

**DESCRIPTIONS**

**TAX PARCEL #14-037-0023**  
PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 920 FEET EAST 33 FEET, MORE OR LESS, SOUTH FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 194 FEET, MORE OR LESS, TO THE NORTH LINE OF THE INTERSTATE HIGHWAY NO-15; THENCE NORTH 3000' WEST 120 FEET, MORE OR LESS; THENCE NORTH 40°29' WEST 112.13 FEET, MORE OR LESS; THENCE EASTERLY 103 FEET, MORE OR LESS; ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 26TH STREET; THENCE EAST 46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

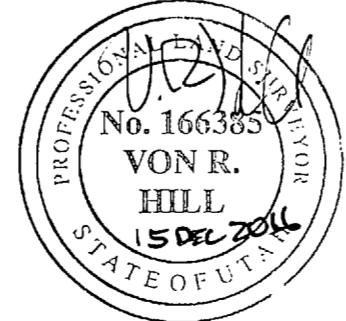
SUBJECT TO RIGHT-OF-WAY AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 920 FEET EAST AND 161 FEET SOUTH, MORE OR LESS, FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 36 FEET, MORE OR LESS, TO THE NORTH LINE OF INTERSTATE HIGHWAY NO. 15; THENCE NORTH 30°01' WEST 50 FEET, MORE OR LESS; THENCE NORTH 40°29' WEST 112.13 FEET, MORE OR LESS; THENCE EASTERLY 30 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 40°29' EAST 80 FEET, MORE OR LESS; THENCE SOUTH 30°01' EAST 47 FEET, MORE OR LESS; THENCE EAST 30 FEET, MORE OR LESS, TO A POINT DUE NORTH OF POINT OF BEGINNING; THENCE SOUTH 8 FEET, MORE OR LESS, TO BEGINNING.

**TAX PARCEL #14-037-0026**  
BEGINNING 14 CHAINS EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; THENCE SOUTH 238 FEET, MORE OR LESS; THENCE SOUTH 31°01' EAST TO A POINT EAST 102 FEET AND SOUTH OF POINT OF BEGINNING; THENCE NORTH TO A POINT 102 FEET EAST OF POINT OF BEGINNING; THENCE WEST 102 FEET TO THE PLACE OF BEGINNING.

**TAX PARCEL #14-037-0033**  
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1026 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31, RUNNING THENCE EAST 30 FEET; THENCE SOUTH TO THE NORTH LINE OF PROPERTY OWNED BY THE STATE ROAD COMMISSION; THENCE NORTHWESTERLY ALONG SAID LINE TO A POINT SOUTH OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

**COMPOSITE AS-SURVEYED DESCRIPTION**  
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 5, BLOCK 1, RIVER PARK ADDITION, AND THE SOUTH LINE OF 26TH STREET, SAID POINT BEING NORTH 00°00'00" EAST 296.81 FEET ALONG THE CENTERLINE OF "H" AVENUE FROM THE MONUMENT AT THE INTERSECTION OF "H" AVENUE AND ELLIS STREET TO A HALF-INCH REBAR ON THE CENTERLINE OF "H" AVENUE (SAID REBAR BEING NORTH 08°38'59" EAST 321.75 FEET FROM A REFERENCE MONUMENT TO THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AND NORTH 89°31'50" WEST 1105.19 FEET ALONG THE SECTION LINE AND SOUTH 00°00'00" EAST 23.41 FEET TO SAID HALF-INCH REBAR) AND SOUTH 74°14'09" WEST TO THE INTERSECTION OF THE WEST LINE OF "H" AVENUE AND THE SOUTH LINE OF 26TH STREET, SAID SOUTH LINE BEING 33.00 FEET DISTANT FROM AND PARALLEL TO THE SECTION LINE, AND NORTH 89°31'50" WEST 349.96 FEET ALONG SAID SOUTH LINE, AND RUNNING THENCE SOUTH 00°00'00" EAST 251.09 FEET ALONG THE WEST LINE OF LOT 5 AND ALONG THE WEST LINE OF LOT 32, BLOCK 1, RIVER PARK ADDITION, TO THE NORTH LINE OF ELLIS STREET; THENCE NORTH 89°02'00" WEST 100.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF RIVER PARK ADDITION; THENCE SOUTH 00°00'00" EAST 179.35 FEET ALONG SAID WEST LINE TO THE NORTHEASTERLY LINE OF INTERSTATE 84; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE (3) COURSES:  
(1) NORTH 23°56'08" WEST 65.95 FEET;  
(2) NORTH 31°10'35" WEST 321.91 FEET TO A RIGHT-OF-WAY MONUMENT;  
(3) NORTH 39°55'15" WEST 97.23 FEET TO A POINT SOUTH 39°55'15" EAST 23.21 FEET FROM A RIGHT-OF-WAY MONUMENT, SAID POINT BEING ON A 50.00-FOOT RADIUS CURVE TO THE LEFT, THE RADIUS OF SAID CURVE BEARING NORTH 38°35'08" EAST;  
THENCE EASTERLY 93.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°04'33", CHORD BEARS NORTH 75°02'51" EAST 80.43 FEET TO SAID SOUTH LINE OF 26TH STREET;  
THENCE SOUTH 89°31'50" EAST 178.11 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SURVEYED PARCEL CONTAINS 1.173 ACRES.

