

FOUND WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT

LEGEND

--- ADJOINING PROPERTY LINE	□ EB ELECTRIC BOX
--- LOT LINE	--- GUY WIRE
--- PROPERTY LINE	☆ LIGHT POLE
--- ROAD CENTER LINE	⊙ POWER POLE
--- PROPOSED EASEMENT/LEASE PARCEL LINE	⊙ SANITARY SEWER MANHOLE
--- RIGHT OF WAY LINE	⊙ GAS METER
--- SECTION LINE	⊙ STORM DRAIN CATCH BASIN
--- EXISTING FENCE	⊙ STORM DRAIN MANHOLE
--- POWER LINE	⊙ MANHOLE
--- CONCRETE	⊙ SIGN
--- BUILDING	▨ PROPOSED ACCESS EASEMENT
	▨ PROPOSED LEASE PARCEL

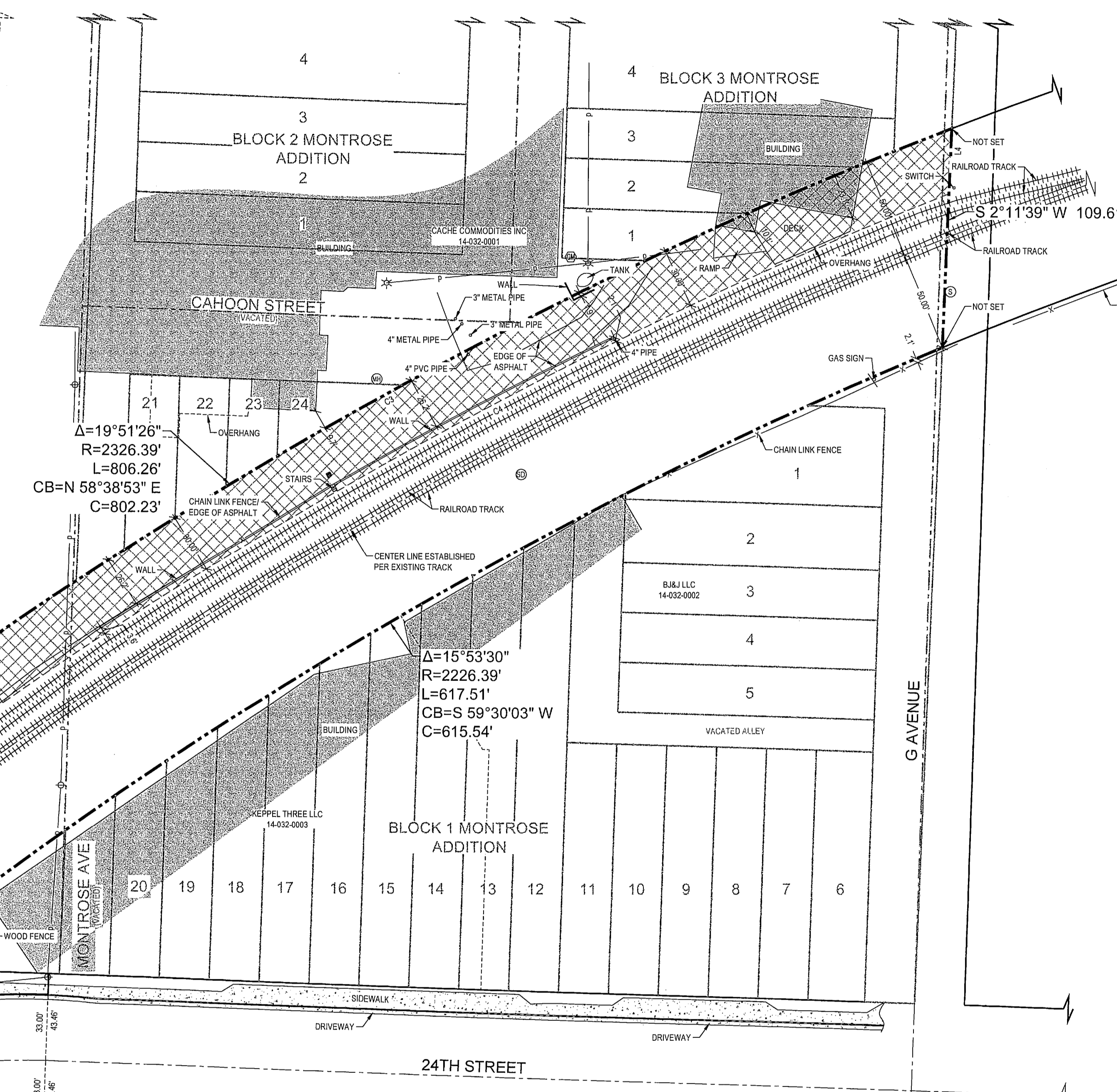
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 35°11'48" E	20.00'
L2	N 88°16'21" W	29.47'
L3	N 35°11'48" W	30.00'
L4	S 02°11'39" W	32.78'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARS	CHORD DISTANCE
C1	2326.39'	247.02'	006°05'02"	N5°14'51"E	246.91'
C2	2326.39'	223.35'	005°32'54"	S52°01'45"W	223.26'
C3	2326.39'	559.24'	013°46'24"	N6°14'12"E	557.90'
C4	2296.39'	538.90'	013°28'44"	S61°31'34"W	537.66'

