

DATE: 12-12-19
 SCALE: 1"=20'
 PROJECT NUMBER: 1809002

RECORD OF SURVEY OF
 TAX PARCEL 13-109-0008
 PATRICK & KRISTENA CONLIN
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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

DESIGNED: MGD
 DRAFTED: MGD
 CHECKED: DEH

SHEET 1
 OF 1

NARRATIVE:

Boundary Consultants was retained by Kristena Conlin to survey the subject parcel. This survey was carried out using a Trimble R6S GPS System, with ground distances being determined by Utah State VRS Network and no calibration. Basis of Bearing for this survey is S88°54'42"E, 759.32 feet as determined by GPS, measured between the Ogden City centerline monuments along 22nd Street as shown hereon.

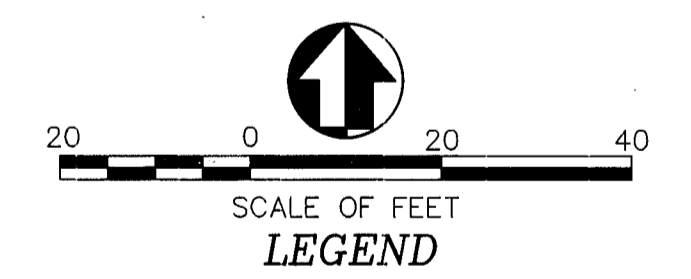
We have placed the Parcel's location by calls to monuments within Block 40 of the Nob Hill Addition, contained in the deed to said parcel. We held the Southeast Corner of the block, being an Ogden City centerline monument at the original intersection of 22nd Street and Buchanan Avenue. The entire block was then rotated from its original description to the found Ogden City monument at 22nd Street and Pierce Avenue. The centerline distance along the South boundary of Block 40 as described in Ogden City Plat #2658 is 759.0 feet. Current distance as measured is 759.32 feet. The excess 0.32 feet has been distributed throughout the entire width of said Block 40 with an equal ratio of 1.0004223 allocated to each parcel. Likewise, Buchanan and Pierce Avenues record length on said Ogden city plat of 381.20 feet have been measured at 381.30. The Right of Way along 22nd Street of 49.5 feet and Oak Street of 40.0 feet are shown with the center line of the said Block 40 being 145.90 feet. Half the width of 8.0 feet was kept to each side and the remaining distance to the Right of Ways along said 22nd and Oak Streets. The owner intends to file with Ogden City an application to vacate the adjacent alley within said Block 40 and is shown hereon as to the intent. Nob Hill Addition calls Buchanan Ave as being 99 feet wide, 49.5 feet each side of the center line of the roadway. We have honored the location of the center line as shown but have narrowed the Right of Way to its correct width of 60.0 feet, 30.0 feet to each side of the center line. A record of "Vacation" of the Right of Way of Buchanan Ave is shown as Ordinance #3-65, dated 1-27-63.

DESCRIPTION:

