

**BASIS OF BEARING**  
 N89°45'46"W 5273.19'

**NARRATIVE:**  
 Boundary Consultants was retained by Patrick Conlin, to re-trace the boundaries of the subject parcels and monument the perimeter thereof.  
 The survey lies within the bounds of the Goodsell Addition Subdivision, approved February 11, 1948, Entry #09-063 of the Weber County Records. The survey was carried out using a Trimble R8S GPS system, with ground distances being determined by GEOD Model CONUS 12B @ height 4531.90 feet with no calibration. Ogden City Centerline Monuments were found at the intersections of 41st Street and Jefferson Ave as well as 41st Street and Madison Avenue. The North Quarter Corners of Sections 8 and 9 were used as the Basis of Bearing being North 89°45'46" West 5273.19 feet. The block breakdown was fit within the measured width and distance of Madison Avenue and Liberty Avenue respectively. The South fence-lines of Lots 6, 8 and 9 of said Goodsell Addition were held as occupying and controlling boundaries of said lots.

The described boundaries contained in the (2) deeds do not match the occupation lines. To determine the historic and long term location of Madison and Liberty Avenues, we held the top of curb and allowed the proper width of the roads and offset lines easterly and westerly of the centerline as called for in the original plat. Current plans of expansion, Rights of Way and Centerline along 40th Street were determined from information obtained from Horrocks Engineering and Wassach Civil Consulting.

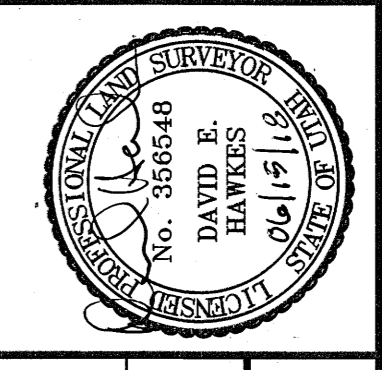
**DESCRIPTIONS:**

**PARCEL 1, ENTRY #06-051-0009:**  
 Parts of Lots 7 and 8, Goodsell Addition, South Ogden City, Weber County, Utah; Beginning at the Northwest corner of Lot 8; Thence Southeasterly 80 feet along the North line of said Lot 8, to a point 28.44 feet West of the East line of said Lot 8; Thence South 00°58'00" West 71.85 feet; Thence North 89°02'00" West 96.25 feet to a point 20.28 feet North 89°02'00" West along said South line of said Lot 7; Thence North 01°34'18" East 102.65 feet, more or less, to the North Line of said Lot 7; Thence Southeasterly along Lot Line to Point of Beginning.

**PARCEL 2, ENTRY #06-051-0005:**  
 Part of Lots 6 and 8, Goodsell Addition, South Ogden City, Weber County, Utah; Beginning at a point South 00°58'00" West 96.46 from the Northwest corner of said Lot 8 and running Thence South 89°02'00" East 75.97 feet; Thence South 00°58'00" West 78.15 to the South line of said Lot 8; Thence North 89°02'00" West along said South line 96.25 feet; Thence North 00°58'00" East 78.15 feet; Thence South 89°02'00" East 20.28 feet to the place of beginning.

Together with and subject to a non-exclusive right of way as follows: Part of Lots 6 and 7, Goodsell Addition, South Ogden City, Weber County, Utah; Beginning at a point South 00°58'00" West 96.46 feet and North 89°02'00" West 20.28 feet from the Northeast corner of said Lot 7, at the Southeast corner of a building, running Thence North 01°34'18" East 102.65 feet, more or less to the South line of 40th Street, Thence Easterly along a 4' curve of street 19.5 feet, more or less, Thence South 01°34'18" West 96.50 feet Thence South 89°02'00" West 18.33 feet to the point of beginning. Also, a right of way over the South 12 feet of the West 139.29 feet of Lot 6, Goodsell Addition.