DAVE R. GRANT FAMILY PARTNERSHIP
14-030-0024



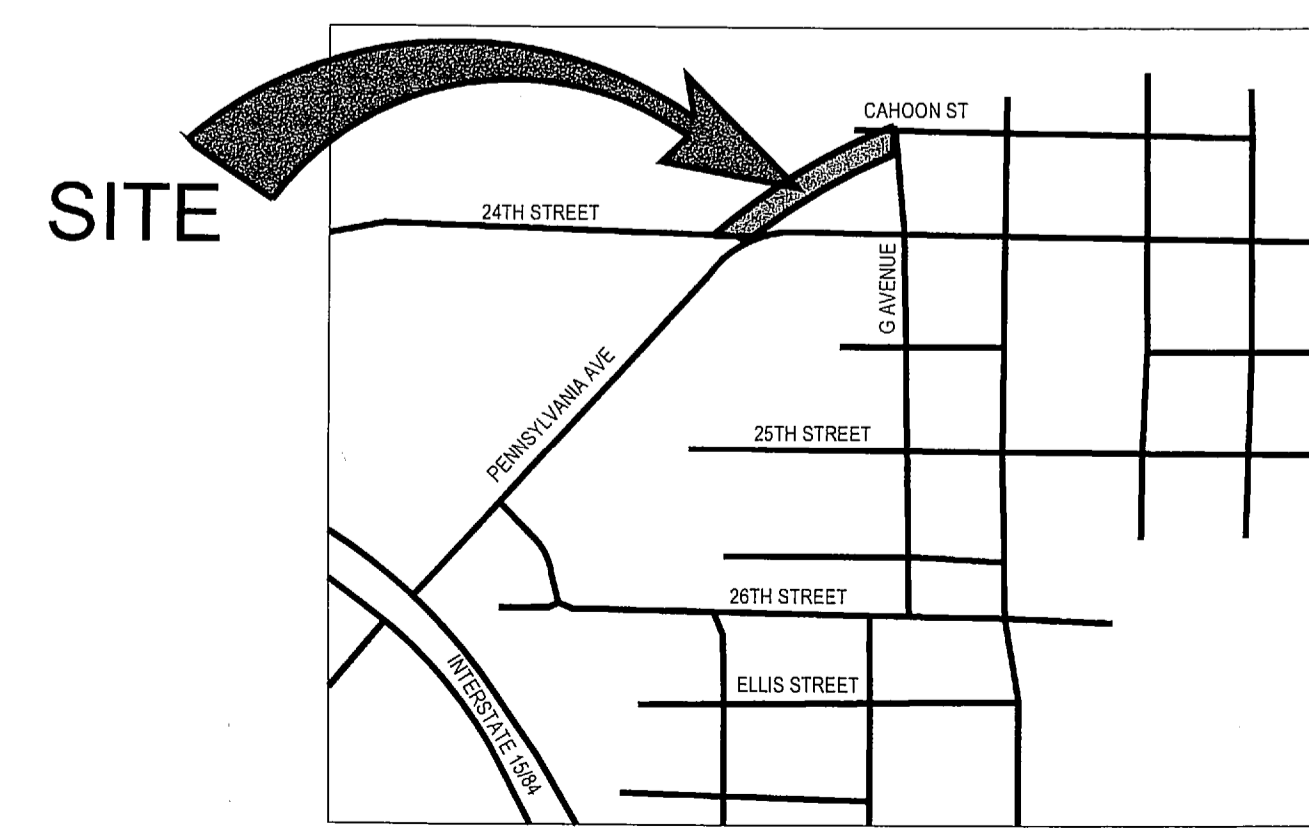
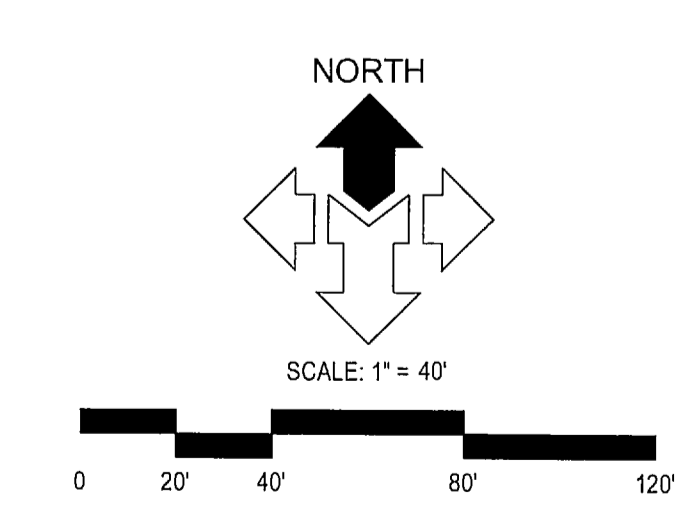
$\Delta=19^{\circ}51'26''$
 $R=2326.39'$
 $L=806.26'$
 $CB=N 58^{\circ}38'53'' E$
 $C=802.23'$

