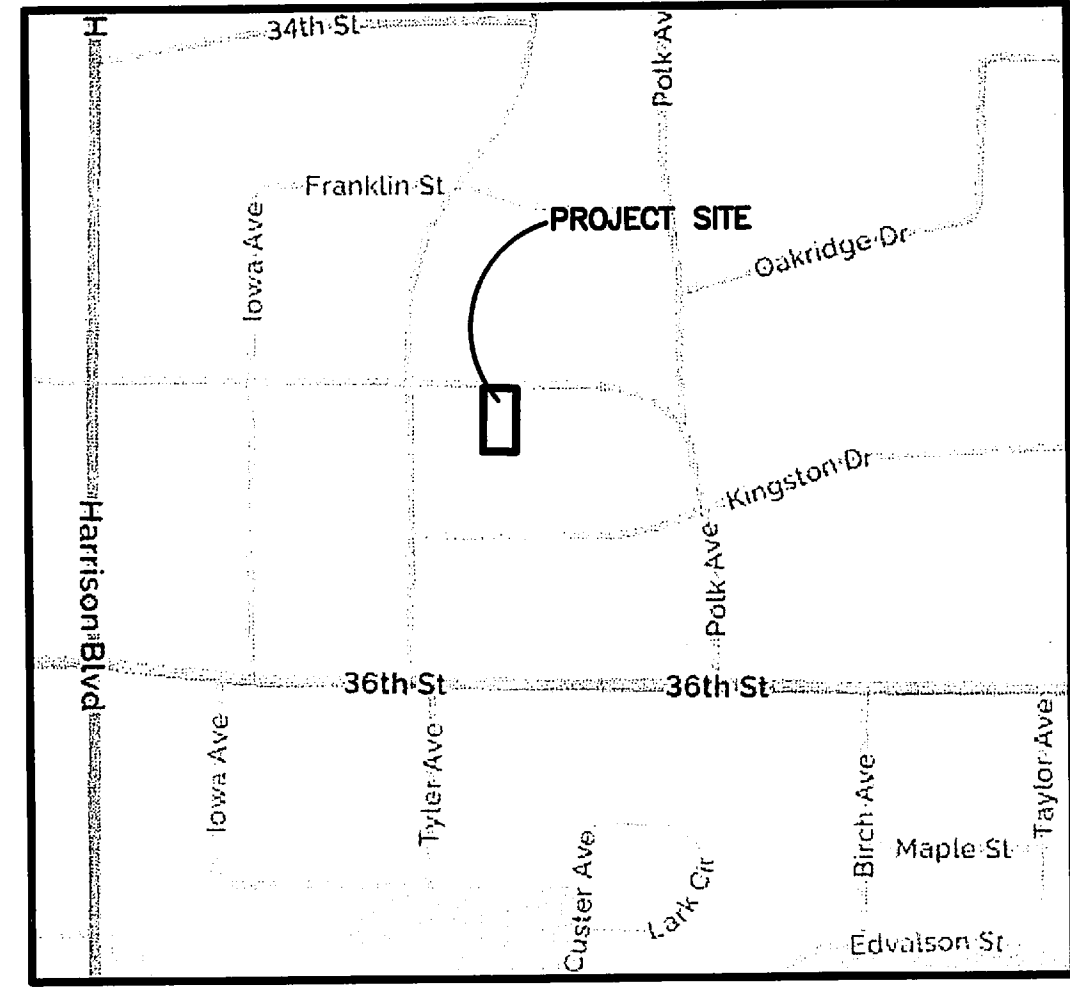


# NICK ANDERSEN PROPERTY

1327 35TH STREET  
PART OF THE NORTHEAST SEC. 3, T.5N., R.1W., SLB&M, U.S. SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH  
JULY, 2016



