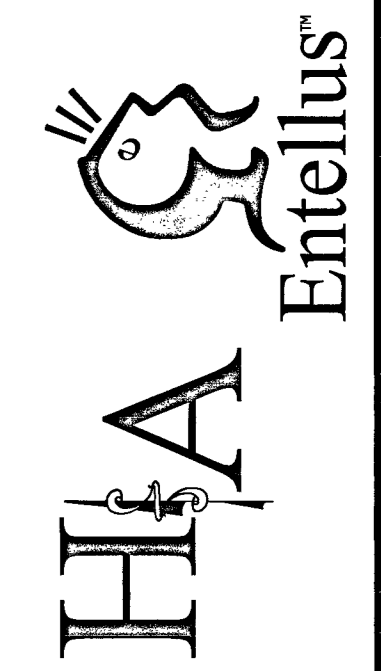


LEGEND	
PROPERTY LINE	—————
INTERIOR PARCEL LINE	—————
ADJACENT PROPERTY	-----
CENTER LINE	-----
SECTION LINE	-----
TIE TO MONUMENT	-----
EASEMENT LINE	-----
CURB, GUTTER, SIDEWALK	-----
CHAIN LINK FENCE LINE	-----
RECORD CALLS ()	
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE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

181 North 200 West, Suite #4
Bountiful, Utah 84010
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BY: 5986

2ND STREET APARTMENTS

419 EAST AND 485 EAST 2ND STREET
TAX PARCELS #12-063-0021 and #12-063-0002
LOCATED IN THE NE 1/4 OF SECTION 17, T.6N., R.1W., S.L.B.&M.
OGDEN CITY, WEBER COUNTY, UTAH

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO RETRACE THE BOUNDARIES FOR THE TWO SURVEYED PARCELS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS IN 2ND STREET, AT SHOWN. RECORD BEARINGS WERE TAKEN FROM THE OGDEN CITY BIBLE PLAT SHEETS AND FROM NEARBY SURVEYS. THE DESCRIPTIONS IN THE PROVIDED TITLE REPORTS DID NOT MATCH EACH OTHER WELL, IN PARTICULAR ALONG THE SOUTH LINE, AND OFTEN CONFLICTED WITH OTHER EVIDENCE. WE HAVE DESCRIBED THE COMPOSITE PARCEL HEREON FOR CONVENIENCE IN RETRACING THESE PARCELS.

THE NORTH LINE IS BOUNDED BY 2ND STREET, AND THE EAST LINE IS BOUNDED BY ADAMS AVENUE. THE WEST LINE IS BOUNDED BY A 15.0-FOOT-WIDE ALLEYWAY. THE POSITION OF THE ALLEYWAY WAS CONFIRMED USING RECORD DOCUMENTS AND A 1987 SURVEY BY MARTIN MOORE, SURVEY #0042, AT THE CORNER OF WASHINGTON BOULEVARD AND 2ND STREET, AS SHOWN.

THE LANGUAGE IN THE DESCRIPTIONS IS CLEAR THAT THE SOUTH LINE IS GENERALLY BOUNDED BY A VACATED ALLEYWAY, BUT THE MATHEMATICAL LOCATION OF SAID ALLEYWAY VARIES GREATLY BETWEEN THE DESCRIPTIONS. THE ALLEYWAY WAS VACATED IN 1960 BY ORDINANCE NO. 676 (BOOK 652, PAGE 217, WEBER COUNTY RECORDER). THE ORDINANCE DESCRIBED THE EXTERIOR OF THE VACATED ALLEYWAY. A 1998 SURVEY OF THE WEST PARCEL BY REEVE & ASSOCIATES, SURVEY #2024, RETRACES THIS PARCEL. IT MATCHES THE LOCATION OF THE VACATED ALLEYWAY DESCRIBED IN THE AFOREMENTIONED ORDINANCE, AND IT MATCHES OCCUPATION LINES WELL. WE ACCEPT THIS SURVEY AS AN ACCURATE RETRACEMENT.

