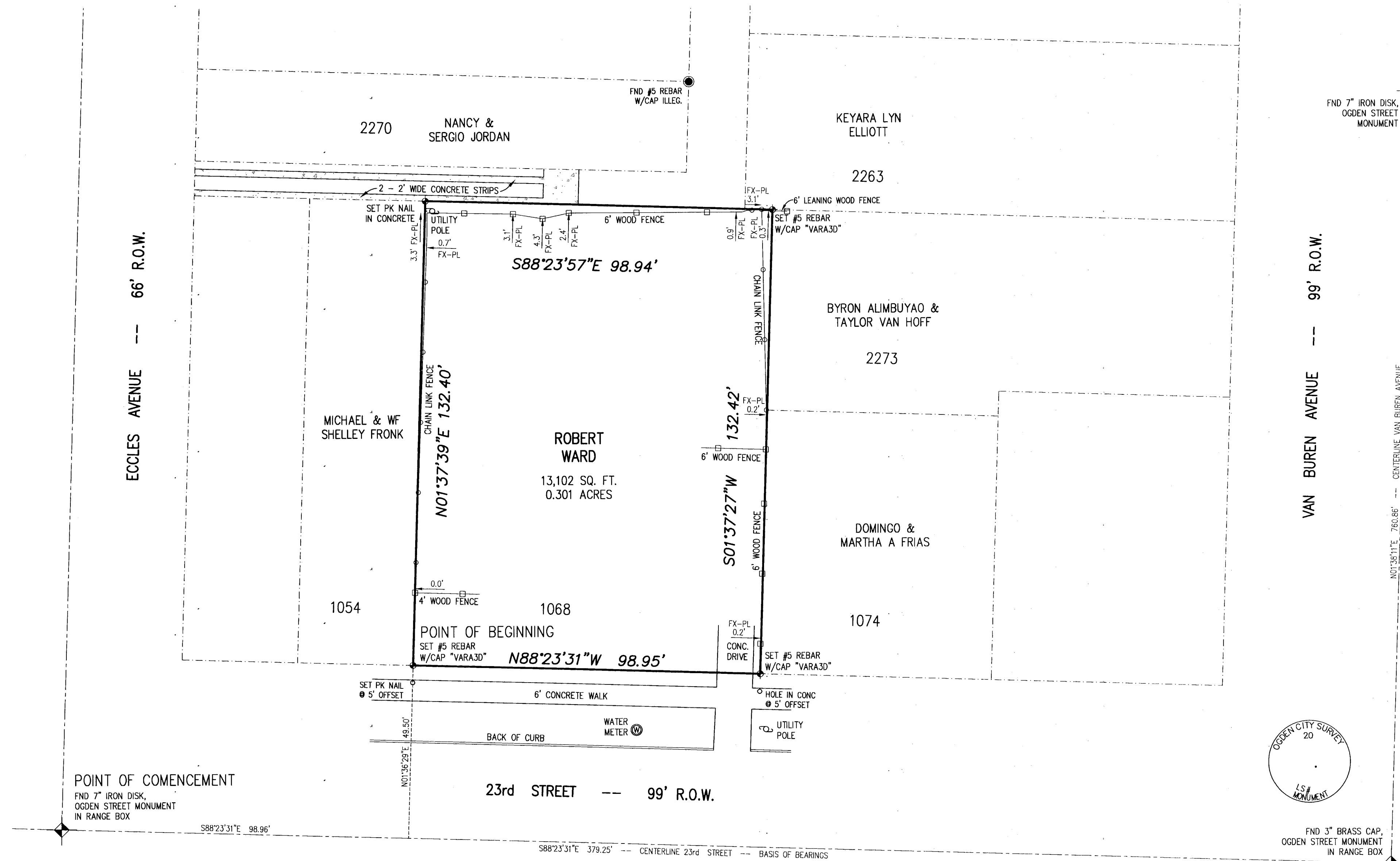


# BOUNDARY SURVEY PLAT

PART OF LOT 1, BLOCK 39, PLAT C, OGDEN CITY SURVEY,  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH,  
 RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN  
 CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH

1068 23rd STREET



## LEGAL DESCRIPTION:

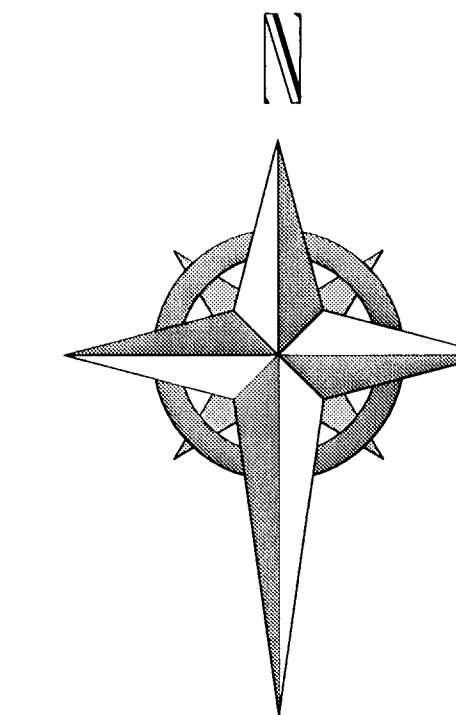
PART OF LOT 1, BLOCK 39, PLAT C, OGDEN CITY SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE STREET MONUMENT AT THE CENTERLINE INTERSECTION OF 23rd STREET AND ECCLES AVENUE, WHENCE THE STREET MONUMENT AT THE CENTERLINE INTERSECTION OF 23rd STREET AND VAN BUREN AVENUE BEARS SOUTH 88°23'31" EAST A DISTANCE OF 379.25 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 88°23'31" EAST ALONG SAID CENTERLINE OF 23rd STREET A DISTANCE OF 98.96 FEET;  
 THENCE NORTH 01°36'29" EAST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF 23rd STREET A DISTANCE OF 49.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 23rd STREET AND THE POINT OF BEGINNING;

