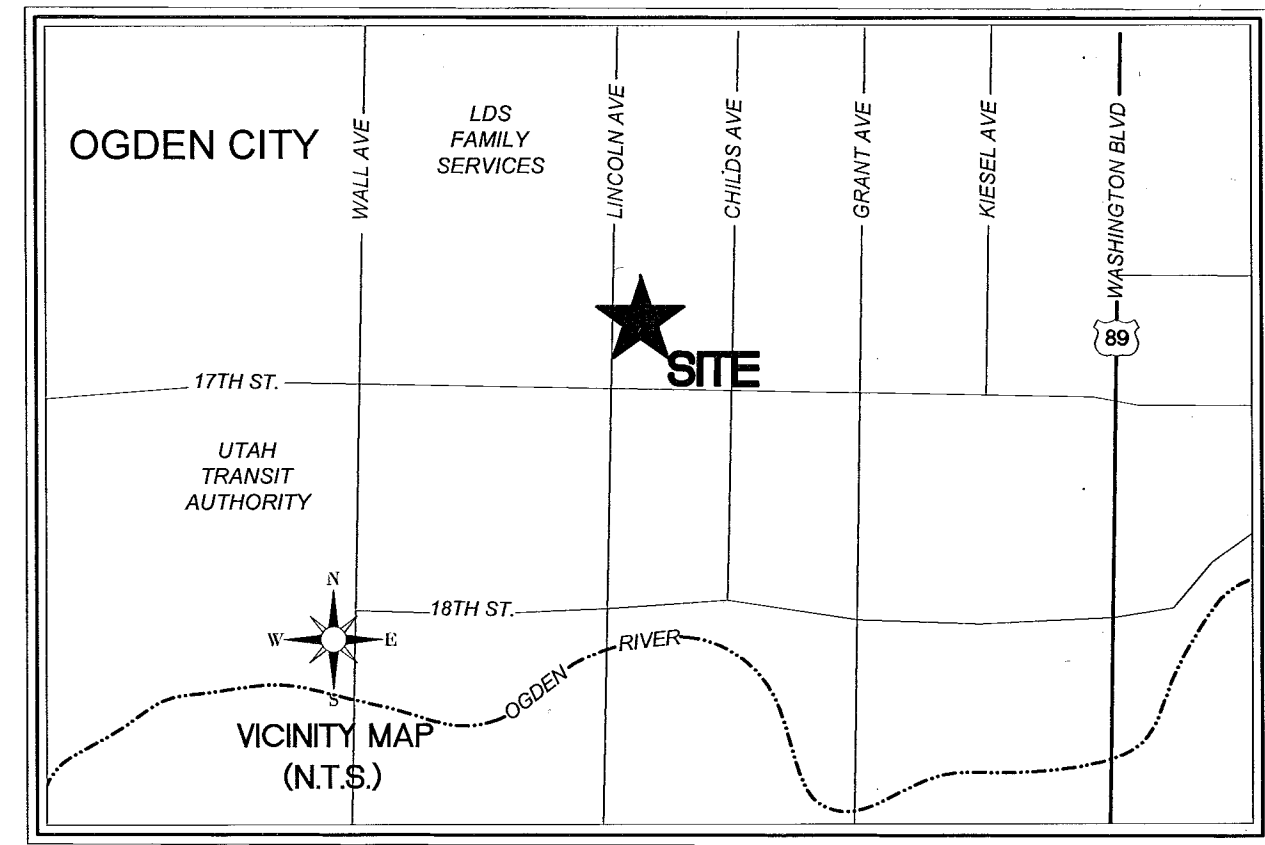


# LOT LINE ADJUSTMENT

A COMMON BOUNDARY LINE BETWEEN LOTS 7 & 8 LINCOLN PROPERTIES  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M, U.S. SURVEY  
 OGDEN CITY, WEBER COUNTY, UTAH  
 OCTOBER 2019



## AS SURVEYED COMMON LOT LINE

A common lot line between Lots 7 & 8, Lincoln Properties, a final subdivision plat recorded February 13, 1998 as Entry No. 1621615 in Book 46, at Page 46 in the office of the Weber County Recorder; said Lots 7 & 8 are described in the following two (2) Warranty Deeds as: 1) Entry No. 2723341 recorded February 25, 2015; 2) Entry No. 2439716 recorded October 16, 2009 in the Office of said Recorder and located in the Southeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said common boundary line is described as follows:

**Beginning** at a point in the easterly right-of-way line of Lincoln Avenue of said Lincoln Properties and a westerly extension of an existing wood fence, which is 725.44 feet N. 88°40'45" W. along the monument line of 17th Street and 173.86 feet N. 01°18'44" E. from the Ogden City Survey (OCS) Street Monument at the intersection of 17th Street and Grant Avenue; thence N. 88°14'53" E. 97.46 feet to and along an existing wood fence; thence S. 01°30'24" W. 4.69 feet to the southerly line of said Lot 7, Lincoln Properties and the **Point of Terminus**.

