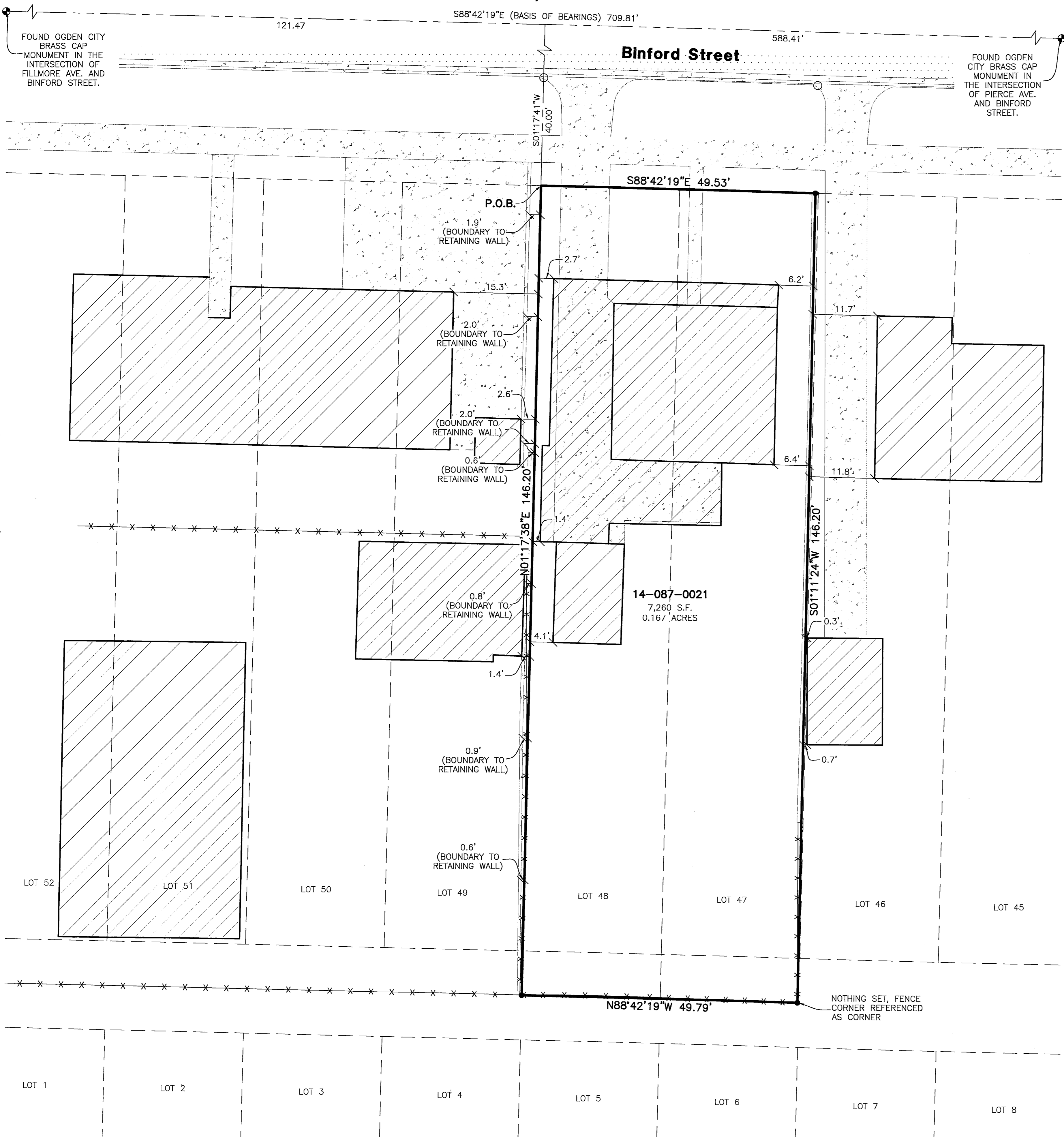


Nilson Property

ALL OF LOTS 47 AND 48, OF BLOCK 7, DENVER PLACE SUBDIVISION
 PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 CITY OF OGDEN, WEBER COUNTY, UTAH
 MARCH, 2017



