

**SILVER PEAK  
ENGINEERING**

**PARADIGM REAL ESTATE**  
2023 WALL AVENUE  
OGDEN, UTAH

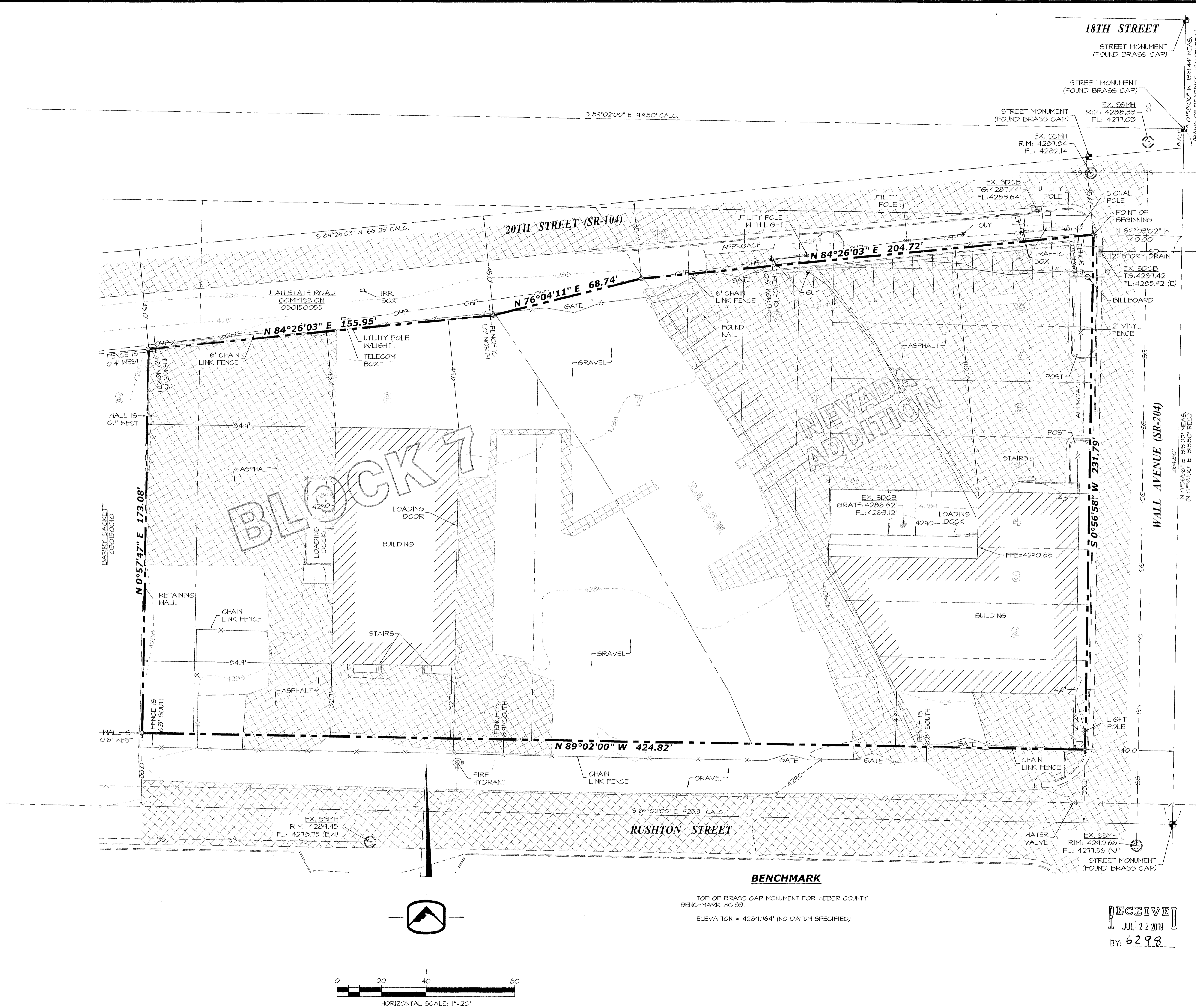
DATE: 06-07-2019  
PROJECT: 19-033.01  
DRAWN BY: C.G.R.

REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:

1



**LEGEND**

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	IRRIGATION LINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. CABLE TV LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
+	SECTION CORNER
+	STREET MONUMENT
---	EXISTING ASPHALT
---	EXISTING CURB & GUTTER
○	EXISTING TREE
○	PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
●	PROPERTY CORNER FOUND

**SURVEYOR'S NARRATIVE**

THIS SURVEY WAS REQUESTED BY MR. DAVID JONES OF PARADIGM REAL ESTATE FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARIES OF THE HEREON DESCRIBED PARCELS OF LAND.

BRASS CAP STREET MONUMENTS WERE FOUND AT THE INTERSECTIONS OF 18TH STREET, 20TH STREET AND RUSHTON STREET IN WALL AVENUE.

A LINE BEARING SOUTH 00°58'00" WEST BETWEEN SAID BRASS CAP MONUMENTS IN WALL AVENUE AT 20TH STREET AND 21ST STREET, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

THE CITY OF OGDEN PLAT, PL6444, A BOUNDARY SURVEY PREPARED BY REDGON AE, INC. FOR PACIFIC WEST, L.L.C., DATED JANUARY 23, 2006, AND FILED FEBRUARY 14, 2006; A BOUNDARY AND TOPO SURVEY PREPARED BY BUSH & GUDGELL, INC. FOR MIKE MCJUGH, DATED JANUARY 23, 2007, AND FILED JULY 18, 2007; WERE USED AS REFERENCE FOR THIS SURVEY.

THE NORTH LINE OF THE PROPERTY WAS SET BY ESTABLISHING THE SOUTH LINE OF 20TH STREET FROM HIGHWAY PLANS, THE EAST LINE WAS ESTABLISHED BY THE WEST LINE OF WALL AVENUE, THE SOUTH LINE WAS ESTABLISHED BY THE NORTH LINE OF RUSHTON STREET, AND THE WEST LINE WAS ESTABLISHED BY OCCUPATION AND DEEDS OF RECORD.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

**BOUNDARY DESCRIPTIONS**

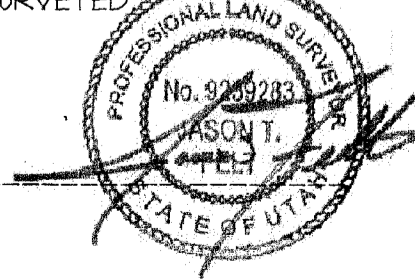
A PART OF BLOCK 1, NEVADA EDITION, AND BLOCK 7, FIVE ACRE PLAT 'A' OGDEN CITY SURVEY, ALSO BEING A PART OF THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING THE INTERSECTION OF THE WEST LINE OF WALL AVENUE (SR-204) AND THE SOUTHERLY LINE OF 20TH STREET (SR-104), SAID POINT BEING 264.80 FEET NORTH 0°56'58" EAST ALONG THE MONUMENTED CENTER LINE OF SAID 20TH STREET, AND 40.00 FEET NORTH 89°02'00" WEST FROM THE MONUMENT AT THE INTERSECTION OF SAID WALL AVENUE AND RUSHTON STREET; THENCE SOUTH 0°56'58" WEST 231.74 FEET ALONG SAID WEST LINE OF WALL AVENUE TO THE NORTH LINE OF RUSHTON STREET; THENCE NORTH 89°02'00" WEST 424.82 FEET ALONG SAID NORTH LINE; THENCE NORTH 0°51'41" EAST 113.08 FEET TO SAID SOUTHERLY LINE OF 20TH STREET; THENCE THREE (3) COURSES ALONG SAID SOUTHERLY LINE OF 20TH STREET AS FOLLOWS: (1) NORTH 84°26'03" EAST 155.45 FEET; (2) NORTH 76°04'11" EAST 68.74 FEET; AND (3) NORTH 84°26'03" EAST 204.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: 26,238 SQ.FT. OR 1.820 ACRES.

**SURVEYOR'S CERTIFICATE**

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 9239283, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PROPERTY ACCORDING TO SECTION 17-23-1 AND THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED.



06/07/19  
DATE

**BENCHMARK**

TOP OF BRASS CAP MONUMENT FOR WEBER COUNTY  
BENCHMARK W6133.  
ELEVATION = 4289.164' (NO DATUM SPECIFIED)

RECEIVED  
JUL 22 2019  
BY: 6298