$\Delta=15^{\circ}53'30''$
 $R=2226.39'$
 $L=617.51'$
 $CB=S 59^{\circ}30'03'' W$
 $C=615.54'$

POINT OF BEGINNING ACCESS EASEMENT PARCEL
NOT SET
CHAIN LINK FENCE
S 88°16'21" E 150.78'

N 88°16'21" W 150.60'

PENNSYLVANIA AVE



VICINITY MAP
SCALE: N.T.S.

DESCRIPTION

ALL THAT PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, U.S. SURVEY, SALT LAKE MERIDIAN, WITHIN LINES RUNNING PARALLEL WITH THE LINE OF SURVEY OF SAID RAILROAD AS NOW LOCATED, ON EITHER SIDE OF THE LINE OF SAID ROAD AT A DISTANCE OF FIFTY (50) FEET THEREFROM. A CERTIFIED MAP OF SAID ROAD AS NOW LOCATED BEING DULY RECORDED IN THE RECORDER'S OFFICE IN SAID COUNTY.

PROPOSED ACCESS EASEMENT

BEGINNING AT A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF 24TH STREET, SAID POINT BEING ON THE ARC OF A 2326.39 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD RIGHT OF WAY, SAID POINT ALSO BEING NORTH 01°04'34" EAST ALONG THE SECTION LINE 1384.93 FEET TO A POINT ON SAID WESTERLY EXTENSION AND SOUTH 88°16'21" EAST ALONG SAID WESTERLY EXTENSION 1520.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 6°05'02" A DISTANCE OF 247.02 FEET, CHORD BEARS NORTH 51°49'41" EAST 246.91 FEET, THENCE SOUTH 35°11'48" EAST 20.00 FEET TO A POINT ON THE ARC OF A 2326.39 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'54" A DISTANCE OF 223.35 FEET, CHORD BEARS SOUTH 52°01'45" WEST 223.26 FEET TO A POINT ON SAID WESTERLY EXTENSION, THENCE NORTH 88°16'21" WEST ALONG SAID WESTERLY EXTENSION 29.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4,704 SQ. FT. OR 0.108 ACRES