**CERTIFICATE**  
I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



**NARRATIVE**  
THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS, THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS IN "H" AVENUE, AS SHOWN. RECORD BEARINGS AND DISTANCES WERE TAKEN FROM THE OGDEN CITY ENGINEERING SURVEY BIBLE PLATS, DRAWING 2682-A, SHOWING THE RIVER PARK ADDITION. THE SURVEYED PARCEL IS COMPOSED OF THREE TAX PARCELS DESCRIBED BY METES AND BOUNDS.

THE EAST LINE OF THE SURVEYED PARCEL IS BOUNDED BY LOTS IN THE RIVER PARK ADDITION. THE LOCATION FOR THE ADDITION WAS DETERMINED BASED ON THE STREET MONUMENTS AS SHOWN ON THE AFOREMENTIONED OGDEN CITY PLAT. THIS SOLUTION MATCHES EXISTING FENCING VERY WELL. IT ALSO APPEARS TO MATCH A 2007 SURVEY BY DALLAS BUTTARS, SURVEY #3867. ALTHOUGH THIS BUTTARS SURVEY DOES NOT SHOW THE BEARINGS AND DISTANCES THAT TIE THE MONUMENTS TO THE PARCEL, THE SURVEY DOES SHOW THAT THE BEARINGS USED ARE THOSE FOUND ON THE OGDEN CITY PLAT FOR THE RIVER PARK ADDITION.

THE SOUTHWESTERLY LINES OF THE PARCEL ARE BOUNDED BY THE HIGHWAY RIGHT OF WAY. THERE IS EXISTING FENCING ALONG THE HIGHWAY, AND WE FOUND TWO RIGHT-OF-WAY MONUMENTS JUST OUTSIDE THIS FENCE. THE DEED LINES ALONG THIS RIGHT-OF-WAY ARE DESCRIBED AS STRAIGHT LINES, AND WE PLACED THE SURVEYED BOUNDARY LINE RELATIVELY PARALLEL TO THE FENCE TO MAINTAIN STRAIGHT LINES.

THE NORTH LINES OF THE SURVEYED PARCEL ARE BOUNDED BY THE SOUTH LINE OF 26TH STREET AND BY A CUL-DE-SAC. THE SOUTH LINE OF 26TH STREET WAS PLACED 33.00 FEET SOUTHERLY FROM AND PARALLEL TO THE SECTION LINE, AS SHOWN ON THE ORIGINAL RIVER PARK ADDITION PLAT. NEITHER OF THE SECTION CORNERS MONUMENTING THIS SECTION LINE ARE IN PLACE. SO THE LOCATION OF THE REFERENCE MONUMENTS WERE DETERMINED USING WEBER COUNTY SURVEYOR TIE SHEETS. THE CALCULATED BEARING BETWEEN CORNERS WAS ROTATED TO THE SECTION LINE BEARING SHOWN ON THE OGDEN CITY PLAT. THE OGDEN CITY PLAT INDICATES A MATHEMATICAL OVERLAP BETWEEN THE NORTH LINE OF THE RIVER PARK ADDITION AND THE SOUTHERLY RIGHT OF WAY OF 26TH STREET, BASED ON A LINE PARALLEL TO THE SECTION LINE, BUT FENCING AND IMPROVEMENTS STILL MATCH THIS SOLUTION BEST. THE CUL-DE-SAC WAS LOCATED BASED ON THE CALCULATED POSITION OF THE NORTHWEST SECTION CORNER WITH DEED CALLS BEING ROTATED TO THE AFOREMENTIONED SECTION LINE BEARING.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	- - - - -
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
CHAIN LINK FENCE LINE	—————
WOOD FENCE LINE	—————
RECORD CALLS ( )	
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

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**H&A Entellus**

RECEIVED  
DEC 20 2016  
BY: 5625

**DANIEL KITCHEN**  
935 WEST 26TH STREET  
TAX PARCELS #14-037-0023, #14-037-0026, and #14-037-0033,  
LOCATED IN THE NW 1/4 OF SECTION 31, T.6N., R.1W., S.L.B.&M.  
OGDEN CITY, WEBER COUNTY, UTAH

DATE: 12/15/2016  
DRAWN: JRC 11/18/2016  
APPYD: VRH 12/08/2016  
PROJECT: 1404001  
1404001 TOPO.dwg  
**C201**  
BOUNDARY SURVEY