**VICINITY MAP**  
(NO SCALE)

**PARCEL INFO.**  
APN# 050100037  
WEJM INVESTMENT CO LLC  
1327 35TH STREET, OGDEN

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND OGDEN CITY MONUMENT IN THE INTERSECTION OF 35TH STREET AND TYLER AVENUE AND A FOUND OGDEN CITY MONUMENT IN POLK AVENUE. SHOWN HEREON AS S89°01'02"E

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 13, BLOCK 2, OF KINGSTON HEIGHTS ADDITION, IN THE OFFICE OF THE WEBER COUNTY RECORDER. THE LOT WAS RETRACED USING THE FOUND CENTERLINE MONUMENTS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND CAP STAMPED "REEVE & ASSOCIATES".

**BOUNDARY DESCRIPTION**

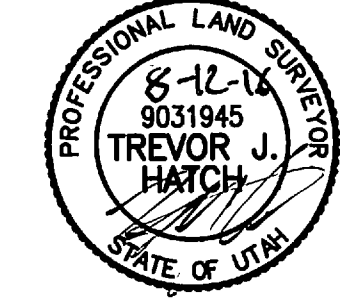
ALL OF LOT 13, BLOCK 2, KINGSTON HEIGHTS ADDITION, IN THE OFFICE OF THE WEBER COUNTY RECORDER.  
PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 35TH STREET, SAID POINT BEING S89°02'00"E 185.00 FEET AND S00°58'00"W 27.50 FEET FROM A FOUND OGDEN CITY MONUMENT IN THE INTERSECTION OF TYLER AVENUE AND 35TH STREET; AND RUNNING THENCE S89°02'00"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 35TH STREET 80.00 FEET; THENCE S00°58'00"W 154.25 FEET; THENCE N89°02'00"W 80.00 FEET; THENCE N00°58'00"E 154.25 FEET TO THE POINT OF BEGINNING.  
CONTAINING 12,340 SQUARE FEET OR 0.283 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

