

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
CENTERLINE MONUMENT
WALL AVENUE AND 20TH STREET
OGDEN CITY POINT OF COMMENCEMENT
(FOUND)
ELEVATION = 4291.40

SURVEYOR'S CERTIFICATE

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 boundary of the property based upon the deeds and add topography to the map to be used as the base map for a proposed development of the property.
The Basis of Bearing is as noted from found Ogden City Survey monuments in 20th Street.

Deed Descriptions

Parcel 03-014-0035
Part of Lots 4 and 5, Block 7, Five Acre Plat A, Ogden City Survey, Weber County, Utah;
Beginning at the intersection of the north line of 20th Street and the east line of Wall Avenue, and running:
Thence North 150 feet;
Thence East 162.75 feet;
Thence South 150.00 feet to the north line of 20th Street;
Thence West along the north line of 20th Street 162.75 feet to the point of beginning.

Excepting: A parcel of land in fee, being part of Lots 3, 4 and 5, Block 7, Five Acre Plat A, Ogden City Survey, incident to the construction of 20th Street and Wall Avenue to Washington Boulevard, Weber County, Utah, the boundaries of said parcel of land are described as follows:
Beginning at the Southwest Corner of said Lot 5 which is 40.98 feet South 88°41'58" East along 20th Street center line and North 40.01 feet from the found monument at the center line intersection of 20th Street and Wall Avenue, and running:
Thence North 1°16'39" East and long chord bears North 43°42'37" East 49.49 feet, with a central angle of 89°58'34" and long chord bears South 43°42'37" East 49.49 feet;
Thence South 88°41'58" West 15.15 feet to a point of curvature;
Thence southeasterly 54.96 feet along the arc of a 35.00 foot radius curve to the left center angle equals 89°58'34" and long chord bears South 43°42'37" East 49.49 feet;
Thence South 88°41'58" West 179.73 feet;

Thence South 84°53'08" East 67.62 feet to the northerly right of way line of said 20th Street;
Thence North 88°41'58" West 291.74 feet along said northerly right of way line of 20th Street to the point of beginning.
The above parcel of land contains 1903 square feet of 0.044 acres.

Parcel 02-014-0036
Part of Lot 4, Block 7, Five Acre Plat A, Ogden City Survey, Weber County, Utah;
Beginning at a point on the north line of 20th Street, said point being West 69.75 feet from the Northwest Corner of 20th Street and Pingree Avenue;
Thence West 80.00 feet along the north line of 20th Street;
Thence North 150 feet parallel to the west line of Pingree Avenue;
Thence East 80.00 feet parallel to the north line of 20th Street;
Thence South 150 feet parallel to the west line of Pingree Avenue to the point of beginning.