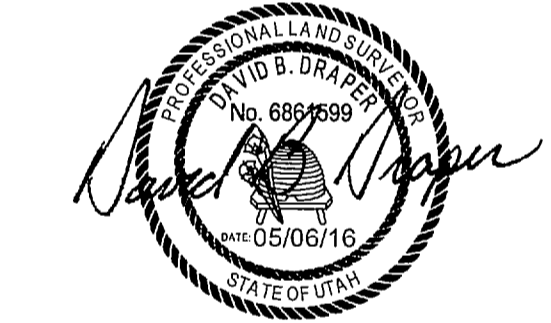
PROPOSED LEASE PARCEL

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD RIGHT OF WAY, SAID POINT BEING ON THE ARC OF A 2326.39 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING NORTH 01°04'34" EAST ALONG THE SECTION LINE 1384.93 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF 24TH STREET AND SOUTH 88°16'21" EAST ALONG SAID WESTERLY EXTENSION 1520.78 FEET TO A POINT ON THE ARC OF SAID 2326.39 FOOT RADIUS CURVE AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°05'02" A DISTANCE OF 247.02 FEET, CHORD BEARS NORTH 51°49'41" EAST 246.91 FEET, FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'24" A DISTANCE OF 559.24 FEET, CHORD BEARS NORTH 51°41'24" EAST 557.90 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF MONTROSE ADDITION SUBDIVISION, THENCE SOUTH 07°11'39" WEST ALONG SAID EASTERLY LINE 32.78 FEET TO A POINT ALONG A 2296.39 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°28'44" A DISTANCE OF 538.90 FEET, CHORD BEARS SOUTH 61°31'34" WEST 537.66 FEET, THENCE NORTH 35°11'48" WEST 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 16,472 SQ. FT. OR 0.378 ACRES

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.



DAVID B. DRAPER
LICENSE NO. 6861599

SURVEY NARRATIVE

THIS SURVEY WAS PREPARED FOR UNION PACIFIC RAILROAD COMPANY FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND. THE BASIS OF BEARING IS NORTH 01°04'34" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS PLAT. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR OR BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. NO EASEMENTS OF RECORD ARE ADDRESSED BY THIS MAP. THE NORTHWESTERLY AND SOUTHEASTERLY PROPERTY LINES WERE ESTABLISHED 50.00 FEET PERPENDICULAR FROM THE CENTER OF THE MAIN RAILROAD TRACK. THE SOUTHERLY PROPERTY LINE WAS ESTABLISHED AT THE NORTHERLY RIGHT OF WAY LINE EXTENSION OF 24TH STREET AS ESTABLISHED PER A SURVEY PREPARED BY GREAT BASIN ENGINEERING ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR AS 382, THE OGDEN CITY SURVEY AND EXISTING IMPROVEMENTS. THE EASTERLY PROPERTY LINE WAS ESTABLISHED AT THE EASTERLY LINE OF MONTROSE EDITION SUBDIVISION.

GENERAL NOTES

- CORNER MONUMENTS HAVE NOT BEEN SET.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL OF THE EXISTING SITE IMPROVEMENTS WITHIN THE BOUNDS OF THE SURVEYED PARCEL. ADDITIONAL SITE IMPROVEMENTS MAY BE ENCOUNTERED UPON SITE INSPECTION.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITY TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION. DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:
 - MONTROSE ADDITION SUBDIVISION PLAT, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER
 - SURVEY PREPARED BY BUTTARS SURVEYING ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR AS 367.
 - SURVEY PREPARED BY RIS LAND SURVEYORS ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR AS 851.
 - SURVEY PREPARED BY GREAT BASIN ENGINEERING ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR AS 382.
 - PLAT 2666 - A & 2667 - A OF THE OGDEN CITY SURVEY, ON FILE WITH THE OFFICE OF THE OGDEN CITY ENGINEERING.

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UNION PACIFIC RAILROAD RIGHT OF WAY
OGDEN, UTAH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REV	DATE	DESCRIPTION

PROJECT NO: 16244
CAD FILE: 16244BND
DRAWN BY: KSL
CALC BY: DBD
FIELD CREW: DS
CHECKED BY: DBD
DATE: 05/06/16

BOUNDARY SURVEY

1 OF 1

