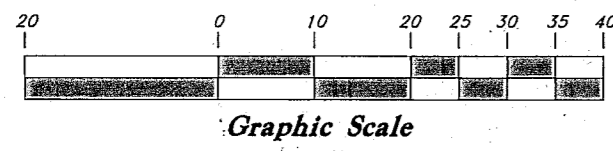




Scale: 1" = 20'



Graphic Scale

NARRATIVE

This survey was requested by Mr. John Wagner for the purpose of establishing the property lines for this site.

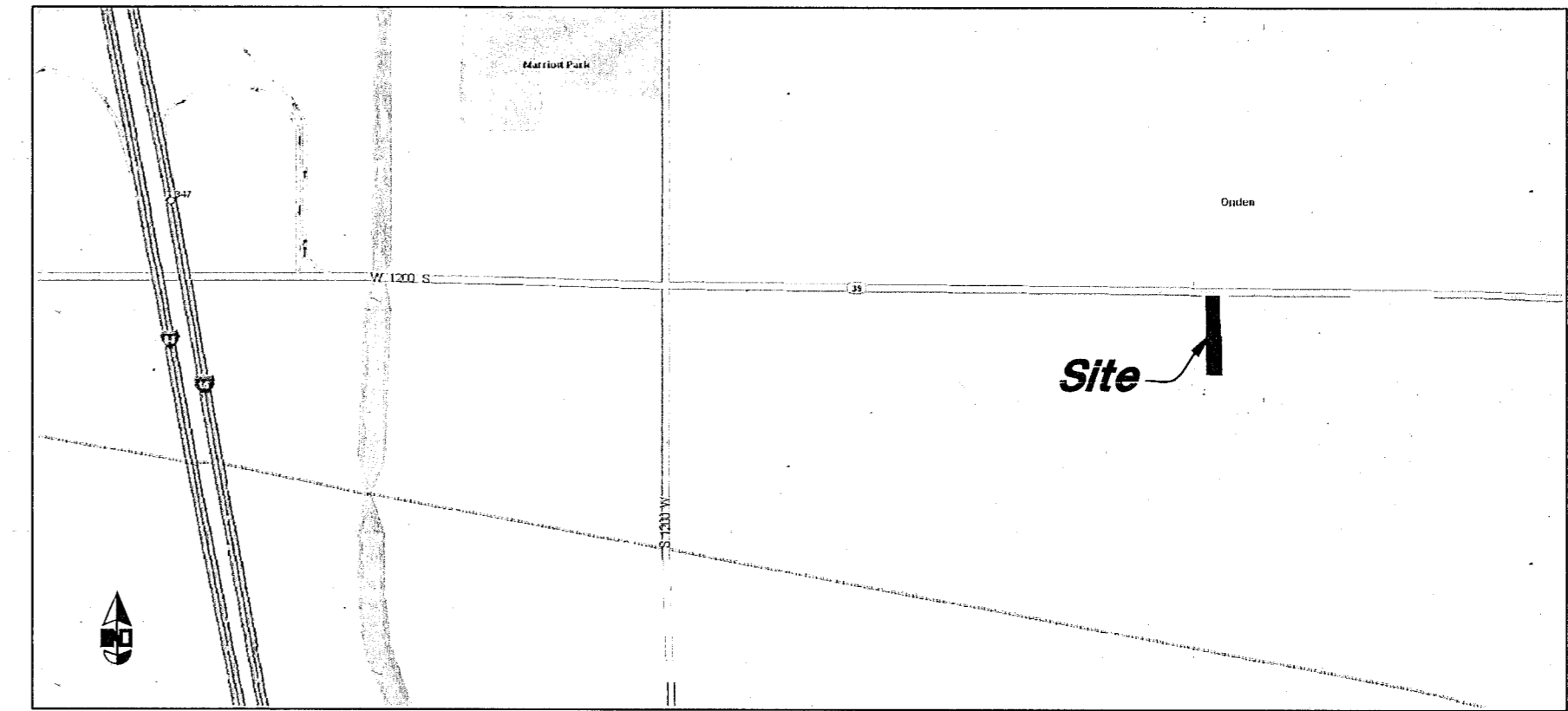
A line bearing North 88°41'21" West between Ogden City Centerline Monuments in 12th Street and the Intersection of 12th Street & 1200 West Street was used as the basis of bearings.

12th Street was Established using the found Centerline Monuments.

The West Property line was Established along the East Boundary line of the 12th Street Holding Property as depicted on an ALTA/NSPS Survey prepared by Gardner Engineering, dated 1-10-17, and filed in the Weber County Surveyors office. (Filing No 5672).