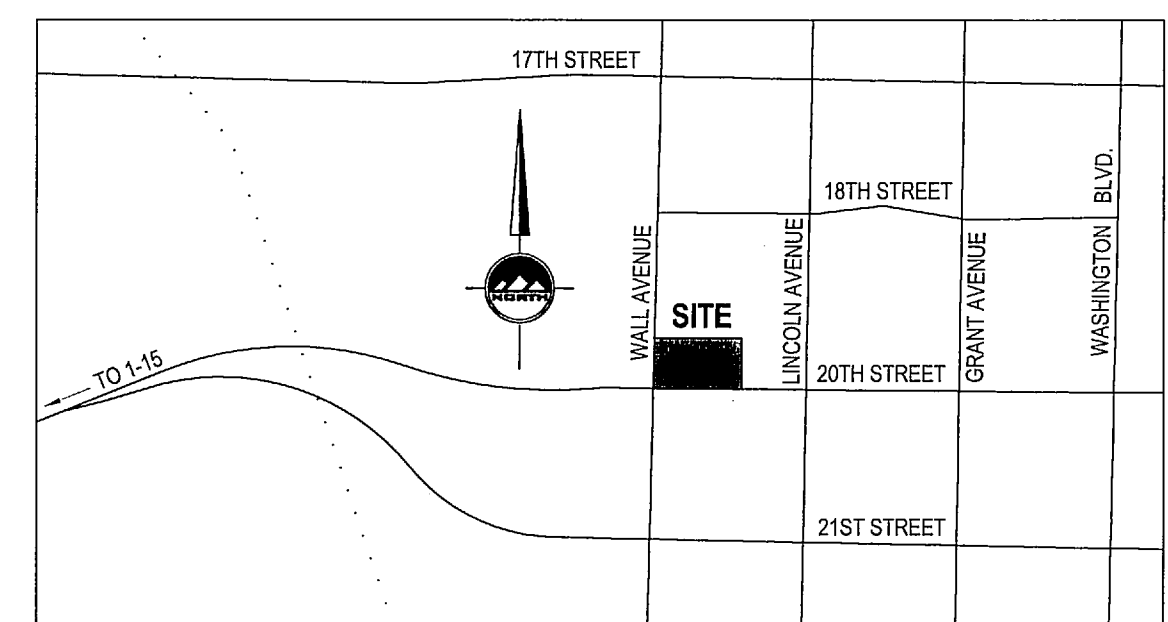
Excepting: A parcel of land in fee, being part of Lots 3, 4 and 5, Block 7, Five Acre Plat A, Ogden City Survey, incident to the construction of 20th Street and Wall Avenue to Washington Boulevard, Weber County, Utah, the boundaries of said parcel of land are described as follows:
Beginning at the Southwest Corner of said Lot 5 which is 40.98 feet South 88°41'58" East along 20th Street center line and North 40.01 feet from the found monument at the center line intersection of 20th Street and Wall Avenue, and running:
Thence North 1°16'39" East 54.65 feet along the easterly right of way line of Wall Avenue;
Thence South 88°39'26" East 9.53 feet;
Thence South 1°16'39" West 15.15 feet to a point of curvature;
Thence southeasterly 54.96 feet along the arc of a 35.00 foot radius curve to the left center angle equals 89°58'34" and long chord bears South 43°42'37" East 49.49 feet;
Thence South 88°41'58" West 179.73 feet;
Thence South 84°53'08" East 67.62 feet to the northerly right of way line of said 20th Street;
Thence North 88°41'58" West 291.74 feet along said northerly right of way line of 20th Street to the point of beginning.
The above parcel of land contains 1903 square feet of 0.044 acres.

Parcel 03-014-0037
Part of Lots 3 and 4, Block 7, Five Acre Plat A, Ogden City Survey, Weber County, Utah;
Beginning at a point on the north line of 20th Street at the Northwest Corner of 20th Street and Pingree Avenue;
Thence West 69.75 feet along the north line of 20th Street;
Thence North 150 feet parallel to the west line of Pingree Avenue;
Thence East 69.75 feet parallel to the north line of 20th Street;
Thence South 150 feet parallel to the west line of Pingree Avenue to the point of beginning.
Together with 1/2 of the vacated street abutting thereon (1322-461).

Excepting: A parcel of land in fee, being part of Lots 3, 4 and 5, Block 7, Five Acre Plat A, Ogden City Survey, incident to the construction of 20th Street and Wall Avenue to Washington Boulevard, Weber County, Utah, the boundaries of said parcel of land are described as follows:
Beginning at the Southwest Corner of said Lot 5 which is 40.98 feet South 88°41'58" East along 20th Street center line and North 40.01 feet from the found monument at the center line intersection of 20th Street and Wall Avenue, and running:
Thence North 1°16'39" East 54.65 feet along the easterly right of way line of Wall Avenue;
Thence South 88°39'26" East 9.53 feet;
Thence South 1°16'39" West 15.15 feet to a point of curvature;
Thence southeasterly 54.96 feet along the arc of a 35.00 foot radius curve to the left center angle equals 89°58'34" and long chord bears South 43°42'37" East 49.49 feet;
Thence South 88°41'58" West 179.73 feet;
Thence South 84°53'08" East 67.62 feet to the northerly right of way line of said 20th Street;
Thence North 88°41'58" West 291.74 feet along said northerly right of way line of 20th Street to the point of beginning.
The above parcel of land contains 1903 square feet of 0.044 acres.

