the west line of Washington Boulevard and South 0°50'15" West 231.62 feet along the west line of Washington Boulevard from the Northeast 1.3 **BOULDER RANCH LC** Corner of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Maridian, said point of beginning also being North 0°50'15" East ----- IRR ----- IRRIGATION LINE UTILITY POLE 1200.85 feet along the monument line in Washington Boulevard and North 89°09'45" West 66.00 feet from an Ogden City Street Monument in 12-057-0015 · 10 (14) Washington Boulevard and Second Street, and running; GAS VALVE STORAGE Thence South 0°50'15" West 64.36 feet along the west line of Washington Boulevard to the Northeast Corner of a survey on filled in the office of POINT OF BEGINNING the Weber County Surveyor's Office under file no. 000276 by Bush and Gudgell, (Robert B. Jones) received December 21, 1989; PROPERTY CORNER IS SURVEYED COFFEE PARCEL Thence North 89°00'18" West 223.85 feet along the north line of said survey to a fence line and Boundary Line Agreement recorded on ON FENCE CORNER PROPERTY CORNER IS FENCE CORNER ON FENCE LINE S 89°41'25" E 134.52' \_\_, In Book \_\_\_\_\_, at Page \_\_ \_, 2012 as Entry No. \_\_\_\_\_ N 89°09'45" W 66.00' Thence North 0°43'49" East 67.22 feet along said Boundary Line Agreement and fence line to a fence corner; > DEED LINE ROTATED TO MATCH THE SECTION LINE Thence South 88°34'30" East 89.22 feet along said Boundary Line Agreement and fence line to a fence comer, Thence South 1°25'31" West 2.19 feet; Thence South 89°00'18" East 134.78 feet to the point of beginning. WOOD DEED LINE PATIO : Contains 14,636 square feet, 0.336 acres. ∠ASPHALT -Date: March 20, 2012 COFFEE BUILDING PARCEL Keith R. Russell **BUILDING** License no. 164386 9,157 sq.ft. 0.210 acres **BOULDER RANCH LC** OULE **WELLS FARGO BANK** 12-057-0015 12-057-0016 PROPERTY CORNER IS PROPERTY LINE IS ON FENCE LINE LGAS METER DEED LINE ROTATED TO MATCH THE SECTION LINE ∠ASPHALT > POINT OF BEGINNING SURVEYED STORAGE UNIT - S 88°34'30" E -89.22" - - - - - - -S PARCEL SET NAIL & WASHER IN - ANGLE POINT IN FENCE N 1°25'31" E-N 89°09'45" W 66.00' EXIST. SDCB ROUND S 89°00'18" E 134.78' WASHINGT 2.19' EXIST. SDCB SQR 3X3 SET NAIL & WASHER -DEED LINE STORAGE UNIT PARCEL **WELLS FARGO BANK** ∠ASPHALT → 14,636 sq.ft. 12-057-0027 0.336 acres **BOULDER RANCH LC** GRASS 12-057-0008 DEED LINE ROTATED TO MATCH THE SECTION LINE HARRISVILLE ROAD ∠ASPHALT > 4.0' NORTH SIDE OF SET BAR AND CAP 3.0' NORTH SIDE OF CBLOCK WALL TO PL IN FENCELINE BLOCK WALL TO PL **BUSH & GUDGELL SURVEY LINE** N 89°00'18" W 223.85' VALVE SOUTH END OF FENCE AT BLOCK WALL **BOULDER RANCH LC** SET NAIL & WASHER -**BUSH AND GUDGELL SURVEY PARCEL** IN ASPHALT 12-057-0007 DEED LINE ROTATED TO MATCH THE SECTION LINE EXIST. IRR <sup>L</sup> **WEBER COUNTY SURVEYOR FILE #000276** RECEIVED DECEMBER 21, 1989 WINKAL HOLDINGS, L.L.C. OGDEN CITY MONUMENT 12-057-0004 WASHINGTON BLVD, & ( 2ND STREET DEED LINE (FOUND) **BUSH AND GUDGELL SURVEY PARCEL WEBER COUNTY SURVEYOR FILE #000276** RECEIVED DECEMBER 21, 1989 HORIZONTAL GRAPHIC SCALE WINKAL HOLDINGS, L.L.C. 12-057-0004 HORZ: 1 inch = 20 ft. LOCATED IN THE NORTHEAST QUARTER OF SECTION17 **TOWNSHIP 6 NORTH, RANGE 1 WEST** 

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PARCE

SHINGTON 3DEN, 0 93 NORTH WA

COFFEE

**BOUNDARY SURVEY** 

PROJECT NUMBER 3/20/12 **A.SHELBY** K.RUSSELL

PROJECT MANAGER K.RUSSELL

**SALT LAKE BASE AND MERIDIAN** 

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