



DATE: 04-01-15
 SCALE: 1" = 20'
 PROJECT NUMBER: 1419001

RECORD OF SURVEY OF TAX PARCELS
 03-007-0002, -0003, -004, -005, -0018
 LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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SHEET 1 OF 1

NARRATIVE:

Boundary Consultants were retained by Global Vinyl Fencing to survey the subject parcels prior to their purchase. Monuments along Wall Avenue were measured to be able to retrace Block 4, Five Acre Plat A, Ogden City Survey and the Reeve's Addition thereof. The monument at the intersection of Wall and 21st Street was found to have not been stamped with the actual point of intersection. As a result the monument at the intersection of Wall Avenue and Rushton Street was used to set the center line of Wall Avenue. The center line of 21st Street was determined by holding a right angle with Wall Avenue and then locating the intersection monument at 21st Street and Pingree Avenue and extending that line through the monument of Wall and 21st. The South Right of Way line of 21st Street was determined from a Utah Department of Transportation right of way monument found 11.36 feet westerly of the Northeast Corner of Lot 1 of said Five Acre Plat.

Occupation and deed lines in an East-West axis are close ±1 foot. Occupation line and deed lines in the North-South axis are substantially different. The subject parcel's perimeter is fenced by ancient fence lines well in excess of 20 years old. These fences have been maintained and by use show acceptance as a boundary line. In consequence thereof we have accepted those fences as a "Boundary by Acquiescence" and have monumented the subject parcels accordingly. We have written an "As Surveyed" Description for subject parcel 1 to reflect occupation lines and tie that description to extant monument lines for future retracement. Subject Parcels 2 through 5 are being combined into a single parcel by this survey and an appropriate description has been written to facilitate that combination.

DESCRIPTIONS:

- PARCEL 1, ENTRY #2723927:**
 Part of Lot 3, in Block 4, of Five-Acre Plat A, of Ogden City Survey. Beginning 257 feet WEST of the Northeast corner of said Lot, and running thence WEST 42 feet; Thence SOUTH 8 rods; Thence EAST 42 feet; Thence NORTH 8 rods to the place of beginning.
- PARCEL 2, ENTRY #2723927:**
 Part of Lots 3 and 4, Block 4, Ogden Five Acre Plat A, Ogden City Survey, Weber County, Utah: Beginning at a point 189 feet WEST and 132 feet SOUTH of the Northeast Corner of Lot 3; Thence SOUTH 66 feet; Thence EAST 109.6 feet; Thence NORTH 66 feet; Thence EAST 109.6 feet to the place of beginning.
- PARCEL 3, ENTRY #2723927:**
 Part of Lots 3 and 4, Block 4, Ogden Five Acre Plat A, Ogden City Survey, Weber County, Utah: Beginning at a point 189 feet WEST and 132 feet SOUTH of the Northeast Corner of Lot 3; Thence SOUTH 66 feet; Thence EAST 109.6 feet; Thence NORTH 66 feet; Thence EAST 109.6 feet to the place of beginning.
- PARCEL 4, [Parcel 1 of] ENTRY #2728657:**
 Beginning 411.8 feet NORTH from the Southwest Corner of Reeve's Addition, Ogden City, Weber County, Utah; Thence NORTH 49.5 feet; WEST 12 feet; SOUTH 49.5 feet; Thence EAST 12 feet to beginning, being part of Lots 3 and 4, Block 4, Five acre Plat "A", Ogden City Survey, Weber County, Utah.
- PARCEL 5, [Parcel 2 of] ENTRY #2728657:**
 Beginning at a point 13 rods EAST and 12 rods SOUTH from the Northwest Corner of Lot 4 in Block 4 of Ogden Five Acre Plat "A", Ogden City Survey; Thence running EAST 198 feet; Thence SOUTH 50 feet; Thence EAST 12 feet; Thence SOUTH 44.25 feet; Thence WEST 12 feet; Thence NORTH 34 feet; Thence WEST 198 feet; Thence NORTH 60 feet to the place of beginning.