## RECORD DESCRIPTIONS

### RECORD LOT 7 (03-039-0007)

AN ENTIRE TRACT DESCRIBED IN THAT WARRANTY DEED RECORDED FEBRUARY 25, 2015 AS ENTRY NO. 2723341 IN THE OFFICE OF THE WEBER COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

ALL OF LOT 7, LINCOLN PROPERTIES, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

### RECORD LOT 8 (03-039-0008)

AN ENTIRE TRACT DESCRIBED IN THAT WARRANTY DEED RECORDED OCTOBER 16, 2009 AS ENTRY NO. 2439716 IN THE OFFICE OF THE WEBER COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

ALL OF LOT 8, LINCOLN PROPERTIES, OGDEN CITY, WEBER COUNTY, UTAH

## NEW LOT DESCRIPTIONS

### ADJUSTED LOT 7 DESCRIPTION

A parcel of land being a part of Lots 7 & 8, Lincoln Properties, a final subdivision plat recorded February 13, 1998 as Entry No. 1621615 in Book 46, at Page 46 in the office of the Weber County Recorder; said Lots 7 & 8 are described in the following two (2) Warranty Deeds as: 1) Entry No. 2723341 recorded February 25, 2015; 2) Entry No. 2439716 recorded October 16, 2009 in the Office of said Recorder and located in the Southeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

**Beginning** at the northwesterly corner of said Lot 7, Lincoln Properties, which is 725.44 feet N. 88°40'45" W. along the monument line of 17th Street and 233.69 feet N. 01°18'44" E. from the Ogden City Survey (OCS) Street Monument at the intersection of 17th Street and Grant Avenue; thence along said Lot 7 the following three (3) courses: 1) S. 88°41'26" E. (Record = 89°02'10" E.) 163.28 feet; 2) S. 01°18'44" W. (Record = S. 00°58'00" W.) 59.49 feet; thence N. 88°41'16" W. (Record = N. 89°02'00" W.) 65.97 feet to an existing wood fence and a common line with Lot 8; thence along said lines the following two (2) courses: 1) N. 01°30'24" W. 4.69 feet; 2) S. 88°14'53" E. 97.46 feet along said lines and extension thereof to the southerly line of said Lot 7 and easterly right-of-way line of Lincoln Avenue; thence N. 01°18'44" E. 60.00 feet (Record = N. 00°58'00" E. 60.00) along said right-of-way line of Lincoln Avenue to the **Point of Beginning**.

Said parcel of land contains 9,510 square feet in area or 0.218 acre more or less

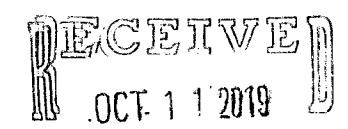
### ADJUSTED LOT 8 DESCRIPTION

A parcel of land being a part of Lots 7 & 8, Lincoln Properties, a final subdivision plat recorded February 13, 1998 as Entry No. 1621615 in Book 46, at Page 46 in the office of the Weber County Recorder; said Lots 7 & 8 are described in the following two (2) Warranty Deeds as: 1) Entry No. 2723341 recorded February 25, 2015; 2) Entry No. 2439716 recorded October 16, 2009 in the Office of said Recorder and located in the Southeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

**Beginning** at the southwest corner of said Lot 8, Lincoln Properties, which is 725.44 feet N. 88°40'45" W. along the monument line of 17th Street and 113.69 feet N. 01°18'44" E. from the Ogden City Survey (OCS) Street Monument at the intersection of 17th Street and Grant Avenue; thence N. 01°18'44" E. (Record = N. 00°58'00" E.) 60.00 feet along the easterly right-of-way line of Lincoln Avenue to the westerly extension of an existing wood fence and common line with Lot 7; thence along said common line and existing wood fence the following two (2) courses: 1) N. 88°14'53" E. 97.46 feet; 2) S. 01°30'24" W. 4.69 feet to the southerly line of said Lot 7 of said Lincoln Properties; thence N. 88°41'16" W. (N. 89°02'00" W.) 1.03 feet to the northeasterly corner of said Lot 8; thence along the easterly and southerly line of said Lot 8 the following three (3) courses: 1) S. 01°18'44" W. (Record = S. 00°58'00" W.) 58.03 feet; 2) S. 89°18'59" W. (Record = S. 88°58'15" W.) 71.32 feet; 3) N. 88°41'26" W. (Record = N. 89°02'10" W.) 25.00 feet to the **Point of Beginning**.