The South and East lines were established using record distances and rotated to match the basis of bearings.

Property corners were monumented as depicted on this plat.

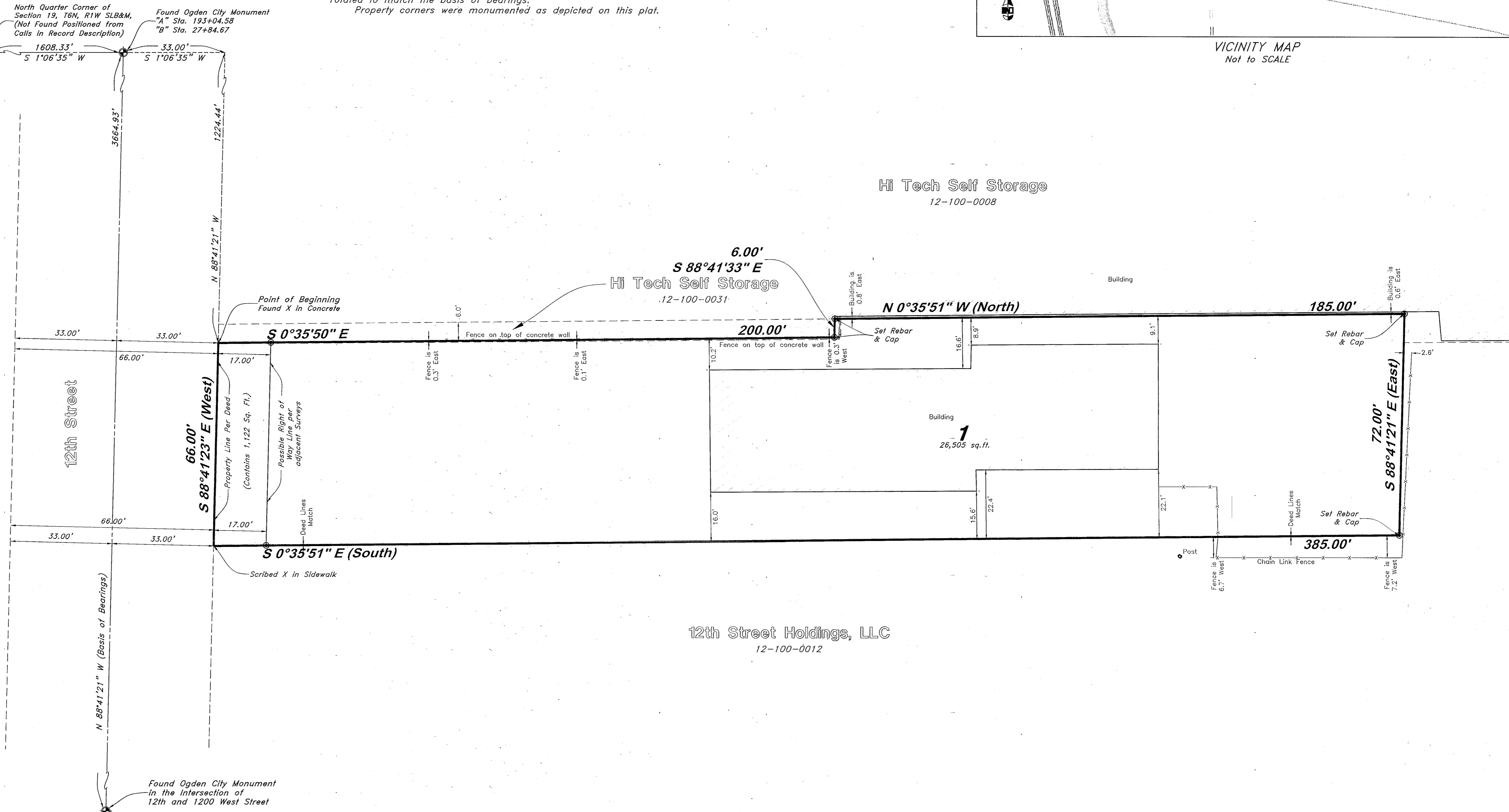


VICINITY MAP
Not to SCALE

LEGEND

- Centerline
- UT— Buried Telephone line
- OT— Overhead Telephone line
- OHP— Overhead Power line
- UGP— Power line
- S— Sanitary Sewer line
- W— Culinary Water line
- G— Gas line
- SD— Storm Drain line
- SW— Secondary Waterline
- LD— Land Drain line
- IW— Irrigation Waterline
- X—X— Fence Power-Meter
- Power Pole
- Post
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- TA— Top of Asphalt
- EA— Edge of Asphalt
- NG— Natural Ground
- LG— Lip of Gutter
- SP— Service Pole
- LP— Light Pole
- PH— Power Pole
- TP— Telephone Pole
- FH— Fire Hydrant
- DIT— Flowline of Ditch
- TGE— Top of Slope
- TOP— Top of Slope
- CO— Cleanout
- FC— Fence
- Flowline
- Drain Manhole
- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P.— Corrugated Metal Pipe
- R.C.P.— Reinforced Concrete Pipe
- C.O.C.— Edge of Concrete
- R.W.A.L.L.— Retaining Wall
- S.M.H.— Sewer Manhole
- W.V.— Water Valve
- C.B.— Catch Basin
- D.V.— Diversion Box
- T.C.— Top of Curb
- S.W.— Sidewalk
- G.A.S.— Gas line Marker
- O.U.Y.— Guy Wire
- B.L.D.G.— Building Corner
- F.H.— Fire Hydrant
- N.G.— Natural Ground
- W.V.— Water Valve
- L.P.— Light Pole
- P.W.G.— Power Pole w/guy
- D.T.— Deciduous Tree
- C.T.— Coniferous Tree
- W.C.S.— Weber County Surveyor
- Centerline
- Existing Boundary lines

The City of Ogden
12-100-0038



RECORD DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE SOUTH LINE OF 12TH STREET, OGDEN CITY, WHICH IS 16.825 CHAINS WEST AND 63 RODS NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID 12TH STREET 73 FEET; THENCE SOUTH 385 FEET; THENCE EAST 72 FEET; THENCE NORTH 385 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: THE EASTERLY 6 FEET OF THE NORTHERLY 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET, SAID POINT BEING 1641.33 FEET SOUTH 1°06'35" WEST ALONG THE QUARTER SECTION LINE AND 1290.36 FEET NORTH 