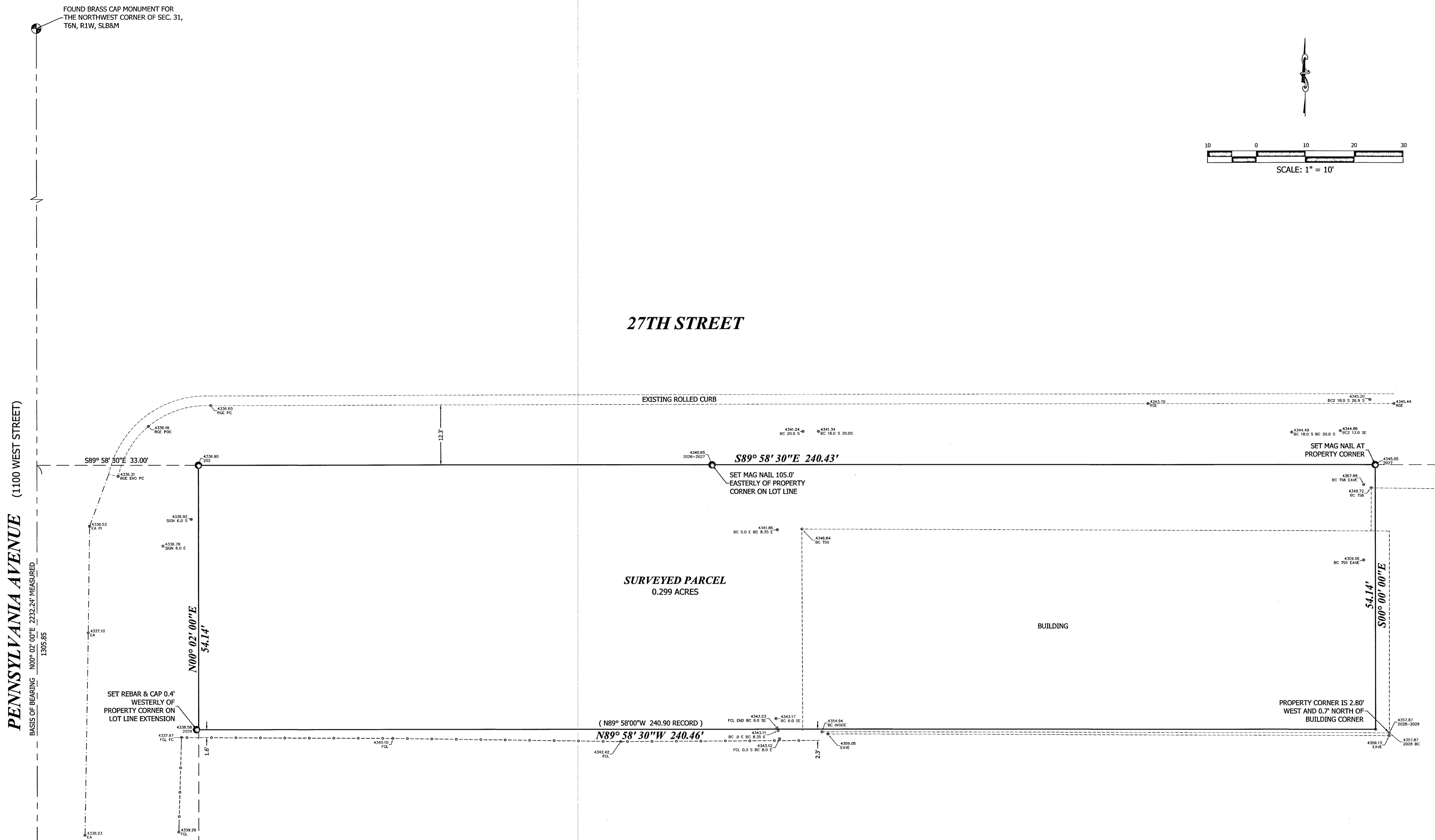
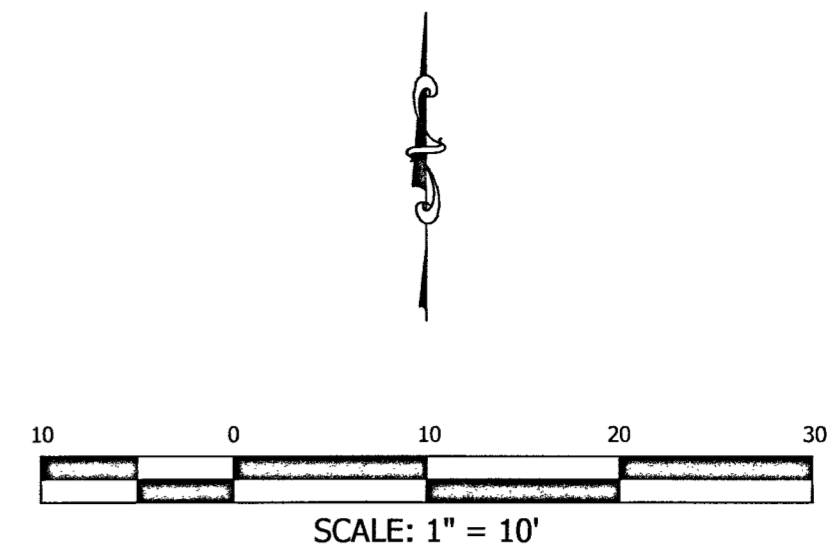