Surveyed Boundary Description
Part of Lots 3, 4 and 5, Block 7, Five Acre Plat A, Ogden City Survey, Weber County, Utah;
Beginning at a point on the east line of Wall Avenue, said point being North 1°16'02" East 94.63 feet along the monument line in Wall Avenue and South 88°41'58" East 40.00 feet from the found monument at the centerline intersection of 20th Street and Wall Avenue, and running:
Thence North 1°16'02" East 95.36 feet along the east line of Wall Avenue;
Thence South 88°41'58" East 345.50 feet to the center line of Pingree Avenue, (a vacated avenue);
Thence South 1°16'02" West 150.00 feet along the center line of Pingree Avenue, (a vacated avenue) to the north line of 20th Street;
Thence North 88°41'58" West 53.76 feet along the north line of 20th Street;
Thence North 84°53'08" West 67.62 feet along the north line of 20th Street;
Thence North 88°41'54" West 179.73 feet along the north line of 20th Street;
Thence northwesterly 54.96 feet along the arc of a 35.00 foot radius curve to the right, (center bears North 1°16'09" East and long chord bears North 43°42'38" West 49.49 feet, with a central angle of 89°58'34") along the north line of 20th Street to the east line of Wall Avenue;
Thence North 1°16'39" East 15.15 feet along the east line of Wall Avenue;
Thence North 88°39'26" West 9.53 feet along the east line of Wall Avenue to the point of beginning.
Contains 49,923 square feet, 1.146 acres.

Date: March 25, 2016
Keith R. Russell
License no. 164386



VICINITY MAP
NO SCALE
OGDEN, WEBER COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

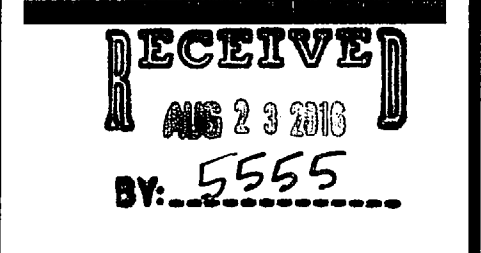
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WALLEN & ASSOCIATES
P.O. Box 803
LAYTON, UTAH 84041
CONTACT:
BRIAN WALLEN
PHONE: 801-566-3096

