

TITLE REPORT PARCEL 1 BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the center of Lake Street said point being 20.96 chains East, 3 chains North and South 89°02' East 95.99 feet from the Ogden City Atlas location for the Southwest corner of said Quarter Section; said point also being North 89°02'00" West 1042.04 feet from the Ogden City Survey monument at the intersection of F Avenue and Lake Street, running thence South 01°00'33" West 27.00 feet, thence South 89°02'00" East 77.74 feet, thence South 89°02'00" East 77.74 feet, thence North 89°02'00" West 72.26 feet, thence North 19.52 feet, thence North 89°31'50" West 49.00 feet, thence North 42.00 feet, thence North 89°31'50" West 51.98 feet, thence North 56.58 feet, thence South 89°02' East 95.98 feet to the point of beginning. Said property is also known as Lot 1, Eggleston Subdivision, and unrecorded Minor Subdivision of Ogden City, Weber County, Utah.

TITLE REPORT PARCEL 2 BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 30, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey. Beginning at a point 20.96 chains East from the Southwest corner of said Quarter Section, and running thence North 3 chains to the center line of Lake Street, when extended West, thence East 173.25 feet, thence South 3 chains, thence West 72.25 feet, thence North 83 feet, thence West 49 feet, thence South 83 feet, thence West 51 feet, more or less, to beginning. Except that portion lying within Lake Street.

AS-SURVEYED PARCEL 140310020 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE TERMINATION OF THE CENTERLINE OF LAKE STREET BEING LOCATED SOUTH 00°20'40" WEST 381.82 FEET ALONG THE MONUMENTED CENTERLINE OF F AVENUE AND NORTH 88°41'20" WEST 1042.04 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE CENTERLINE INTERSECTION OF SAID F AVENUE AND 25TH STREET, RUNNING THENCE ALONG THE CENTERLINE OF LAKE AVENUE EXTENDED TO THE WEST NORTH 88°41'20" WEST 95.99 FEET; THENCE NORTH 00°20'40" EAST 20.50 FEET TO A POINT 4.50 FEET SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE STREET WHEN EXTENDED TO THE WEST; THENCE SOUTH 88°41'20" EAST 96.35 FEET PARALLEL WITH AND 4.50 FEET PERPENDICULARLY SOUTH OF SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF SAID LAKE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 01°21'13" WEST 20.50 FEET TO THE POINT OF BEGINNING. CONTAINING 1,971 SQUARE FEET.

AS-SURVEYED PARCEL 140310052 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE TERMINATION OF THE CENTERLINE OF LAKE STREET BEING LOCATED SOUTH 00°20'40" WEST 381.82 FEET ALONG THE MONUMENTED CENTERLINE OF F AVENUE AND NORTH 88°41'20" WEST 1042.04 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE CENTERLINE INTERSECTION OF SAID F AVENUE AND 25TH STREET, RUNNING THENCE SOUTH 01°21'13" WEST 27.00 FEET; THENCE SOUTH 88°41'20" EAST 77.74 FEET; THENCE SOUTH 00°20'40" WEST 90.23 FEET; THENCE NORTH 88°41'20" WEST 72.26 FEET; THENCE NORTH 00°20'40" EAST 19.52 FEET; THENCE NORTH 89°11'10" WEST 49.00 FEET; THENCE NORTH 00°20'40" EAST 42.00 FEET; THENCE NORTH 89°11'10" WEST 51.98 FEET; THENCE NORTH 00°20'40" EAST 56.59 FEET TO THE CENTERLINE OF SAID LAKE STREET WHEN EXTENDED TO THE WEST; THENCE ALONG SAID CENTERLINE EXTENDED SOUTH 88°41'20" EAST 95.99 FEET TO THE POINT OF BEGINNING. CONTAINING 14,106 SQUARE FEET.