RECEIVED
APR 20 2018
BY: 5989

SCOTT MYERS
1071 WEST 27TH STREET
LOCATED IN THE NW 1/4 OF SECTION 31, T. 6 N., R. 1 W., S.L.B.&M.
OGDEN CITY, WEBER COUNTY, UTAH

DRAWN: JH 09/14/2017
APPROVED: YRH 01/02/2018
PROJECT: 1556001
1556001 BOUNDARY.dwg
C201
BOUNDARY SURVEY



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 MARK THE PROPERTY CORNERS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS SHOWN. THE MONUMENT LINE ON 1100 WEST STREET WAS ESTABLISHED AS SHOWN AND USED FOR THE LINE INDICATED IN THE DEED. THE DESCRIPTION DID NOT CLOSE MATHEMATICALLY. THE SOUTH LINE DISTANCE WAS ADJUSTED FOR CLOSURE. STANTEC SURVEY #5107, PINNACLE SURVEY #4255, HANSEN SURVEY #4057, UTAH LAND SURVEY #4170, AND THE SUBDIVISION PLAT OF BELLEVUE PLACE #3970 (18 NOV, 1890), WERE ALL REVIEWED IN CONNECTION WITH THIS SURVEY.

SURVEY #4057, DONE IN 2008, INDICATES ONE PARCEL (#14-050-0005) FOR THIS PROPERTY, IT APPEARS IT WAS DIVIDED AFTER THIS TIME. THE EAST LINE OF THE DEED (TAX PARCEL #14-050-0007) MAY HAVE BEEN INTENDED TO BE ALONG THE EAST LINE OF THE BUILDING, BUT THE DIMENSIONS IN THE DEED DO NOT INCLUDE ALL THE BUILDING.

DESCRIPTION

TAX #14-050-0007 FROM TITLE REPORT

PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 3, BELLEVUE PLACE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF PENNSYLVANIA AVENUE, SAID POINT BEING NORTH 00°02' EAST 1305.85 FEET AND SOUTH 89°58'30" EAST 33.00 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET RUNNING THENCE SOUTH 89°58'30" EAST 240.43 FEET; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF LOT 1, A DISTANCE OF 54.14 FEET; THENCE NORTH 89°58'30" WEST 240.90 FEET TO THE EAST LINE OF PENNSYLVANIA AVENUE; THENCE NORTH 00°02' EAST 54.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 60-FOOT RIGHT OF WAY, 30 FEET EITHER SIDE OF THE FOLLOWING CENTERLINES: BEGINNING AT A POINT SOUTH 89°02' EAST 906.29 FEET AND NORTH 00°58' EAST 35.00 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET AND RUNNING THENCE NORTH 00°58' EAST 613.15 FEET; THENCE ALONG THE ARC OF A 316.28-FOOT RADIUS CURVE TO THE LEFT 193.71 FEET; THENCE NORTH 34°07'30" WEST 528.28 FEET; THENCE ALONG THE ARC OF A 189.20-FOOT RADIUS CURVE TO THE LEFT 184.43 FEET; THENCE NORTH 89°58'30" WEST 376.44 FEET TO THE EAST OF PENNSYLVANIA AVENUE.

ALSO: BEGINNING NORTH 00°02' EAST 548.95 FEET AND SOUTH 89°02' EAST 33.00 FEET AND RUNNING THENCE SOUTH 89°02' EAST 852.23 FEET. ALSO TOGETHER WITH A 50 FOOT RIGHT OF WAY, 25 FEET EITHER SIDE OF THE FOLLOWING CENTERLINE: BEGINNING AT A POINT NORTH 00°02' EAST 1333.64 FEET AND NORTHEASTERLY ALONG THE ARC OF A 1148.00-FOOT RADIUS CURVE TO THE RIGHT 2.21 FEET AND SOUTH 89°58'30" EAST 467.53 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET AND RUNNING THENCE NORTH 00°09'15" EAST TO THE STATE ROAD COMMISSION PROPERTY.

LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY	- - - - -
SECTION LINE	—————
TIE TO MONUMENT	—————
EDGE OF PAVEMENT	- - - - -
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)	○