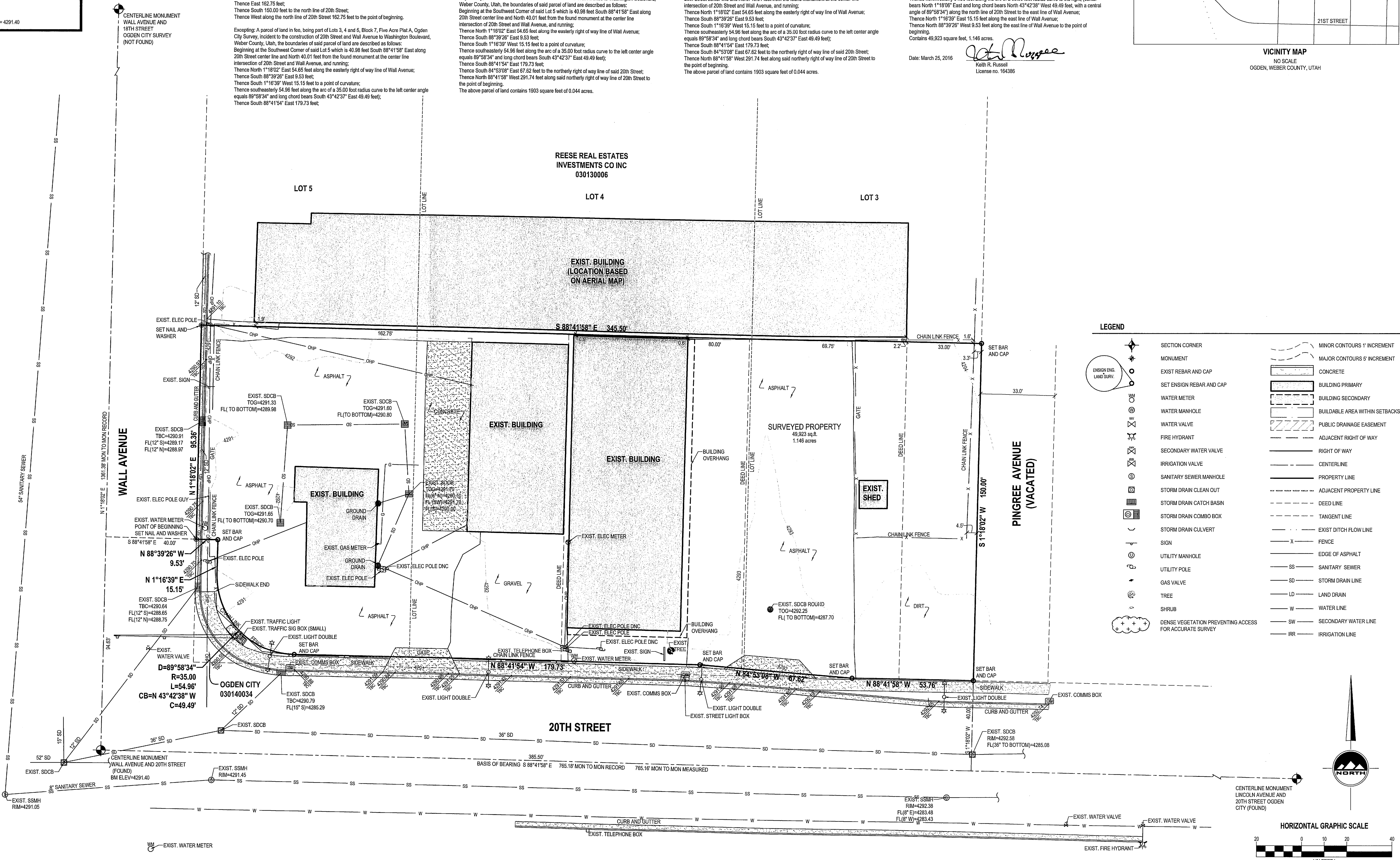
20TH AND WALL SURVEY
BRIAN WALLEN
20TH AND WALL AVENUE
OGDEN, UTAH



**BOUNDARY/
TOPOGRAPHY
SURVEY**

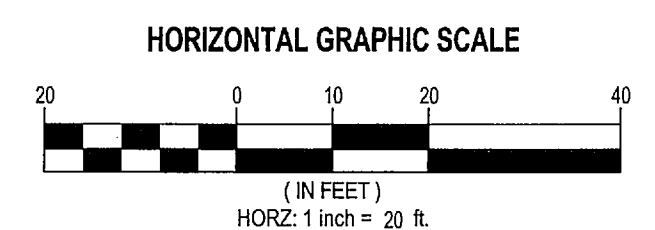
PROJECT NUMBER: L2307
PRINT DATE: 8/9/16
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: M.STATEN

1 of 1



LEGEND

| | | | |
|--|--|--|--------------------------------|
| | SECTION CORNER | | MINOR CONTOURS 1' INCREMENT |
| | MONUMENT | | MAJOR CONTOURS 5' INCREMENT |
| | EXIST REBAR AND CAP | | CONCRETE |
| | SET ENSIGN REBAR AND CAP | | BUILDING PRIMARY |
| | WATER METER | | BUILDING SECONDARY |
| | WATER MANHOLE | | BUILDABLE AREA WITHIN SETBACKS |
| | WATER VALVE | | PUBLIC DRAINAGE EASEMENT |
| | FIRE HYDRANT | | ADJACENT RIGHT OF WAY |
| | SECONDARY WATER VALVE | | RIGHT OF WAY |
| | IRRIGATION VALVE | | CENTERLINE |
| | SANITARY SEWER MANHOLE | | PROPERTY LINE |
| | STORM DRAIN CLEAN OUT | | ADJACENT PROPERTY LINE |
| | STORM DRAIN CATCH BASIN | | DEED LINE |
| | STORM DRAIN COMBO BOX | | TANGENT LINE |
| | STORM DRAIN CULVERT | | EXIST DITCH FLOW LINE |
| | SIGN | | FENCE |
| | UTILITY MANHOLE | | EDGE OF ASPHALT |
| | UTILITY POLE | | SANITARY SEWER |
| | GAS VALVE | | STORM DRAIN LINE |
| | TREE | | LAND DRAIN |
| | SHRUB | | WATER LINE |
| | DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY | | SECONDARY WATER LINE |
| | | | IRRIGATION LINE |



PART OF LOT 4, BLOCK 7
FIVE ACRE PLAT A
OGDEN CITY SURVEY,
WEBER COUNTY, UTAH