"AS-SURVEYED" DESCRIPTION SUBJECT PARCEL 1:

A parcel of land lying and situate in the Southwest Quarter of Section 26, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, Utah. Comprising 0.13 acres of Lot 3, Block 4, Five Acre Plat A, Ogden City Survey. Described in that certain Quit Claim Deed recorded February 27, 2015 as Entry 2723927 of the Weber County Records. Basis of Bearing for Subject Parcel being North 00°59'43" East 1208.39 feet (measured) coincident with the center line of Wall Avenue between the Ogden City Well Monuments at 22nd and Rushton Streets. Subject parcel being more particularly described as follows:

Commencing at the Ogden City well monument at the intersection of Wall Avenue and 22nd Street, thence North 89°00'17" West 922.20 feet coincident with the center line of said 22nd Street; Thence North 00°59'43" East 573.88 feet along a fence line and coincident with the west boundary of the Reeve's Addition [Subdivision], Recorded September 12, 1889, and the prolongation thereof to a point in a six foot chain link fence line; Thence North 88°37'16" West 68.00 feet along a fence line to the TRUE POINT OF BEGINNING; Thence North 88°37'16" West 41.82 feet, [WEST 42 feet Deed]; Thence North 00°48'32" East 138.90 feet [NORTH 8 Rods Deed] to the south right of way line of 21st Street; Thence South 89°00'17" East 42.29 feet [EAST 42 feet Deed] coincident with said right of way; Thence South 00°59'56" West 139.18 feet SOUTH 8 Rods Deed] along a fence line to the point of beginning.

DESCRIPTION COMBINING PARCELS 2 THROUGH 5:

A parcel of land lying and situate in the Southwest Quarter of Section 26, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, Utah. Comprising 0.94 acres of Lot 3, Block 4, Five Acre Plat A, Ogden City Survey. The 0.65 acres described as "Parcel No. 2 and Parcel No. 3" in that certain Special Warranty Deed recorded February 27, 2015 as Entry 2723927 of the Weber County Records, and the 0.29 acres described as "Parcel 1 and Parcel 2" in that certain Special Warranty Deed recorded March 18, 2015 as Entry 2726580 of said County Records. Basis of Bearing for Subject Parcel being North 00°59'43" East 1208.39 feet (measured) coincident with the center line of Wall Avenue between the Ogden City Well Monuments at 22nd and Rushton Streets. Subject parcel being more particularly described as follows:

Commencing at the Ogden City well monument at the intersection of Wall Avenue and 22nd Street, thence North 89°00'17" West 922.20 feet coincident with the center line of said 22nd Street; Thence North 00°59'43" East 365.40 feet along a fence line and coincident with the west boundary of the Reeve's Addition [Subdivision], Recorded September 12, 1889, and the prolongation thereof to a two inch (2") fence post set in concrete and rising four feet seven inches above the surface of the ground and the TRUE POINT OF BEGINNING; Thence the following three (3) courses along an extant chain link fence line, 1) North 89°43'27" West 13.24 to a three inch (3") iron fence post set; 2) North 00°18'53" East 33.87 feet to a three inch (3") iron fence post; 3) North 88°59'09" West 197.56 feet to a three inch (3") iron fence post and a point on the east right of way line of Union Avenue; Thence North 00°59'43" East 264.84 feet coincident with said right of way to a point on the south right of way line of 21st Street, said point lying 0.60 feet North 00°59'43" East 0.60 feet from a "Cin Spike set in asphalt paving; Thence South 89°00'17" East 100.93 feet coincident with said 21st Street right of way to a point on the extension of an extant fence line said point being North 00°48'32" East 0.60 feet of a number five rebar and cap stamped "PLS 356548"; Thence South 00°48'32" West 138.90 feet through said rebar and cap to a number five rebar and cap stamped "PLS 356548"; Thence South 88°37'16" East 109.82 feet along an extant fence line to a point on the west line of said Reeve's Addition Subdivision, said point being 1.00 foot North 00°59'43" East of a number five rebar and cap stamped "PLS 356548"; Thence South 00°59'43" West 158.97 feet coincident with the west line of said Reeve's Addition to the point of beginning.

