

WASHINGTON BLVD.

BASIS OF BEARING

S. 00° 49' 55" W. 1584.70' (SOUTH 96 RODS = 1584')

(OGDEN CITY PLATS 1584J3)

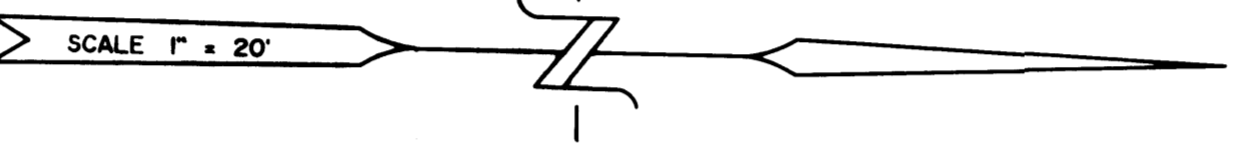
LEGEND

- SET 3/4" REBAR WITH C & L.S. SURVEY CAP.
- EXISTING FENCES
- () DISTANCE AND OR BEARING PER DEED OR PLAT
- NO PARTIENCES IS MEASURED DISTANCE OR NOTED
- PLAT OR BEARING SHOWN IS THAT OF DEED AND SURVEY.

REVISION: 10/20/91

NOTE:

OGDEN CITY SURVEY MONUMENTS FOUND ALONG CENTERLINE OF 12TH STREET WERE SET BY TULSA DEPARTMENT OF PUBLIC WORKS IN 1978 AND SET BY TULSA DEPARTMENT OF PUBLIC WORKS IN 1980 ON 50.00' OF THIS PLATMENT AND SET BY TULSA DEPT. OF PUBLIC WORKS IN 1980 ON 50.00' OF THIS PLATMENT.



JEFFERSON AVENUE

(S. 0° 58' 00" W. 1) N. 00° 58' 23" E.

(N. 0° 58' 00" E. 327.23')

N. 0° 58' 23" E. 75.00' (N. 0° 58' E.)

STREET

N. 0° 58' 23" E. 327.95'

82.90'

169.77'

PARCEL "A"

PARCEL "B"

S. 00° 37' 56" W.

N. 0° 50' 15" E.

S. 89° 09' 45" E. 86.33'

ORCHARD AVENUE

(S. 0° 50' 15" W. 1) S. 0° 23' 58" W. 1333.07'

LEGAL DESCRIPTION

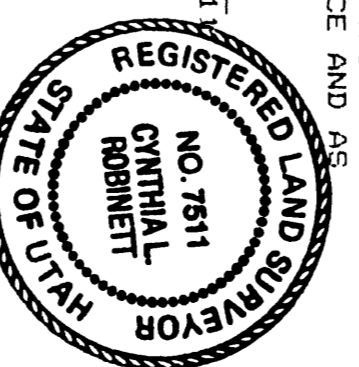
PARCEL "A"
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY;
BEGINNING ON THE EAST LINE OF JEFFERSON AVENUE WHICH BEARS LINE OF 12TH STREET, S. 89° 09' 45" E. 861.30 FEET (EAST 861.30 FEET) TO THE EAST LINE OF SAID AVENUE PROJECTED FROM THE NORTH AND N. 0° 58' 23" E. 227.95 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE S. 89° 09' 45" E. 168.35 FEET, THENCE S. 0° 50' 15" W. 75.00 FEET (SOUTH), THENCE N. 0° 58' 23" E. 86.68 FEET, THENCE N. 0° 23' 58" W. 0.70 FEET TO THE EAST LINE OF JEFFERSON AVENUE, THENCE N. 0° 58' 23" E. 44.70 FEET TO THE EAST LINE OF JEFFERSON AVENUE, THENCE N. 0° 58' 23" E. 75.00 FEET TO THE EAST LINE OF JEFFERSON AVENUE, BEING 0.29 ACRES, MORE OR LESS.

PARCEL "B"
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY;
BEGINNING AT A POINT ON THE NORTH LINE OF 12TH STREET WHICH BEARS S. 0° 49' 55" W. 1394.70' FEET (SOUTH 96 RODS) TO THE CENTERLINE OF 12TH STREET, S. 89° 09' 45" E. 224.40 FEET (EAST) AND RUNNING THENCE S. 89° 09' 45" E. ALONG SAID NORTH LINE OF 12TH STREET 86.33 FEET, THENCE N. 0° 50' 15" W. 169.77 FEET TO THE POINT OF BEGINNING; BEING 0.29 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBERTS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE CONDUCTED AND HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDS OFFICE AND AS DESCRIBED ABOVE AND SHOWN PER THIS PLAT.

DATE: 8-26-91
CYNTHIA L. ROBERTS R.L.S. 751



NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY CORNERS OF A PARCEL OF LAND LOCATED IN OGDEN CITY, UTAH. BASIS OF BEARING FOR THIS SURVEY IS PER OGDEN CITY PLATS AND MONUMENTS FOUND ALONG CROSS STREET BETWEEN WASHINGTON BLVD AND 12TH STREET. THE SURVEY WAS CONDUCTED ON 8/26/91. THE SURVEY WAS ESTABLISHED FROM THE OGDEN CITY DEDICATION PLAT OF CROSS STREET, PLAT NO. 194, DATED 1902.

LIBERTY AVE.

LIBERTY AVE.

000640

CONSTRUCTION & LAND SURVEYORS, INC.	2700 WASHINGTON BLVD. SALT LAKE CITY, UT 84119 (801) 588-4888
CLIENT:	BOB HONIGAN
SURVEY LOCATION:	N.W. 1/4 SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
SURVEY DATE:	8-20-91
JOB NO.:	P-591-31