

NARRATIVE:

Boundary Consultants was retained by John Batal to survey the subject parcel. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by Utah State VRS Network and no calibration. Basis of Bearing for this survey is $S88^{\circ}54'42''E$ 759.32 feet measured between the Ogden City centerline monuments at the intersections of 22nd Street Harrison Blvd. and Tyler Avenue as shown on hereon.

The Subject Parcel's location has been located by calls to monuments within the Mayfair Subdivision, recorded as Entry #116030 in the Weber County Recorder's Office, Ogden City, Weber County, Utah. Alignment for said Subdivision was placed according to centerline monuments located with the Right of Ways honored at both 22nd Street and Tyler Ave. The recorded distance along 22nd Street is 761.52' as shown on Ogden City Plat #2661 between Harrison Avenue and Tyler Avenue. Measured distance as shown hereon is 761.43 with a ratio of 0.999882, giving the width of the Subject Parcel 66.27'. The distance along Tyler Avenue between 22nd Street and 23rd Street was recorded at 761.04 but measured at 761.27 with a ratio of 1.000302, giving the distance of the Subject Parcel 93.70' along Tyler Avenue.

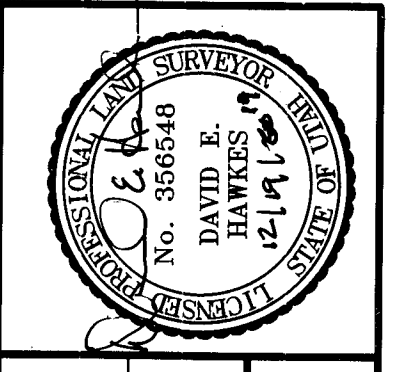
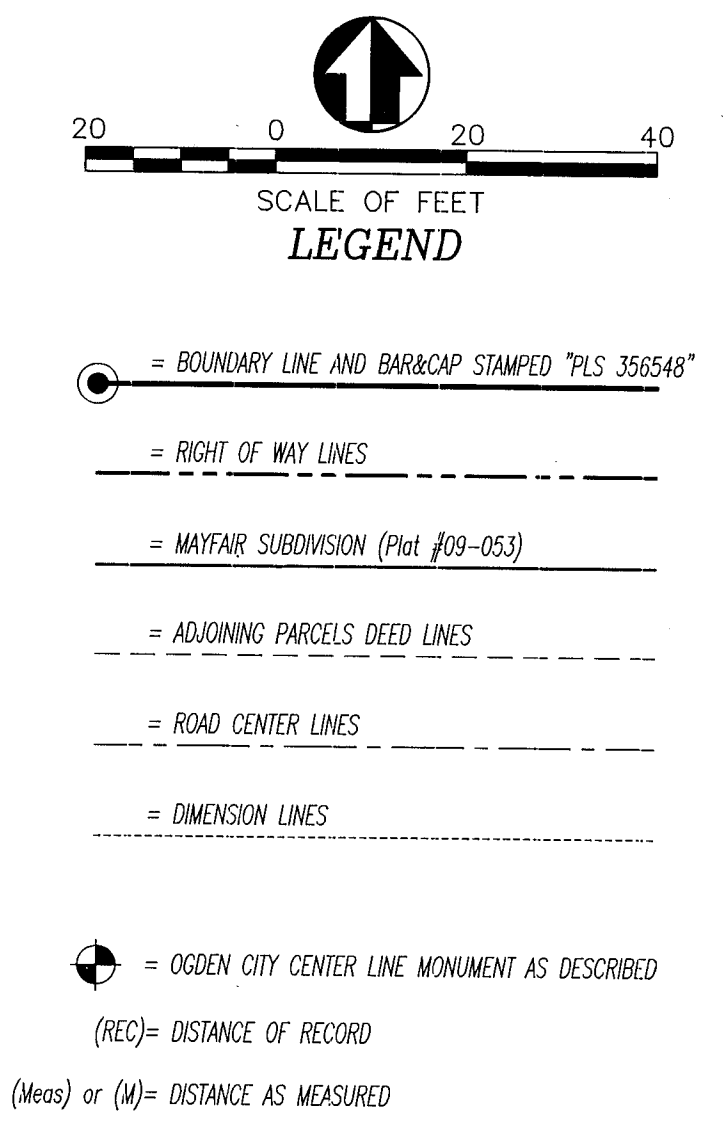
A rivet has been placed in the sidewalk on the West Property Line produced and in the curb of Tyler Avenue on the South Property Line produced. A Bar & Cap has been set at the Southwest Property Corner at the angle point of a block retaining wall which runs North - South and East - West. The boundary line with the adjacent parcel to the West runs coincident with the base of the block retaining wall which is in poor condition. The block wall which runs along the South property line is in very poor condition and collapsing.

DESCRIPTION:

WARRANTY DEED: ENTRY #2837108:

All of Lot 4, Mayfair Subdivision, Ogden City, Weber County, Utah.

RECEIVED
 DEC 19 2019
 BY: 6387



DATE: 12-18-19
 SCALE: 1" = 20'
 PROJECT NUMBER: 1933001

RECORD OF SURVEY FOR JOHN BATAL
OF TAX PARCEL 02-035-0004
 LOT 3, BLOCK 37, PLAT C, OGDEN CITY, WEBER COUNTY, UTAH

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

DESIGNED	MGD	DRAWN	MGD	CHECKED	DEH
SHEET 1					
OF 1					