Boundary Description

ALL OF LOTS 47 AND 48, OF BLOCK 7, DENVER PLACE SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 49, POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BINFORD STREET, SAID POINT BEING S88°42'19"E ALONG THE CENTERLINE OF BINFORD STREET, 121.47 FEET AND S01°17'41"W 40.00 FEET FROM AN OGDEN CITY MONUMENT IN BINFORD STREET; AND RUNNING THENCE S88°42'19"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BINFORD STREET, 49.53 FEET TO AN EXISTING RETAINING WALL; THENCE S01°11'24"W ALONG SAID WALL AND FENCE LINE, 146.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 48; THENCE N88°42'19"W ALONG THE SOUTHERLY LINES OF LOTS 47 AND 48 OF BLOCK 7, DENVER PLACE SUBDIVISION AND AN EXISTING FENCE, 49.79 FEET TO THE SOUTHEAST CORNER OF LOT 49, OF BLOCK 7, DENVER PLACE SUBDIVISION AND A FENCE CORNER; THENCE N01°17'38"E ALONG THE EASTERLY LINE OF SAID LOT 49, A PORTION OF WHICH IS ALONG AN EXISTING FENCE 146.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,260 SQUARE FEET OR 0.167 ACRES MORE OR LESS.

Basis of Bearings

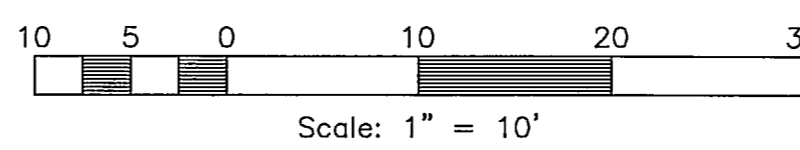
THE BASIS OF BEARINGS FOR THIS SURVEY PLAT WAS THE MONUMENT LINE (CENTERLINE OF BINFORD STREET), BETWEEN A FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF BINFORD STREET AND FILLMORE AVENUE, AND A FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF BINFORD STREET AND PIERCE AVENUE. SHOWN HEREON AS S88°42'19"E.

Narrative

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY BOUNDARIES ON THE GROUND, PARTICULARLY ON THE WEST SIDE OF THE SUBJECT PROPERTY TO DETERMINE OWNERSHIP OF A RETAINING WALL. THE BOUNDARY WAS DETERMINED BY BREAKING DOWN BLOCK 7, DENVER PLACE ADDITION TO OGDEN. THE BLOCK WAS PROPORTIONED BASED ON FOUND EVIDENCE ON THE GROUND. THIS METHOD MATCHES FENCES VERY WELL. THE LOT LINE ON THE LINE OF THE SUBJECT PROPERTY FALLS VERY CLOSE TO THE EXISTING FENCE, IT WAS FOUND THAT THE RETAINING WALL JOGS WEST OF THE FENCE LINE AS IT HEADS NORTH AND THE NORTHERLY PORTION OF THE WALL WAS NOT BUILT ON THE PROPERTY LINE AS ORIGINALLY ESTABLISHED AND AS RE-ESTABLISHED ON THIS SURVEY. THE EAST SIDE OF THE SUBJECT PROPERTY WAS SHIFTER TO MATCH THE EXISTING WALL AS BOUNDARY BY ACQUIESCENCE HAS TAKEN PLACE BY THIS TIME. PROPERTY CORNERS WERE SET AS SHOWN HEREON.

Legend

- = FOUND BRASS CAP MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET PLUG
- = BOUNDARY LINE
- = EXISTING FENCE
- = MONUMENT TIE LINE
- = RECORD LOT LINES
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING STRUCTURE