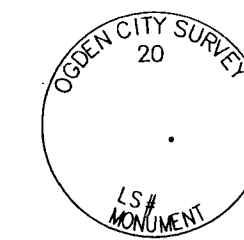
THENCE NORTH 01°37'39" EAST A DISTANCE OF 132.40 FEET TO THE SOUTHERLY LINE OF A 10 FOOT ALLEY;  
 THENCE SOUTH 88°23'57" EAST ALONG SAID SOUTHERLY LINE AND EASTERLY EXTENSION THEREOF A DISTANCE OF 98.94 FEET;  
 THENCE SOUTH 01°37'27" WEST A DISTANCE OF 132.42 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF 23rd STREET;  
 THENCE NORTH 88°23'31" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 98.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,102 SQUARE FEET OR 0.301 ACRES.



SCALE: 1" = 20'

POINT OF COMENCEMENT  
 FND 7" IRON DISK,  
 OGDEN STREET MONUMENT  
 IN RANGE BOX



FND 3" BRASS CAP,  
 OGDEN STREET MONUMENT  
 IN RANGE BOX

## NOTES:

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THE BASIS OF BEARINGS IS THE CENTERLINE OF 23rd STREET BETWEEN THE CENTERLINE INTERSECTION WITH ECCLES AVENUE, MARKED BY A 7 INCH STEEL DISK AND VAN BUREN AVENUE, MARKED BY A 3 INCH BRASS DISK, SAID LINE BEARS SOUTH 88°23'31" EAST A DISTANCE OF 379.25 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D, INC. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE "PREMISES" SHOWN HEREON WAS GAINED FROM DOCUMENTS ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE.

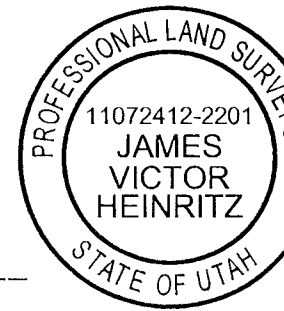
## WRITTEN NARRATIVE:

- AT THE REQUEST OF ROBERT WARD THIS SURVEY WAS PERFORMED TO LOCATE THE BOUNDARIES OF HIS PROPERTY.
- THE BOUNDARIES LOCATED IN THE FIELD WERE BASED ON EXISTING OGDEN STREET MONUMENTS FOUND AT THE CENTERLINE INTERSECTION OF 23rd STREET AND ECCLES AVENUE, BEING A 7 INCH DIAMETER STEEL DISK AND 23rd STREET AND VAN BUREN AVENUE, BEING A 3 INCH DIAMETER BRASS DISK AND 22nd STREET AND VAN BUREN AVENUE, BEING A 7 INCH DIAMETER STEEL DISK. THESE MONUMENTS WERE THEN USED TO DETERMINE PROPORTIONMENT MEASUREMENTS TO RECREATE THE DIMENSIONS AND LOCATION OF PROPERTY CORNERS SHOWN ON THE WEBER COUNTY MAP OF BLOCK 39, PLAT C, OGDEN CITY SURVEYS.
- ALL FIELD DIMENSIONS AND LOCATIONS WERE DETERMINED USING JAVAD HIGH ORDER GPS SURVEY INSTRUMENTS.

## SURVEYOR'S CERTIFICATE:

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20TH, 2020, OF THE HEREOF DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

JAMES VICTOR HEINRITZ  
 Digitally signed by JAMES VICTOR HEINRITZ  
 Date: 2020.02.24 11:33:41 -06'00'



JAMES V. HEINRITZ, PLS 11072412-2201  
 FOR AND ON BEHALF OF VARA 3D, INC.

RECEIVED  
 MAR 11 2020  
 BY: 6465

Project Information		
No.	Revision/Issue	Date

Client Name and Address  
**ROBERT WARD**  
 1068 23rd STREET  
 OGDEN, UT 84401



Project	200217	Sheet	1
Date	FEB 20, 2020		1
Scale	1" = 20'		

Original drawing is 36 X 24.  
 Do not scale contents of this drawing.

**BOUNDARY SURVEY PLAT**  
**ROBERT WARD**  
**1068 23rd STREET, OGDEN, UT 84401**  
 PART OF LOT 1, BLOCK 39, PLAT C, OGDEN CITY SURVEY  
 LOCATED IN THE SE 1/4 OF SECTION 28, T6N, R1W, SLB&M