

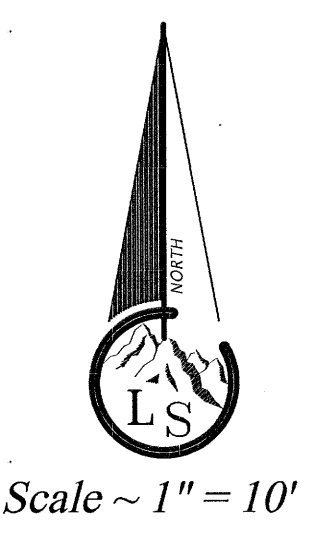
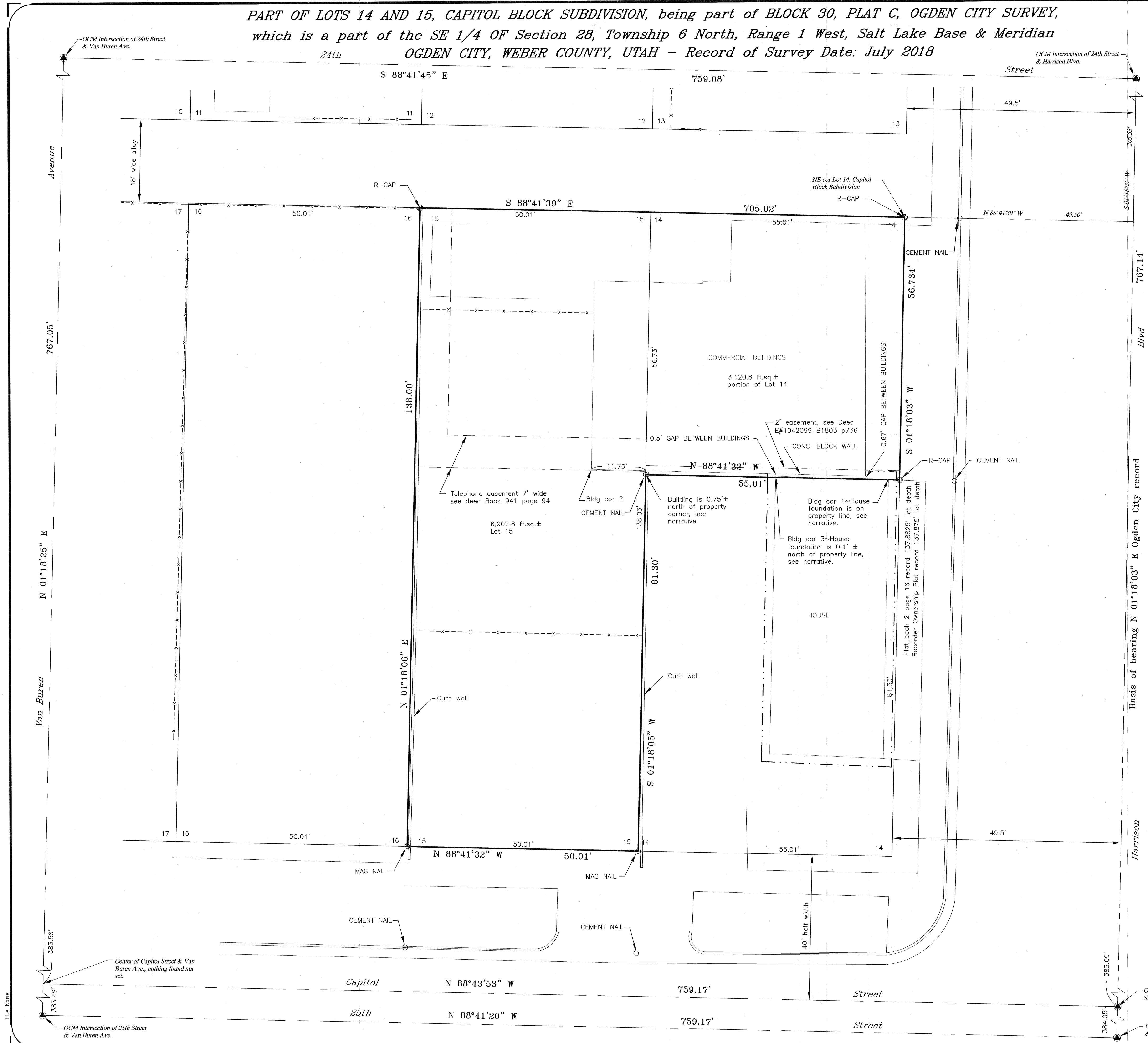
**PART OF LOTS 14 AND 15, CAPITOL BLOCK SUBDIVISION, being part of BLOCK 30, PLAT C, OGDEN CITY SURVEY,**  
**which is a part of the SE 1/4 OF Section 28, Township 6 North, Range 1 West, Salt Lake Base & Meridian**  
**OGDEN CITY, WEBER COUNTY, UTAH - Record of Survey Date: July 2018**

**BOUNDARY DESCRIPTION**

All of Lot 15, Capitol Block Subdivision, being a subdivision of Block 30, Plat C, Ogden City Survey, and Lot 14, Capitol Block Subdivision, being a subdivision of Block 30, Plat C, Ogden City Survey, LESS and except the South 81.30 feet of said Lot 14.  
 Subject to a Easements as recorded Book 404 page 191 and Book 941 page 94 of the deed records of Weber County, Utah.  
 This property may be subject to a right of way easement granted in Book 114 page 556 of the deed records of Weber County, Utah.  
 Also, any and all other easements, restrictions, encumbrances, and rights of way appearing of record, if any, and/or possible claims, uses, or easements not of record.

