

20th Street
(Public Street)

Intersection of 21st Street and Harrison Boulevard
Nothing Found

NARRATIVE

This Survey was requested by Mr. Owen Higley for the purpose of doing a lot combination from 3 parcels into 2 parcels.

Ogden City Monuments were Found at the intersection of 21st Street & Harrison Boulevard and Rushton Street & Harrison Boulevard.

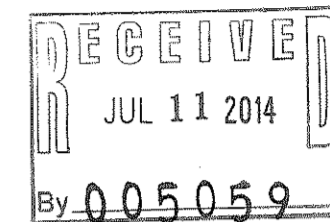
The Section corners and the Section line bearing were derived from Ogden City coordinates shown on Drawing no. 2656 of the Ogden City Bible.

A line bearing North 0°58'00" East between the to Ogden City Monuments was used as the basis of bearings.

The original plat for the Rushton Addition, (Weber County Recorder Book 5, Page 18) was used to establish the lots in Block 2, and the Width of Rushton Street.

A copy of the Arlington Heights Addition, (Weber County Recorder Book 7, Page 38,) (Ogden City Drawing No. 2819) was used to help in the establishment of the North line of 20th Street and the un-platted portion of the Northeast 1/4 of Section 28, and the Northwest 1/4 of Section 27, T6N, R1W, SLB&M, U.S. Survey.

Property corners were monumented as depicted on this drawing.



EXISTING BOUNDARY DESCRIPTION

Existing Parcel 1 (13-122-0021)

part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 27, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey; Beginning at a point On the West Line of said Section 27 and its Intersection With the North Line of Rushton Avenue; Running thence East along the North Line of said Avenue 34.79 feet, More or Less, to the West Line of Harrison Avenue as Extended North From Plat C, Ogden City Survey; thence North along the West Side of said Harrison Avenue 82.44 feet; thence West 37 feet, More or Less, to the West Line of said Section 27; thence South 0°07' West 82.44 feet to the Place of Beginning.

Existing Parcel 2 (13-122-0022)

A part of Section 27, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey; Beginning On the West Line of said Section 27, 82.44 feet North of the North Line of Rushton Street; thence East 37 feet, More or Less, to the West Line of Harrison Blvd, as Extending North From Plat C, Ogden City Survey; thence North along West Side of said Blvd 65 feet; thence West 36.98 feet to the West Line of said Section 27; thence South 07' West 65 feet to the Place of Beginning.

Existing Parcel 3 (14-006-0025)

The East 14 feet of Lot 23, all of Lot 24 and that portion of Lot 25 that Lies West of the Section Line, Block 2, Rushton Addition, Ogden City, Weber County, Utah.

PROPOSED BOUNDARY DESCRIPTIONS

Proposed Parcel 1 (a part of 14-006-0025)

A part of Lots 23, 24, & 25, Block 2, Rushton Addition, Ogden City, Weber County, Utah, being in the Northeast Quarter of Section 28, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning at a point 35.03 feet North 89°02'00" West from the intersection of the North right of way line of Rushton Street and the West Right of Way line of Harrison Boulevard, said point being 84.53 feet North 89°02'00" West and 49.50 feet North 0°58'00" East from the Ogden City Monument in the intersection of Rushton Street and Harrison Boulevard; and running thence North 89°02'00" West 59.24 feet along said North line; thence North 00°58'00" East 85.32 feet; thence South 89°02'00" East 57.97 feet to the Section line; thence South 00°06'55" West 85.32 feet along said Section line to the point of beginning.

Containing 5,000 square feet

Proposed Parcel 2 (13-122-0022, & a part of 14-006-0025)

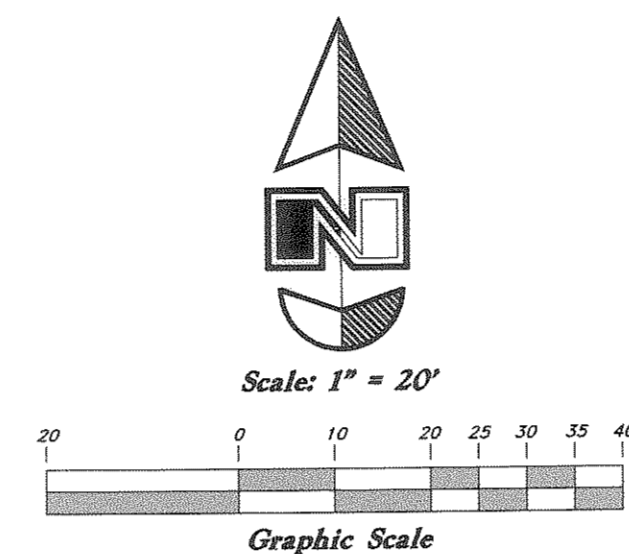
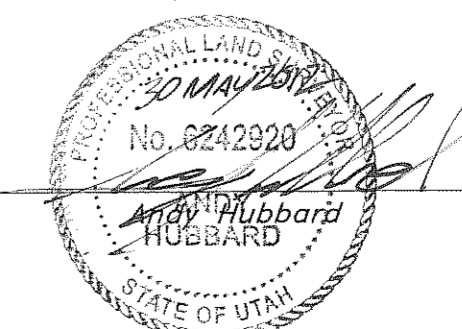
A part of Lots 23, 24, & 25, Block 2, Rushton Addition, Ogden City, Weber County, Utah, and A part of the Northwest Quarter of Section 27, and the Northeast Quarter of Section 28, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning at a point 82.44 feet North 0°58'00" East from the intersection of the North right of way line of Rushton Street and the West Right of Way line of Harrison Boulevard, said point being 122.44 feet North 0°58'00" East and 49.50 feet North 89°02'00" West from the Ogden City Monument in the intersection of Rushton Street and Harrison Boulevard; and running thence North 89°02'00" West 36.25 feet to the Section line; thence North 00°06'55" East 2.88 feet along said Section line; thence North 89°02'00" West 57.97 feet; thence North 00°58'00" East 51.68 feet to the South line of the Alley in said Block 2; thence South 89°02'00" East 57.20 feet along said South line of Alley to said Section line; thence North 00°06'55" East 10.44 feet along said Section line; thence South 89°02'00" East 37.22 feet to said West right of way line; thence South 00°58'00" West 65.00 feet along said West right of way line to the point of beginning.