88°41'21" WEST ALONG SAID SOUTH RIGHT OF WAY FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT IS ALSO 1290.24 FEET NORTH 88°41'21" WEST ALONG THE MONUMENT LINE AND 33.00 FEET SOUTH 1°18'39" WEST FROM THE OGDEN CITY MONUMENT AT "A" STATION 193+04.58 AND "B" STATION 27+84.67 AND RUNNING THENCE SOUTH 88°41'21" EAST 72.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 0°35'51" EAST 385.00 FEET; THENCE NORTH 88°41'21" WEST 72.00 FEET; THENCE NORTH 0°35'51" WEST 385.00 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

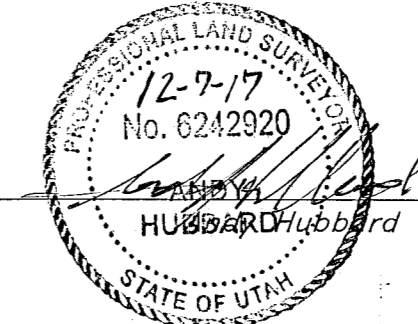
A part of the Northwest Quarter of Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden County, Weber County, Utah:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET, SAID POINT BEING 33.00 FEET SOUTH 1°06'35" WEST AND 1224.44 FEET NORTH 88°41'21" WEST FROM THE CENTERLINE MONUMENT LOCATED IN 12TH STREET; AND RUNNING THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF THE HI TECH SELF STORAGE PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 0°35'50" EAST 200.00 FEET, (2) SOUTH 88°41'33" EAST 6.00 FEET AND (3) SOUTH 0°35'51" EAST 185.00 FEET TO THE NORTHERLY LINE OF THE 12TH STREET HOLDINGS LLC PROPERTY; THENCE ALONG SAID NORTHERLY AND WESTERLY LINES THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°41'21" WEST 72.00 FEET AND (2) NORTH 0°35'51" WEST 385.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12TH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 88°41'23" EAST 66.00 TO THE POINT OF BEGINNING.

Contains 26,505 Sq. Ft. or 0.608 Acres

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-25-17 and that the above plat correctly shows the true dimensions of the property surveyed.



RECEIVED
MAR 14 2018
BY: 5939

Record of Survey

VFW - 12th Street

907 West 12th Street
Ogden City, Weber County, Utah
A part of the NW 1/4, of Section 19, T6N, R1W, SL&M, U.S. Survey

7 Nov, 2017

SHEET NO.

1

17N743

GREAT BASIN ENGINEERING



5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 294-4515 FAX (801) 591-0229
 WWW.GREATBASINENGINEERING.COM

REV. DATE. DESCRIPTION