Said parcel of land contains 5,941 square feet in area or 0.136 acre more or less

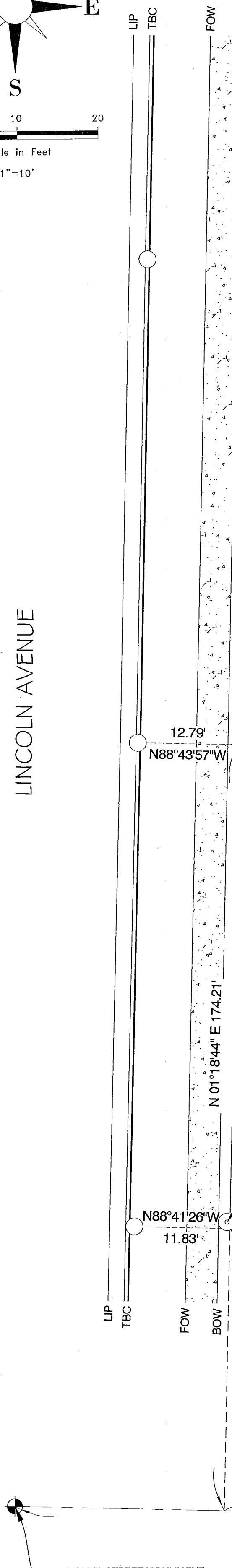
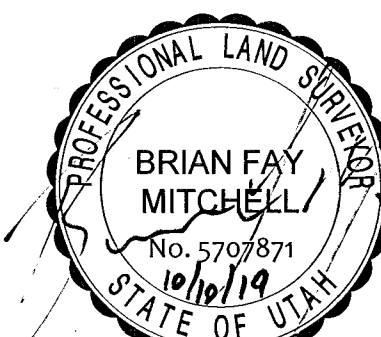
## SURVEYOR'S CERTIFICATE



BY: 6352

I, Brian F. Mitchell, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this Record of Survey plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this Record of Survey plat are located as indicated and are sufficient to retrace or reestablish this survey; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property.

Signed this 10 day of October, 2019.



### SURVEY NARRATIVE

This Lot Line Adjustment was prepared at the request of Matt Flitton, son of Dee Flitton, for the purpose of adjusting the lot line between Lots 7 and 8 of Lincoln Properties recorded February 13, 1998 as Entry No. 1521615 in Book 46, at Page 35 in the Office of the Weber County Recorder. Despite the current record location of the common line between said lots, Dee Flitton and neighbors Hilda and Jenny Flores have agreed that the common lot line should be the existing wood fence shown hereon. Doing this would reduce the size of said Lot 8 below the minimum 5000 sq. ft. in Ogden City and therefore a zoning variance was granted on the September 25, 2019 agenda of the Ogden City Board of Zoning Adjustment. During the field survey, a found rebar and cap stamped "Neff Engineering 172065" was found and held at the southeasterly corner of said Lot 7 and served as the hinge point for a rotation that matched nearly seven (7) rivets that were located in the top back of curb. Only rivets in front of said Lots 7 and 8 are shown hereon. Using said control, all rivets fit within 0.05" +/- . A found 3/4" rebar was found at the northeasterly corner of said Lot 8 but, was clearly disturbed. Therefore said rebar was not held and was not factored into the boundary establishment. In addition, a record of survey performed by Hansen & Associates, Inc. performed by K. Greg Hansen with License No. 167819 was used to locate additional control. Using said survey a yellow "Neff Engineering 172065" rebar and cap was located at the southwest corner of said Lot 8. As said survey depicts and was confirmed by this Surveyor, the rebar and cap is off 0.80' +/- northerly and 0.4' +/- westerly of the established location. The basis of bearing for this survey is N. 88°40'45" W. along the monument line of 17th Street between the Ogden City Survey 8" aluminum monument at the intersection of 17th Street and Grant Avenue and the 2.5" Ogden City brass monument at approximately 17th Street and 160 West.

- ### LEGEND
- Found Yellow Rebar / Cap Stamped "NEFF ENG 172065" per Record of Survey File No. 4288 (Not Held)
  - Found Existing Rivet in Top Back Curb (Held)
  - Found Disturbed 3/4" Rebar (Not Held)
  - Found Yellow Rebar / Cap Stamped "NEFF ENG 172065" (Held)
  - Common lot Line
  - Original Lot Line
  - - - - - Adjacent Parcel
  - - - - - Monument Line
  - - - - - Existing Wood Fence
  - X - X - Existing Chain Link Fence
  - P.O.B. Point of Beginning
  - P.O.T. Point of Terminus
  - T.B.C. Top Back Curb
  - B.O.W. Back of Walk
  - F.O.W. Face of Walk
- ### OWNERS:
- Dee W. Flitton, and his successors, as Trustee of the Dee W. Flitton Revocable Trust, dated November 16, 2012  
 1844 east Gentile Street  
 Layton, Utah 84040
- Hilda Flores and Jenny Flores  
 1672 South Lincoln Avenue  
 Ogden City, Utah 84040

SCALE: 1"=10'

DATE: JULY 13, 2019

DESIGN: B.F.M.

DRAWN: B.F.M.

CHECKED: B.F.M.

DWG: XX-DETAILS-PROTOTYPE-2436.DWG

REVISIONS	DESCRIPTION	DATE

DEE W. FLITTON REVOCABLE TRUST

RECORD OF SURVEY - LOT LINE ADJUSTMENT

OGDEN CITY, WEBER COUNTY, UTAH

Prepared By: **Brian F. Mitchell, P.L.S.,**

6026 South 1275 East  
 South Ogden, Utah 84005  
 (801) 391-0081

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