**NARRATIVE**

The purpose of the survey is to identify the boundaries of the property as noted in the Boundary Description hereon.  
 In the process of evaluating the boundary at least 2 and possibly 3 easements were found in the public abstract record. One for a 7 foot telephone easement (as shown and noted), another being a 2 foot Eave easement for an Apartment House which apartment apparently existed on the South 81.3' of Lot 14 property and was originally created on November 13th 1952 by deed recorded as B404 p191. This easement may have been extinguished by merger of title when Vincent Tassone purchased both the north and south parcels by deeds E#s 1220775 and 1085467, however, the easement was resurrected when Tassone sold the property to Sharifan by deed E# 1402099 B1803 p736 on April 18, 1996, recorded April 25, 1996.  
 The third easement mentioned is one for a right of way which was granted as on 8 foot wide easement along the west boundary of property granted by deed Book 114 page 566 (this easement is not shown).  
 The latter (114-566) may no longer be in effect because of merger of title which took place with deeds Book 252 page 577 and Book 252 page 578.  
 The boundaries of the property were first established by establishing the boundaries of the original Block 30, Plat C. From there the alleys and Capitol Street were established per the plat record of the 'Capitol Block Subdivision' plat recorded in Plat book 2 page 16. From that same plat the lot boundaries were then prorated to distribute the excess or deficiency of the block into the simultaneous conveyance of the Capitol Block plat.  
 Lot 15 is still being conveyed in it's entirety but Lot 14 is not. Because of the division of Lot 14 a search of the deed abstract was made to determine which part of the Lot has senior title rights. It was found in 404-191 that the South 81.3 feet of the lot was senior leaving the remainder in the north part of the lot. Also, when Tassone sold the south parcel it again reaffirmed the seniority of title to the south parcel. Maintaining the seniority is what I have done by holding the 81.3 foot distance to set the division line.  
 In the field work I collected observations on two corners of the buildings that are near to the Lot 14 division line (see Bldg cor 1, Bldg cor 2, and Bldg cor 3). It should be noted that the corners were surveyed with GPS observations and these two corners were the only ones that I was able to get good coordinate quality on for a tie. Measurements were then made using a tape to identify the offset and gap between the buildings.  
 From those observations and measurements, an adjustment was made for the radius of the GPS sensor and the measurements were drafted to identify the location of the house and property line. The House and Commercial building are constructed so that their North and South walls, respectively, appear to touch, however, in a closer examination of the property it was found that the vinyl siding of the House was extended to touch the commercial block wall and that there is actually a gap between the buildings of 0.67' ± at the northeast house corner and 0.5' at the northwest house corner. The House foundation at the Northeast corner is on the property line and at the Northwest corner appears to be north of the line by about 0.1 feet. Because of the method of how the walls and corners were located this may not be completely accurate and should the precise location of the lot line be needed at the Northwest corner of the House additional work would be required using different survey equipment.  
 This survey's purpose is not to make a representation as to the possible encroachment of the House on the north parcel or whether the House has use rights associated with it's location. That being said, it seems that because of the 2 foot easement being granted for Eaves that it was common knowledge that the location of the house was well built very close to the property line or the wall may have been intended to be the property line. Such inquiry has not been made in this survey and no representation as to such is being made herein.  
 The only monuments found in this survey were those noted at the street intersections which were found and perpetuated by the Ogden City Surveyor. The basis of bearing is as noted on the plat.



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS (as labeled or granted)
  - - - - - STREET CENTERLINE
  - ▲ FIND STREET MONUMENT
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - SET CURB NAIL
  - OCM
  - r OGDEN CITY MONUMENT RECORD DATA

**SURVEYOR'S CERTIFICATE**  
 I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



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<b>DEVELOPER: STEVEN VAN WAGONER</b>		1 of 1
Address:		
<b>PART OF LOTS 14 AND 15, CAPITOL BLOCK SUBDIVISION, being part of BLOCK 30, PLAT C, OGDEN CITY SURVEY,</b>		<b>Record of Survey</b>
Revisions	DRAWN BY: EDR	CHECKED BY: ...
	DATE: July 24, 2018	FILE: 3856

**RECEIVED**  
 AUG 15 2018  
 BY: 6071