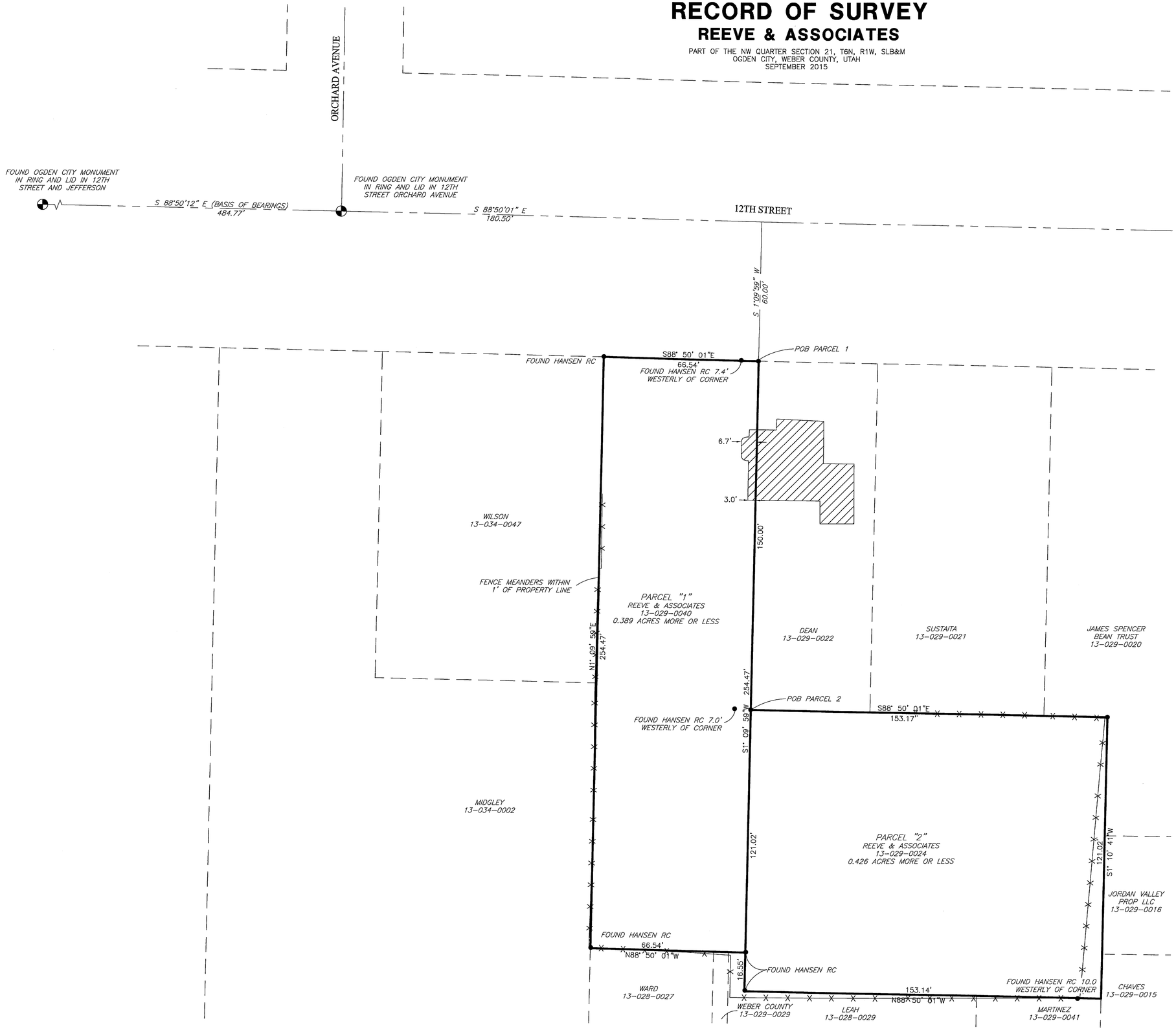
Reeve & Associates, Inc. - Solutions You Can Build On

RECORD OF SURVEY

REEVE & ASSOCIATES

PART OF THE NW QUARTER SECTION 21, T6N, R1W, SLB&M
OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2015



LEGEND

- = FOUND OCS MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = FENCE LINE
- = ADJACENT PROPERTIES
- = MONUMENT TIE LINE
- = EXISTING BUILDING

20 0 20 40 60

Scale: 1" = 20'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S88°50'12"E BETWEEN THE FOUND OGDEN CITY MONUMENTS IN 12TH STREET AT ORCHARD AVENUE AND JEFFERSON AVENUE, AS SHOWN HEREON.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MARK THE BOUNDARY AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY RETRACING DEEDS AND A 2012 HANSEN RECORD OF SURVEY, FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE AS NUMBER 4683. SEVERAL REBAR AND CAP FROM SAID SURVEY WERE FOUND AS SHOWN HEREON. THIS SURVEY ALSO MATCHES A 1994 CLS SURVEY, ON FILE AS NUMBER 1060.

BOUNDARY DESCRIPTIONS

PARCEL 1

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING 180.50' S88°50'01"E AND 60.00' S1°09'59"W FROM A STREET MONUMENT IN A RING AT LID AT THE INTERSECTION OF ORCHARD AVENUE AND 12TH STREET AND RUNNING THENCE; S1°09'59"W 254.47' TO A HANSEN REBAR AND CAP; THENCE N88°50'01"W 66.54' TO A HANSEN REBAR AND CAP; THENCE N1°09'59"E 254.47' TO A HANSEN REBAR AND CAP AND THE SOUTHERLY RIGHT OF WAY LINE OF 12TH STREET; THENCE N88°50'01"E ALONG SAID RIGHT OF WAY LINE 66.54' TO THE POINT OF BEGINNING. CONTAINING 16,932 SF OR 0.389 ACRES MORE OR LESS.

PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 180.50' S88°50'01"E AND 210.00' S1°09'59"W FROM A STREET MONUMENT IN A RING AT LID AT THE INTERSECTION OF ORCHARD AVENUE AND 12TH STREET AND RUNNING THENCE; S88°50'01"E 153.17'; THENCE S1°10'41"W 121.02'; THENCE N88°50'01"W 153.14' TO A HANSEN REBAR AND CAP; THENCE N1°09'59"E 121.02' TO THE POINT OF BEGINNING. CONTAINING 18,532 SF OR 0.425 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

*I, **TREVOR J. 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.*

SIGNED THIS 23rd DAY OF August, 2016.

PROFESSIONAL LAND SURVEYOR — No. 9031945 — TREVOR J HATCH — STATE OF UTAH

RECEIVED
AUG 25 2016
BY: 5559

Reeve & Associates, Inc.
920 OWNERS STREET SUITE 14
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
CIVIL • LAND PLANNING • PROJECT MANAGEMENT • SURVEYING
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

RECORD OF SURVEY
PART OF THE NW QUARTER OF SECTION 21, T6N, R1W, SLB&M
OGDEN CITY, WEBER COUNTY, UTAH

REEVE & ASSOCIATES

Project Info.

Surveyor: TREVOR HATCH
Designer:
Begin Date: 7-13-15
Name: REEVE
Scale: 1"=20'
Checked:
Number: 6057-03

Sheet 1 of 1 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On