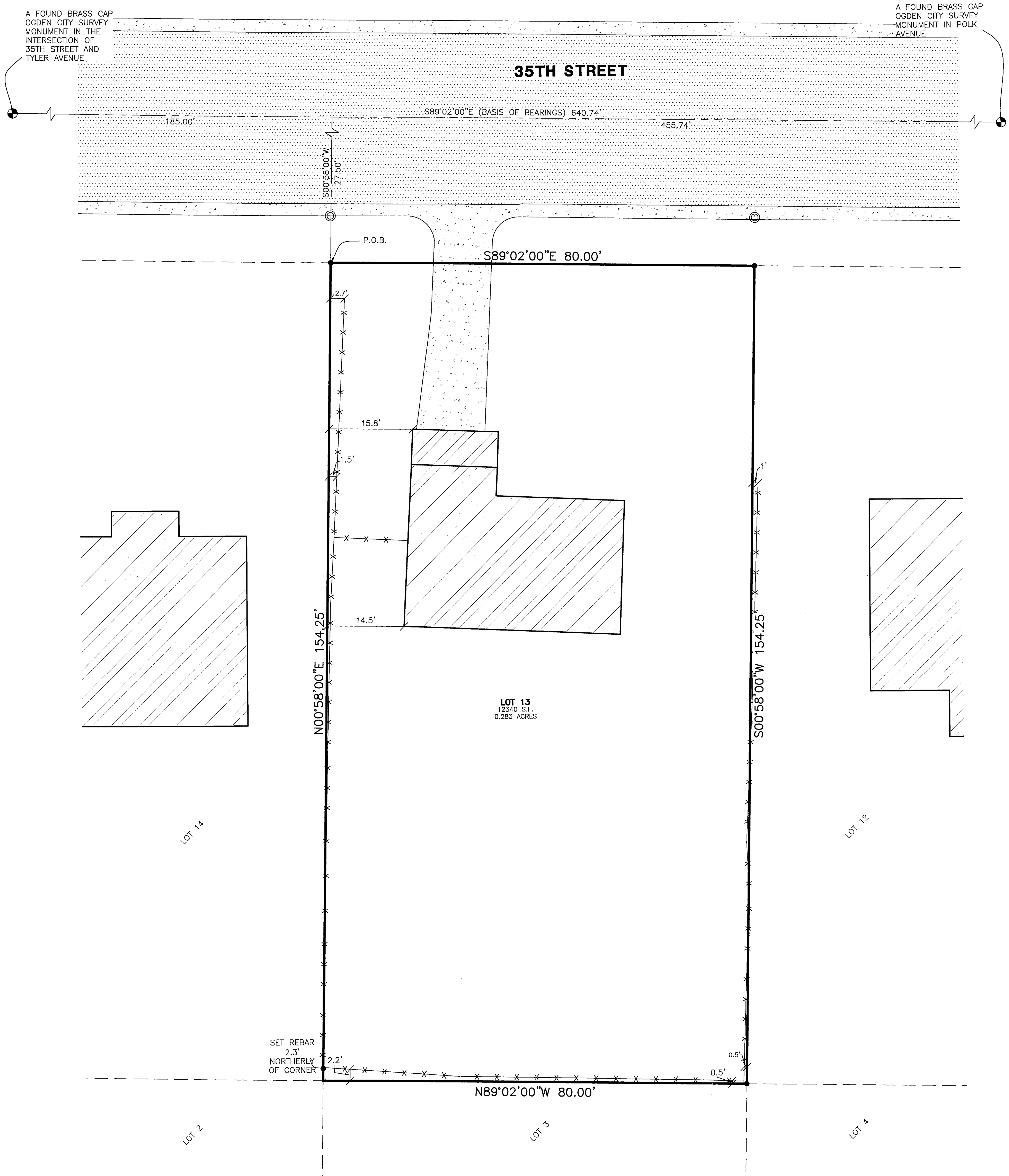
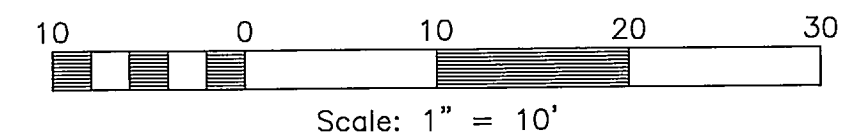
SIGNED THIS 12 DAY OF August, 2016.

9031945  
UTAH LICENSE NUMBER

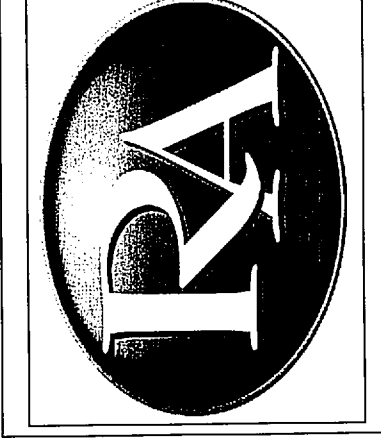


**LEGEND**

- = FOUND STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET PLUG IN SIDEWALK ON EXTENSION OF PROPERTY LINE
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE



**Reeve & Associates, Inc.**  
1840 SOUTH 1500 WEST, WEVERVILLE, UTAH, 84405  
TEL: (801) 641-1100 FAX: (801) 641-1101  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



REVISIONS	DESCRIPTION
DATE	

**RECORD OF SURVEY**  
1327 35TH STREET  
PART OF THE NORTHEAST SEC. 3, T.5N., R.1W., SLB&M, U.S. SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH  
**NICK ANDERSEN PROPERTY**

**RECEIVED**  
AUG 13 2016  
BY: 5521

**Project Info.**  
Surveyor: T. HATCH  
Designer: D. CAVE  
Begin Date: 7-19-2016  
Name: NICK ANDERSEN PROPERTY  
Scale: 1"=10'  
Checked:  
Number: 6758-01

Sheet **1**  
1 Sheets