

# FLYER LANDING

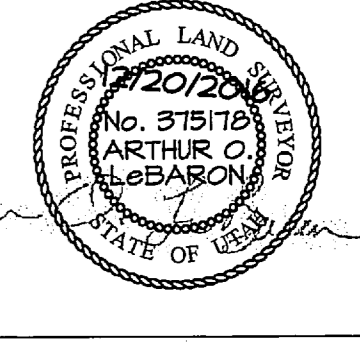
A SMALL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF OGDEN, COUNTY OF WEBER, UTAH

## SURVEYOR'S CERTIFICATE

I, ARTHUR O. LEBARON, DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 375178 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

*Arthur O. LeBaron* 12/20/2016  
DATE

SEAL:



REVISED: \_\_\_\_\_  
PROJECT: 17-047  
DRAWN BY: M.J.  
PLOT: \_\_\_\_\_

FOUND STREET MONUMENT AT THE INTERSECTION OF 2ND STREET AND QUINCY AVENUE

FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF 2ND STREET AND ECCLES AVENUE

BASIS OF BEARING  
N 89°09'45" W 1141.25' (RECORD)  
1140.92' (MEASURED)

N 89°09'45" W 960.69' (RECORD)

2ND STREET

POINT OF BEGINNING PARCEL "A" AND OVERALL BOUNDARY

N 89°09'45" W 243.50' (TIE)

RECORD LOCATION OF OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF 2ND STREET AND HARRISON BLVD. (NOT FOUND)

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SMALL SUBDIVISION OUT OF THE COMBINED AREA OF PARCELS 12-002-0032, 12-002-004, AND 12-002-0016. THE BOUNDARY OF THE SMALL SUBDIVISION HAS BEEN DESCRIBED AND SUBDIVIDED INTO LOT 1 AND LOT 2, WHICH HAVE ALSO BEEN DESCRIBED. PARCEL 12-002-0019 IS NOT A PART OF THIS SUBDIVISION.

### LOT 1 BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE SOUTH LINE OF 2ND STREET, SAID POINT BEING SOUTH 0°17'31" WEST ALONG THE CENTERLINE OF HARRISON BOULEVARD 33.00 FEET AND NORTH 84°04'45" WEST 243.50 FEET FROM AN OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF HARRISON BOULEVARD AND 2ND STREET, AND RUNNING THENCE SOUTH 0°17'31" WEST 614.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION ADDITION NO. 6; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES AND DISTANCES: (1) NORTH 84°04'45" WEST 185.50 FEET; (2) THENCE NORTH 48°56'29" WEST 209.35 FEET TO THE EASTERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION NO. 3; THENCE ALONG SAID EAST LINE NORTH 0°50'15" EAST 414.75 FEET TO THE SOUTH LINE OF 2ND STREET; THENCE ALONG SAID SOUTH LINE SOUTH 84°04'45" EAST 334.50 FEET TO THE POINT OF BEGINNING. CONTAINS 194,166 SQ. FT. OR 4.51 ACRES

### LOT 2 BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT THAT IS SOUTH 0°17'31" WEST ALONG THE CENTERLINE OF HARRISON BOULEVARD 33.00 FEET AND NORTH 84°04'45" WEST 37.84 FEET FROM AN OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF HARRISON BOULEVARD AND 2ND STREET, AND RUNNING THENCE SOUTH 3°06'32" WEST 147.27 FEET; THENCE SOUTH 0°22'58" WEST 353.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A RADIAL BEARING OF NORTH 55°18'57" WEST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.89 FEET, THROUGH A CENTRAL ANGLE OF 47°03'26" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 58°12'46" WEST 18.36 FEET); THENCE SOUTH 81°44'31" WEST 73.59 FEET TO THE EAST LINE OF SHERWOOD PARK SUBDIVISION ADDITION NO. 6; THENCE ALONG SAID EAST LINE NORTH 0°50'15" EAST 107.03 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION NORTH 84°04'45" WEST 160.49 FEET; THENCE NORTH 0°17'31" EAST 414.96 FEET; THENCE SOUTH 84°04'45" EAST 255.61 FEET TO THE POINT OF BEGINNING. CONTAINS 112,083 SQ. FT. OR 2.57 ACRES

LESS AND EXCEPTING THE FROERER REAL ESTATE INC. PARCEL WITH PARCEL I.D. # 12-002-0019, MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED WITH ENTRY NO. 1671341 AT BOOK, 2041 AND PAGE, 2428, RECORDED NOVEMBER 1, 1999 IN THE WEBER COUNTY RECORDERS OFFICE.

CONTAINS 112,083 SQ. FT. OR 2.57 ACRES

### BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE SOUTH LINE OF 2ND STREET, SAID POINT BEING SOUTH 0°17'31" WEST ALONG THE CENTERLINE OF HARRISON BOULEVARD 33.00 FEET AND NORTH 84°04'45" WEST 243.50 FEET FROM AN OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF HARRISON BOULEVARD AND 2ND STREET, AND RUNNING THENCE SOUTH 0°17'31" WEST 200.00 FEET; THENCE SOUTH 84°04'45" EAST 255.61 FEET; THENCE SOUTH 3°06'32" WEST 147.27 FEET; THENCE SOUTH 0°22'58" WEST 353.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A RADIAL BEARING OF NORTH 55°18'57" WEST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.89 FEET, THROUGH A CENTRAL ANGLE OF 47°03'26" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 58°12'46" WEST 18.36 FEET); THENCE SOUTH 81°44'31" WEST 73.59 FEET TO THE EASTERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION ADDITION NO. 6; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 0°50'15" EAST 107.03 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) COURSES AND DISTANCES: (1) NORTH 84°04'45" WEST 346.00 FEET; (2) THENCE NORTH 48°56'29" WEST 209.35 FEET TO THE EASTERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION NO. 3; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 0°50'15" EAST 414.75 FEET TO THE SOUTH LINE OF 2ND STREET; THENCE ALONG SAID SOUTH LINE SOUTH 84°04'45" EAST 334.50 FEET TO THE POINT OF BEGINNING.

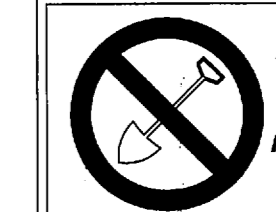
LESS AND EXCEPTING THE FROERER REAL ESTATE INC. PARCEL WITH PARCEL I.D. # 12-002-0019, MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED WITH ENTRY NO. 1671341 AT BOOK, 2041 AND PAGE, 2428, RECORDED NOVEMBER 1, 1999 IN THE WEBER COUNTY RECORDERS OFFICE.

CONTAINS 311,844 SQ. FT. OR 7.16 ACRES

RECEIVED  
DEC 20 2016

BY: 5626

R=23.00  
L=18.89  
S58° 12' 46" W 18.36  
Δ=47° 03' 26"



CALL BLUESTAKES  
@ 1-800-662-4111  
AT LEAST 48 HOURS  
PRIOR TO COMMENCING  
ANY CONSTRUCTION

DRAWING DESCRIPTION: SMALL SUBDIVISION

177 E. ANTELOPE DR. #B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

SILVERPEAK ENGINEERING

FLYER LANDING  
APPROX. 1111 2ND STREET  
OGDEN, UTAH 84404

SHEET NUMBER: C1.1

### LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- SECTION CORNER AS DESCRIBED
- STREET MONUMENT AS DESCRIBED
- SET BAR & CAP STAMPED SILVER PEAK ENG. OR AS DESCRIBED OTHERWISE.

HORIZONTAL SCALE: 1"=40'