SCALE	1:20 X REEF
DATE	4/16/15
DESIGN	
DRAWN	KHW
CHECKED	KHW
DWG.	R:0301 - MISC SURVEY/15134 - CHERIE BOOTH/SURV/0301/0301/0301

RECEIVED  
JAN 16 2020  
BY: 6413

PROPERTY SURVEY FOR CHERIE BOOTH  
907 WEST LAKE STREET, OGDEN, WEBER COUNTY, UTAH  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

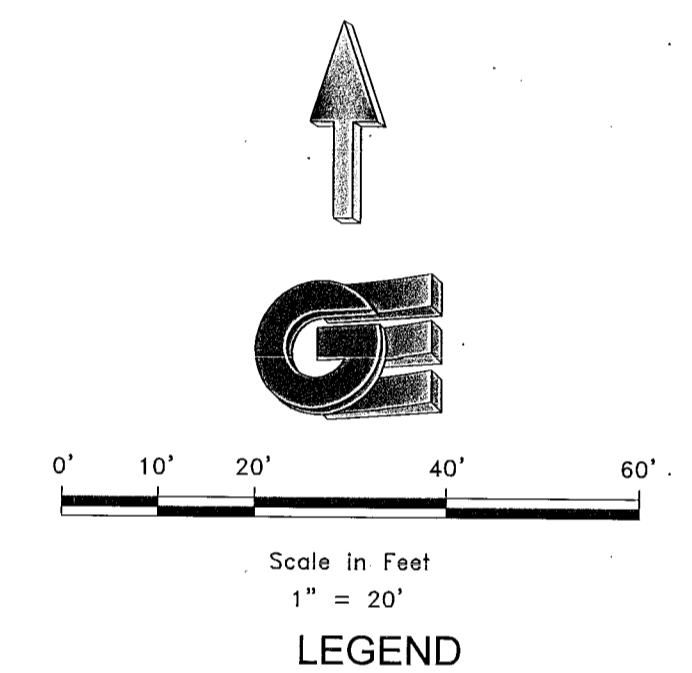
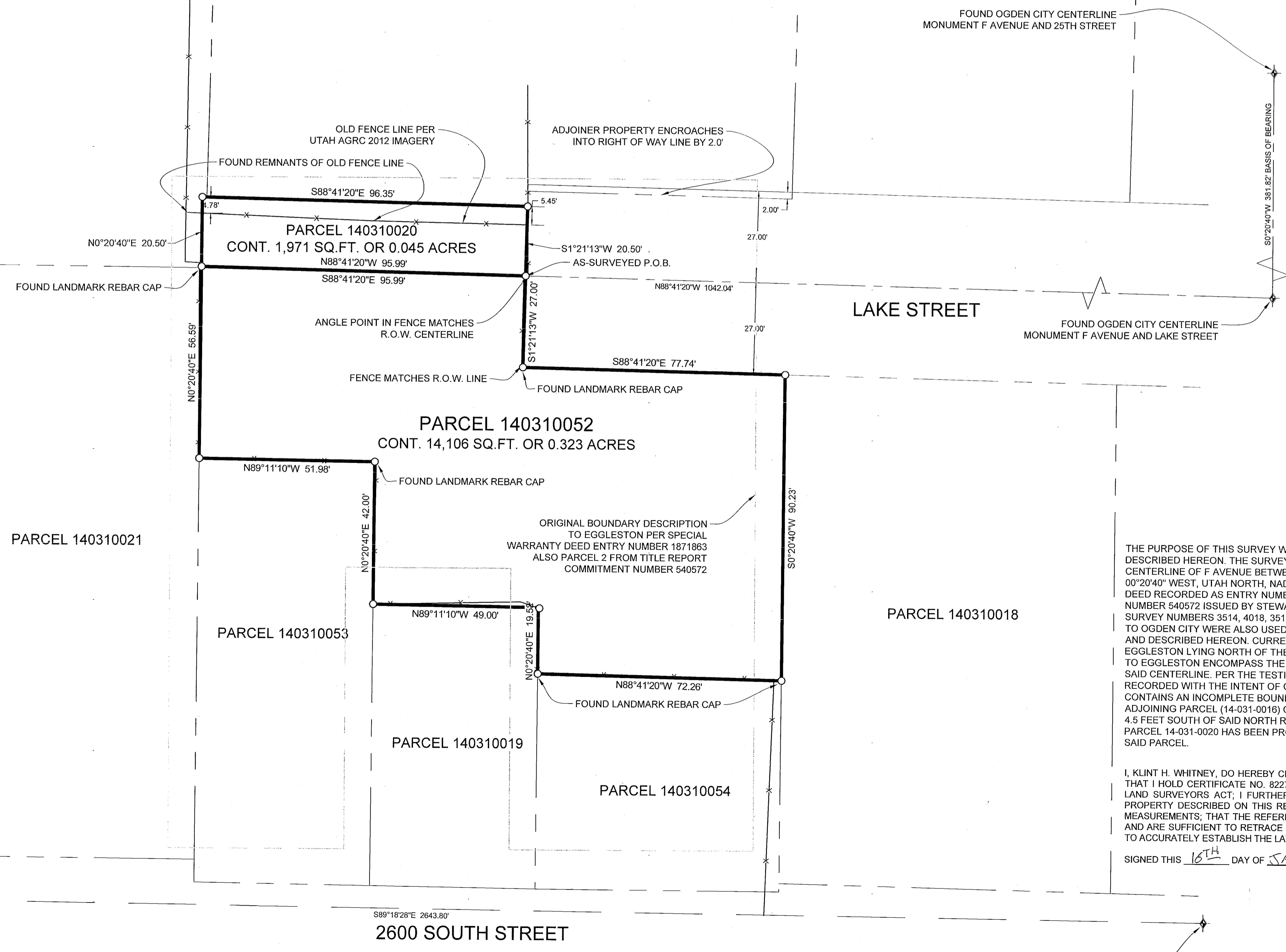
**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0056