**SURVEYED PERIMETER:**  
 A parcel of land lying and situate in the Northwest Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Comprising those two (2) parcels of land described in that certain Warranty Deed recorded as Entry 2702314 of the Weber County Records, being a part of Lots 6, 7 and 8 Goodsell Addition to South Ogden City, Weber County, Utah. Basis of Bearing for subject parcel being North 89°45'46" West 5273.19 feet measured between the Weber county brass cap monuments monumentalizing the North Quarter Corner of said Section 9 and the North Quarter Corner of Section 8 of said Township and Range. Subject Parcel being more particularly described as follows:  
 Commencing at the North Quarter Corner of said Section 9, thence North 89°45'46" West 1154.28 feet; Thence South 01°00'56" West 256.78 feet coincident with the center line of Madison Avenue and the prolongation thereof; Thence departing said center line South 89°05'31" East 171.90 feet to the True Point of Beginning which is a number five rebar and cap stamped "LS 356548" lying South 89°05'31" West 19.21 feet of the Southwest corner of Lot 8, Goodsell Addition; Thence North 00°59'12" East 78.16 feet to a number five rebar and cap stamped "LS 356548"; Thence continuing North 00°59'12" East 101.32 feet to the new south right of way line of 40th Street and a number five rebar and cap stamped "LS 356548"; Thence the following two (2) courses coincident with said right of way, 1) Easterly 91.45 feet along the arc of a 1045.38 foot radius curve to the right (center bears South 14°21'30" West) through a central angle of 05°00'43" to a point on the arc of a 1682.98 foot radius curve to the right; 2) Easterly 8.67 feet along the arc of said 1682.98 foot radius curve to the right (center bears South 21°15'08" West) through a central angle of 00°17'42" to a number five rebar and cap stamped "LS 356548"; Thence departing said right of way South 00°56'32" West 68.84 feet to a point South 89°12'42" East 0.08 feet of a number five rebar and cap stamped "LS 356548"; Thence continuing South 00°56'32" West 78.88 feet to an ancient fence corner; Thence the following three (3) courses coincident with an ancient fence and acquiescence boundary, 1) North 89°14'37" West 76.96 feet to a fence corner; 2) North 00°53'10" East 0.73 feet to a fence corner; 3) North 89°05'31" West 19.21 feet to the point of beginning.