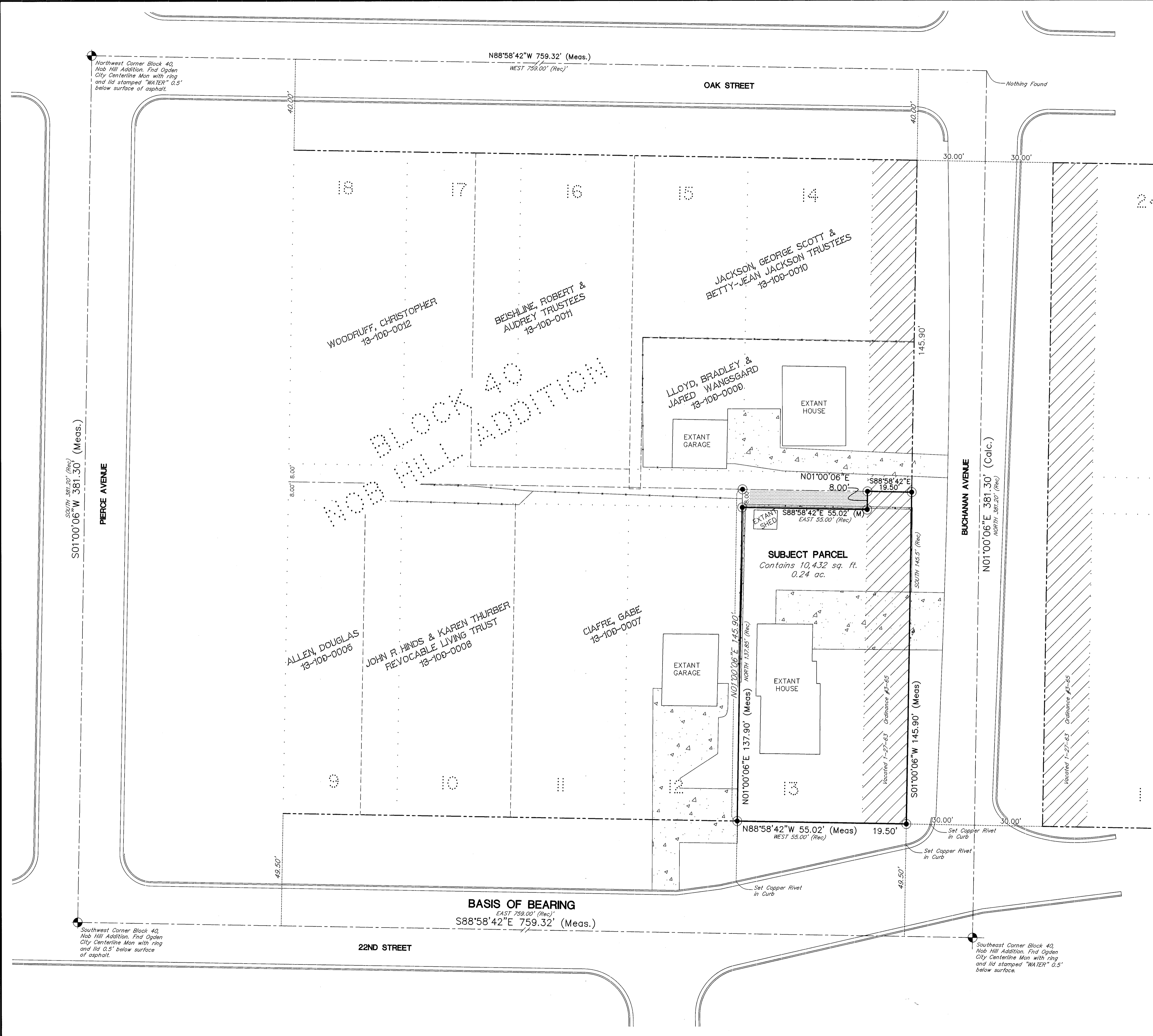
WARRANTY DEED: ENTRY #2702317.

All of Lot 13, Block 40, Nob Hill Addition, Ogden City, Weber County, Utah. Together with part of the vacated street, more particularly described as follows: Beginning at the Southeast corner of said block; thence North along said Block 145.5 feet; thence East 19.5 feet; thence South 145.5 feet; thence West 19.5 feet to beginning.

RECEIVED
 DEC 19 2019
 BY: 6388



- LEGEND**
- = BOUNDARY LINE AND BAR/CAP STAMPED "PLS 356548"
 - = RIGHT OF WAY LINES
 - = NOB HILL ADDITION (PLAT #6-001)
 - = ADJOINING PARCELS DEED LINES
 - = ROAD CENTER LINES
 - = CENTER LINE ALLEY
 - = DIMENSION LINES
 - = OGDEN CITY CENTER LINE MONUMENT AS DESCRIBED
 - (REC) = DISTANCE OF RECORD
 - (Meas) or (M) = DISTANCE AS MEASURED
 - = VACATED AREA OF BUCHANAN AVENUE
 - = PORTION OF ALLEY TO BE VACATED



Northwest Corner Block 40, Nob Hill Addition, Find Ogden City Centerline Mon with ring and lid stamped "WATER" 0.5' below surface of asphalt.

SOUTH 381.30' (Rec)
 S01°00'06"W 381.30' (Meas.)

PIERCE AVENUE

N88°58'42"W 759.32' (Meas.)
 WEST 759.00' (Rec)

OAK STREET

Nothing Found

WOODRUFF, CHRISTOPHER
 13-109-0012

BEISHLINE, ROBERT &
 AUDREY TRUSTEES
 13-109-0011

JACKSON, GEORGE SCOTT &
 BETTY-JEAN JACKSON TRUSTEES
 13-109-0010

LLOYD, BRADLEY &
 JARED WANGSGARD
 13-109-0009

ALLEN, DOUGLAS
 13-109-0005

JOHN R. HINDS & KAREN THURBER
 REVOCABLE LIVING TRUST
 13-109-0008

CLAFRE, GABE
 13-109-0007

SUBJECT PARCEL
 Contains 10,432 sq. ft.
 0.24 ac.

BASIS OF BEARING
 EAST 759.00' (Rec)
 S88°58'42"E 759.32' (Meas.)

22ND STREET

Southwest Corner Block 40, Nob Hill Addition, Find Ogden City Centerline Mon with ring and lid stamped "WATER" 0.5' below surface of asphalt.

Southeast Corner Block 40, Nob Hill Addition, Find Ogden City Centerline Mon with ring and lid stamped "WATER" 0.5' below surface.