S1  
1

PARCEL 140310024

PARCEL 140310016

PARCEL 140310013



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CHERIE BOOTH. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF F AVENUE BETWEEN THE INTERSECTION OF 25TH STREET AND LAKE STREET WHICH BEARS SOUTH 00°20'40" WEST, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 2428187 AND DEEDS OF ADJOINING LAND OWNERS. TITLE REPORT COMMITMENT NUMBER 540572 ISSUED BY STEWART TITLE OF UTAH, INC. WAS ALSO USED FOR BOUNDARY DETERMINATION. RECORD OF SURVEY NUMBERS 3514, 4018, 3512, AND THE DEDICATED PLATS OF WEST OGDEN HEIGHTS AND THE BROOKLYN ADDITION TO OGDEN CITY WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. CURRENT COUNTY OWNERSHIP PLATS SHOW PARCEL 14-031-0020 OWNED BY BARRY E EGGLESTON LYING NORTH OF THE CENTERLINE OF LAKE STREET. WHEN UNMOLESTED THE DEED ORIGINALLY CONVEYED TO EGGLESTON ENCOMPASSES THE AREA SHOWN HEREON NORTH OF SAID CENTERLINE ALTHOUGH THE DEED DOES CALL TO SAID CENTERLINE. PER THE TESTIMONY OF MY CLIENT QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 3012367 WAS RECORDED WITH THE INTENT OF CONVEYING PARCEL 14-031-0020 TO CHERIE BOOTH. SAID ENTRY NUMBER 3012367 CONTAINS AN INCOMPLETE BOUNDARY DESCRIPTION. CURRENT AND HISTORICAL DESCRIPTIONS OF THE NORTH ADJOINING PARCEL (14-031-0016) CONTAIN CALLS TO THE NORTH RIGHT-OF-WAY LINE OF LAKE STREET AND ONLY EXTENDS 4.5 FEET SOUTH OF SAID NORTH RIGHT-OF-WAY WHEN EXTENDED TO THE WEST. THE AS SURVEYED DESCRIPTION OF PARCEL 14-031-0020 HAS BEEN PROVIDED TO THE CLIENT TO BE USED TO RECORD A DEED AND ACQUIRE CLEAN TITLE TO SAID PARCEL.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 17-23-20 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 16<sup>TH</sup> DAY OF JANUARY, 2020.

PROFESSIONAL LAND SURVEYOR  
8227228  
Klint H. Whitney  
STATE OF UTAH  
Klint H. Whitney, PLS NO. 8227228

PREVIOUS LOCATION OF SECTION CORNER SOUTHWEST CORNER OF SECTION 30, T6N, R1W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT 0.25' BELOW ROAD SURFACE)

SOUTHWEST CORNER OF SECTION 30, T6N, R1W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT 0.25' BELOW ROAD SURFACE)

SOUTH QUARTER CORNER OF SECTION 30, T6N, R1W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT 0.25' BELOW ROAD SURFACE)