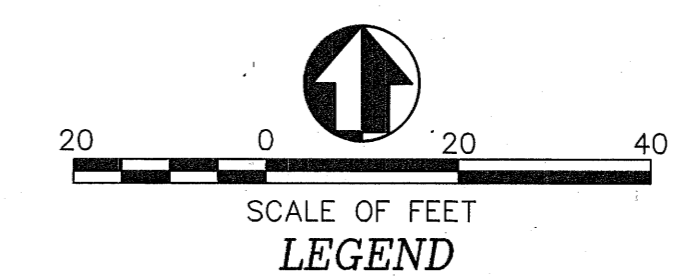
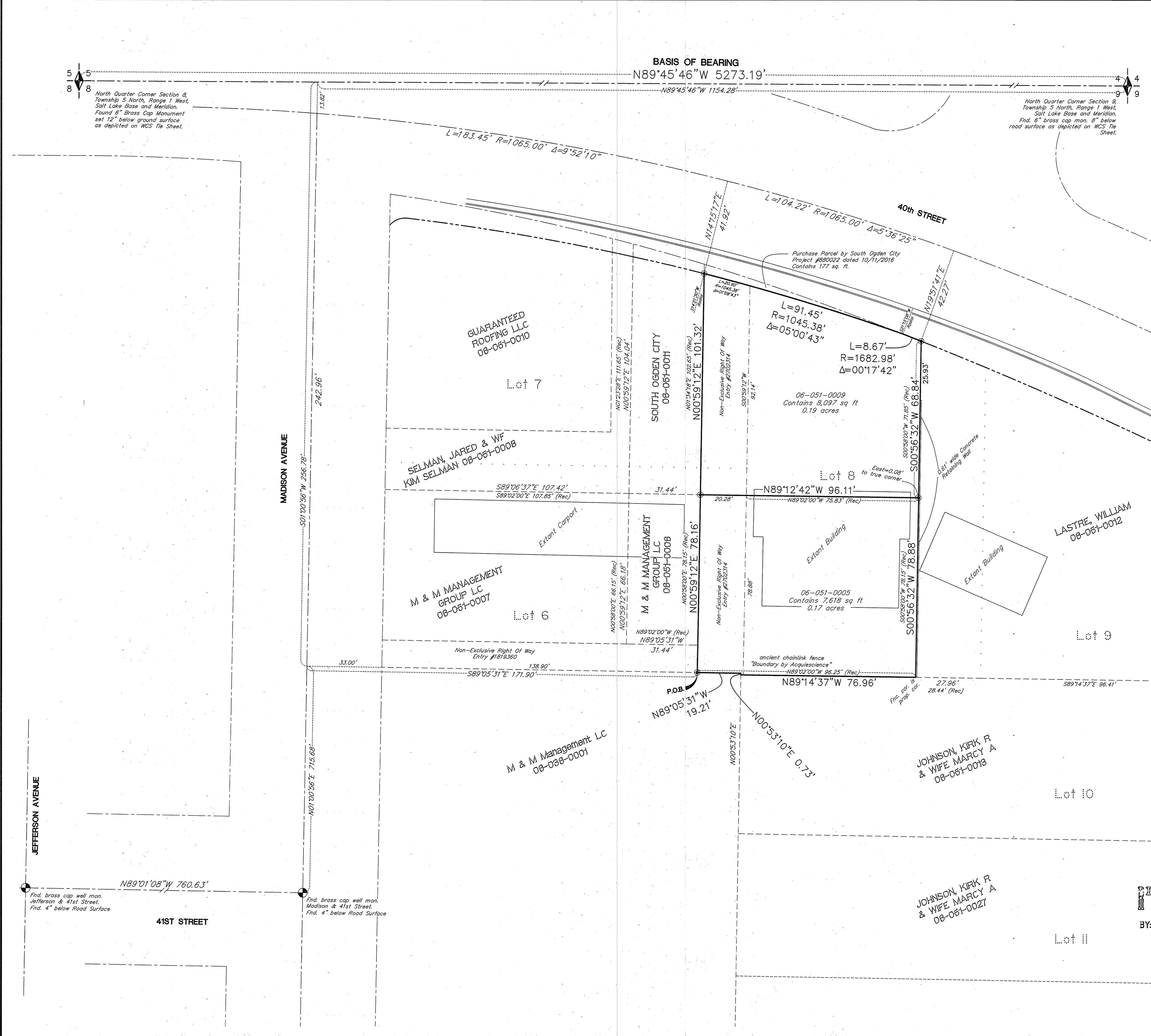


DATE: 06-08-2018  
 SCALE: 1"=20'  
 PROJECT NUMBER: 1809001

**RECORD OF SURVEY OF TAX PARCELS 06-051-0005, 06-051-0009 LYING AND SITUATE IN THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**

**Boundary Consultants**  
 Professional Land Surveyors  
 1295 North 1700 West, Farr West, Utah  
 801-792-1569 801-690-7158 FAX

DESIGNED	DEH	DRAWN	DEH	CHECKED	DEH
SHEET	1				
OF	1				



North Quarter Corner Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Found 6" Brass Cap Monument set 12" below ground surface as depicted on WCS Title Sheet.

North Quarter Corner Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Found 6" brass cap mon. 8" below road surface as depicted on WCS Title Sheet.

Found brass cap well mon. Jefferson & 41st Street. Found 4" below Road Surface

Found brass cap well mon. Madison & 41st Street. Found 4" below Road Surface