



SOUTH 1/4 CORNER
SECTION 5, T5N, R1W,
SLB#M, U.S. SURVEY
(FOUND BRASS CAP)

(BASIS OF BEARINGS)
S 89°26'02" E 2641.21' CALC.
(S 89°26'02" E 2641.131' M.C.S.)

SOUTHWEST CORNER
SECTION 5, T5N, R1W,
SLB#M, U.S. SURVEY
(NOT FOUND)

LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	NEW IRRIGATION LINE
---	NEW STORM DRAIN
---	NEW SANITARY SEWER
---	NEW SECONDARY WATERLINE
---	NEW CULINARY WATERLINE
---	EX. IRRIGATION LINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. CULINARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. CABLE TV LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
---	EG CONTOUR MINOR
---	EG CONTOUR MAJOR
---	FG CONTOUR MINOR
---	FG CONTOUR MAJOR
---	NEW ASPHALT PER DETAIL 1/C301
---	EXISTING ASPHALT
---	EXISTING CURB & GUTTER
---	30" HIGH BACK CURB PER DETAIL 2/C301
---	30" RELEASE GUTTER PER DETAIL 3/C301

BOUNDARY DESCRIPTIONS

PARCEL 1 (05-134-0034)
PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, RIVERDALE CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT WHICH ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND ON AN EXISTING EAST-WEST FENCE LINE, SAID POINT BEING NORTH 0°46'25" EAST ALONG THE SECTION LINE 465.86 FEET AND SOUTH 84°28'26" EAST 54.32 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 13°46'55" EAST ALONG RIGHT OF WAY LINE 470.38 FEET TO THE NORTHERLY LINE OF RIVERDALE CITY LIMITS; THENCE SOUTH 83°11'39" EAST ALONG SAID LIMITS LINE 236.65 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PACIFIC AVENUE; THENCE SOUTH 3°55'46" WEST ALONG SAID RIGHT OF WAY LINE 400.50 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 74°21'53" WEST ALONG SAID FENCE LINE 318.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.045 ACRES

PARCEL 2 (05-134-0082)
PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE SOUTHERLY LINE OF THE OGDEN CITY LIMITS, SAID POINT BEING NORTH 0°46'25" EAST ALONG THE SECTION LINE 465.86 FEET; SOUTH 84°28'26" EAST 54.32 FEET; THENCE NORTH 13°46'55" EAST ALONG SAID RIGHT OF WAY LINE 470.38 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 13°46'55" EAST ALONG SAID RIGHT OF WAY LINE 394.86 FEET; THENCE SOUTH 86°04'14" EAST 168.81 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PACIFIC AVENUE; THENCE SOUTH 3°55'46" WEST ALONG SAID RIGHT OF WAY LINE 400.50 FEET TO SAID SOUTHERLY LINE OF THE OGDEN CITY LIMITS; THENCE NORTH 83°11'39" WEST ALONG SAID LIMITS LINE 236.65 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.840 ACRES

PARCEL 3 (05-134-0108)
PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, SAID POINT BEING NORTH 0°46'25" EAST (N 0°21'30" E REC.) ALONG THE SECTION LINE 465.86 FEET; SOUTH 84°28'26" EAST (S 84°41'21" E REC.) 54.32 FEET; AND NORTH 13°46'55" EAST (N 13°28' E REC.) 865.24 FEET (865.23' REC.) FROM THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 13°46'55" EAST (N 13°28' E REC.) ALONG SAID RIGHT OF WAY LINE 320.81 FEET; THENCE SOUTH 76°13'05" EAST (S 76°32' E REC.) 119.61 FEET TO A FENCE ON THE WEST SIDE OF PACIFIC AVENUE; THENCE SOUTH 3°55'46" WEST (S 3°36'51" W REC.) ALONG SAID FENCE 246.36 FEET; THENCE NORTH 86°04'14" WEST (N 86°23'04" W REC.) 168.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.000 ACRE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY SHANE SANDERS OF SANDERS ASSOCIATES ARCHITECTS FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARIES OF THE HEREON DESCRIBED PARCELS OF LAND.

WEBER COUNTY BRASS CAP MONUMENTS WERE FOUND FOR THE SOUTH QUARTER CORNER AND WITNESS CORNER FOR THE SOUTHWEST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

A LINE BEARING SOUTH 84°26'02" EAST BETWEEN SAID SOUTH QUARTER CORNER AND WITNESS MONUMENT FOR THE SOUTHWEST QUARTER CORNER WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

THE WEST LINE OF THE PROPERTY WAS ESTABLISHED BY THE EAST LINE OF THE UNION PACIFIC RIGHT-OF-WAY; THE EAST LINE OF PROPERTY WAS ESTABLISHED BY THE WEST LINE OF PACIFIC AVENUE; THE NORTH AND SOUTH LINES OF THE PROPERTY WERE ESTABLISHED BY DEED.

AN ALTA/ACSM SURVEY PREPARED BY REEVE AND ASSOCIATES, INC. FOR STACEY ENTERPRISES DATED APRIL 24, 2007; AND AN ALTA/ACSM LAND TITLE SURVEY, PREPARED BY MAREIL ENGINEERS, FOR 666-NEWSGATE MALL, LLC, DATED NOVEMBER 1, 2012, AND FILED JANUARY 14, 2015, WERE USED AS REFERENCE FOR THIS SURVEY.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

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. 4234283, 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 11-23-11 AND THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED.

03/10/19
DATE

RECEIVED
JUL 22 2019
BY: 6299