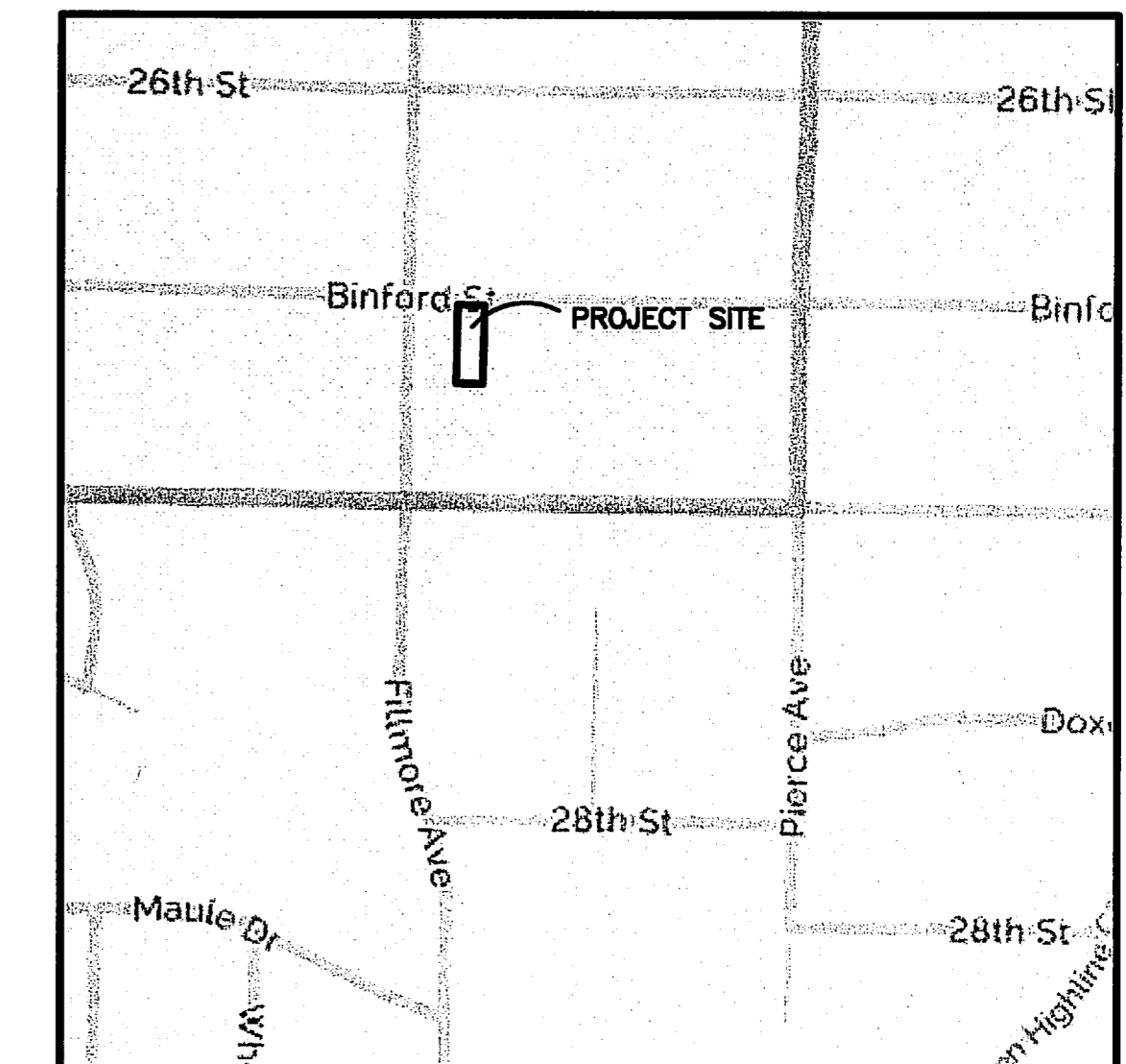


Surveyor's Certificate

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.

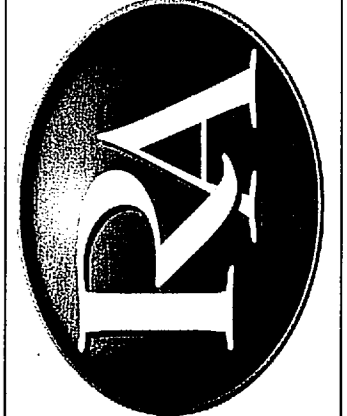
SIGNED THIS 10th DAY OF March, 2017

9031945
 UTAH LICENSE NUMBER



Vicinity Map
 (NOT TO SCALE)

Reeve & Associates, Inc.
 5150 SOUTH 1500 WEST, BIRDALE, UTAH 84405
 TEL: (801) 871-3100 FAX: (801) 871-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 PROJECT ENGINEERS • ARCHITECTS



REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY
 PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 CITY OF OGDEN, WEBER COUNTY, UTAH
NILSON PROPERTY

RECEIVED
 MAR 31 2017
 BY: 5704

Project Info.
 Surveyor: T. HATCH
 Designer: D. CAVE
 Begin Date: 3-8-2017
 Name: NILSON PROPERTY
 Scale: 1"=10'
 Checked: 1301-D26
 Number: 1301-D26

Sheet **1**
 1 Sheets