WE ALSO ANALYZED TWO SURVEYS ON THE CHURCH PARCEL IN THE SOUTHEAST CORNER OF THIS BLOCK. REEVE PERFORMED A SURVEY ON THIS PARCEL IN 2003, SURVEY #3026. THEY SHOW THE MONUMENT AT THE INTERSECTION OF 2ND STREET AND ADAMS AVENUE GRAPHICALLY ON SAID SURVEY, BUT THEY DID NOT TIE BETWEEN THE MONUMENTS. ADDITIONALLY, THE NORTH LINE OF THE CHURCH PARCEL DOES NOT APPEAR TO REACH THE VACATED ALLEYWAY. MCNEIL ENGINEERING ALSO PERFORMED A SURVEY ON THIS PARCEL IN 2005, SURVEY #3585, IN WHICH THEY DO TIE THE TWO MONUMENTS IN ADAMS AVENUE. THE MCNEIL SURVEY MATCHES THE 1998 REEVE SURVEY (#2024) AND THE RECORD LOCATION OF THE VACATED ALLEYWAY VERY WELL, AND WE ALSO ACCEPT IT AS ACCURATE IN RETRACING SAID ALLEYWAY.

RECORD DESCRIPTIONS

RECORD DESCRIPTION FOR EAST PARCEL (PARCEL #12-063-0002)
FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY INWEST TITLE SERVICES, INC., ORDER #237759, COMMITMENT #237759, EFFECTIVE MAY 2, 2017, AT 6:00 PM.

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 21.69 CHAINS SOUTH AND 33 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION SAID POINT BEING ON THE WEST SIDE OF ADAMS AVENUE; THENCE WEST 204 FEET; THENCE SOUTH 211 FEET, MORE OR LESS, TO AN ALLEY; THENCE EAST 204 FEET; THENCE NORTH 211 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. ALSO, THE NORTH 1/2 OF VACATED ALLEY ABUTTING ON THE SOUTH SIDE THEREOF.

RECORD DESCRIPTION FOR WEST PARCEL (PARCEL #12-063-0021)
FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY BACKMAN TITLE SERVICES, LTD., ORDER #6-073744, EFFECTIVE APRIL 21, 2017, AT 7:45 AM.

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, US SURVEY, WEBER COUNTY, STATE OF UTAH; BEGINNING AT A POINT ON THE SOUTH LINE OF 2ND STREET IN OGDEN CITY, WEBER COUNTY, UTAH, 165 FEET EAST OF THE EAST LINE OF WASHINGTON BOULEVARD - SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF AN EXISTING ALLEYWAY AND SAID SOUTH LINE; THENCE EAST 267.75 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF PARCEL 12-063-0002; THENCE SOUTH 198.08 FEET, MORE OR LESS, (186.58 FEET, MORE OR LESS, OF RECORD) TO THE CENTER LINE OF A VACATED ALLEY; THENCE WEST 92.75 FEET ALONG SAID CENTER LINE; THENCE SOUTH 28.58 FEET TO THE NORTH LINE OF PARCEL 12-063-0017; THENCE WEST 175 FEET ALONG SAID NORTH LINE (EXTENDED) TO THE EAST LINE OF SAID ALLEYWAY; THENCE NORTH 266.66 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 2ND STREET WITH THE WEST LINE OF ADAMS AVENUE, SAID POINT BEING NORTH 89°09'45" WEST 33.00 FEET ALONG THE CENTER LINE AND SOUTH 00°58'00" WEST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 2ND STREET AND ADAMS AVENUE (BEING 21.69 CHAINS SOUTH AND 33 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 21 BY RECORD), AND RUNNING THENCE SOUTH 00°58'00" WEST 186.58 FEET ALONG SAID WEST LINE TO THE CENTER LINE OF A VACATED ALLEYWAY, SAID ALLEYWAY BEING DESCRIBED IN ORDINANCE NO. 676 AND RECORDED IN BOOK 652 AT PAGE 217, WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 89°09'45" WEST 296.75 FEET ALONG SAID CENTER LINE; THENCE SOUTH 00°50'15" WEST 40.22 FEET; THENCE NORTH 89°09'45" WEST 172.47 FEET TO THE EAST LINE OF A 15.0-FOOT-WIDE ALLEYWAY; THENCE NORTH 00°50'15" EAST 226.80 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF 2ND STREET; THENCE SOUTH 89°09'45" EAST 469.64 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF ADAMS AVENUE AND TO THE POINT OF BEGINNING.

SURVEYED PARCEL CONTAINS 2.170 ACRES.

CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, 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.

DRAWN: JRC 09/12/2017
APPROVED: VRH 11/21/2017
PROJECT: 1237003 TOPO.dwg
C201
BOUNDARY SURVEY