Containing 5,364 square feet

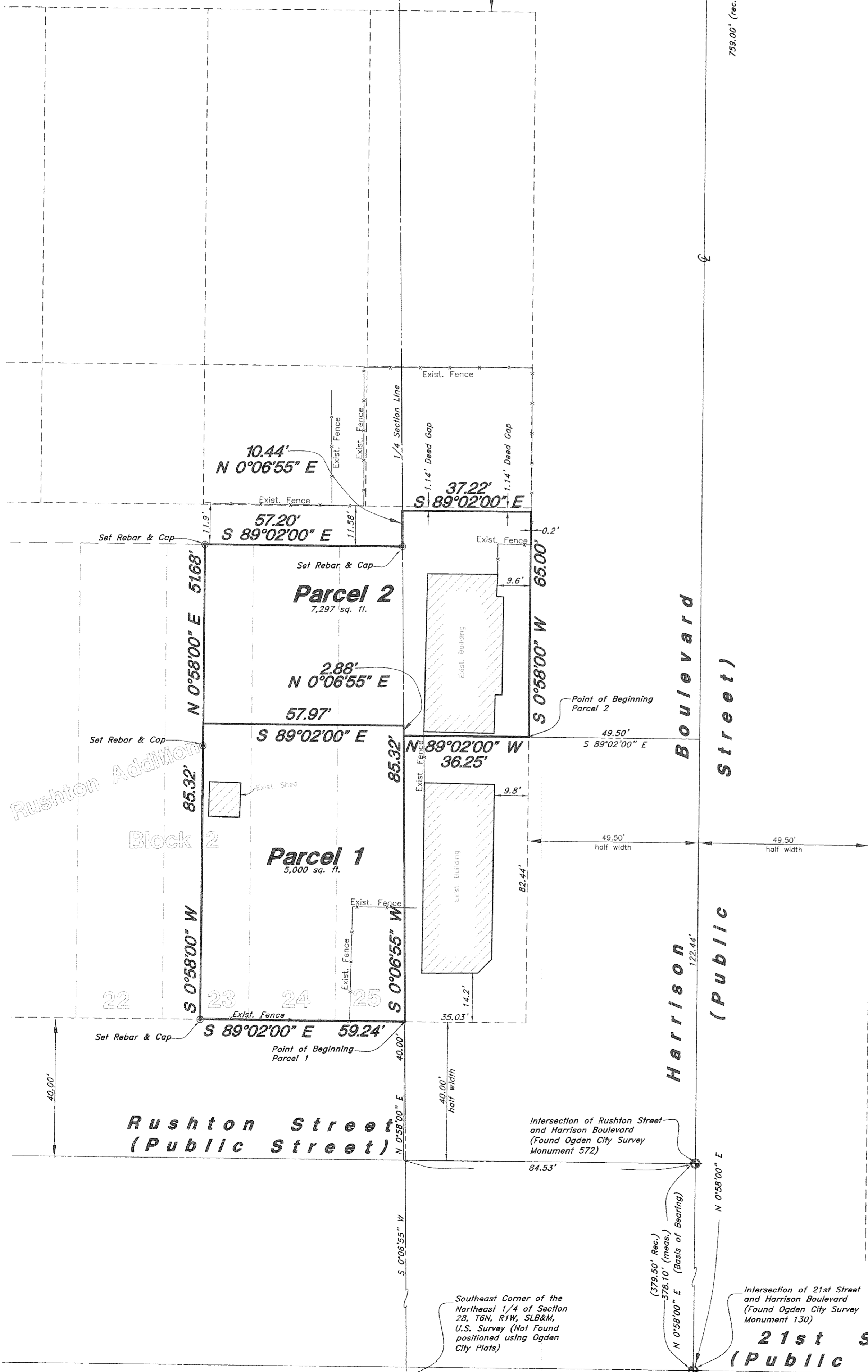
SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊙ Set Hub & Tack Monument to be set
- ⊕ (Rad.) Radial Line (N/R) Non-Radial Line
- Fence



REV	DATE	DESCRIPTION
1	11-1-2012	Removed 4th Parcel North of Proposed Parcel 2

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Lot Combination Exhibit
Owen Higley
 2037 Harrison Boulevard
 Ogden City, Weber County, Utah
 A part of Section 27, T6N, R1W, SLB&M, U.S. Survey