

TIMBERMINE ASSOCIATES
13-071-0008

MEYERHOFFER FAMILY TRUST
13-071-0004

ALPHA AAA INVESTMENTS LLC
13-071-0007
CONT. 0.707 ACRES

(C1)
Δ = 3'28"00"
R = 1432.84'
L = 86.69'
LC = 86.69'
S 79°22'17" E

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 ALLAN ALFRO. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OGDEN CITY "BIBLE" SHEETS (DRAWING NO. 2642) ALONG WITH FOUND OGDEN CITY CENTERLINE MONUMENTATION AND EXISTING FENCE LINES ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 22, T6N, R1W, SLB&M. THE CURRENT LOCATION OF THE SOUTHEAST CORNER OF SECTION 22 DOES NOT FIT THE RECORD TIES OF THE SURROUNDING PROPERTIES BY APPROXIMATELY 50 FEET. THIS IS DESCRIBED IN MORE DETAIL IN THE NARRATIVE, SPECIFICALLY UNDER NOTES 4) & 5), OF ROS# 3404.

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°44'36" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

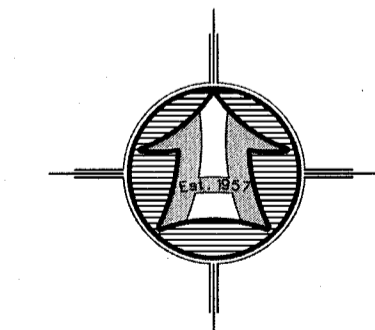
AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WESTERLY LINE OF MEYERHOFFER FAMILY TRUST PROPERTY, TAX ID NO. 13-071-0004 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF VALLEY DRIVE LOCATED 959.10 FEET NORTH 00°44'36" EAST (909.49 FEET NORTH 00°34'04" EAST BY RECORD) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 666.72 FEET NORTH 81°06'17" WEST (657.35 FEET NORTH 81°10' WEST BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 22;

RUNNING THENCE NORTH 81°06'17" WEST (NORTH 81°10' WEST BY RECORD) 165.72 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF TIMBERMINE ASSOCIATES PROPERTY, TAX ID NO. 13-071-0008; THENCE NORTH 16°47'43" EAST (NORTH 16°44' EAST BY RECORD) 212.90 FEET ALONG SAID EASTERLY LINE TO AN ANGLE POINT IN THE BOUNDARY OF SAID MEYERHOFFER FAMILY TRUST PROPERTY; THENCE ALONG THE BOUNDARY OF SAID MEYERHOFFER FAMILY TRUST PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 73°44'17" EAST (SOUTH 73°48' EAST BY RECORD) 138.90 FEET; AND (2) SOUTH 09°16'43" WEST 193.07 FEET (SOUTH 09°13' WEST 193.12 FEET BY RECORD) TO THE POINT OF BEGINNING, CONTAINING 0.707 ACRES.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER AND ACROSS A 30.00 FOOT WIDE STRIP OF LAND SITUATED EAST OF AND ADJACENT TO THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY. (ENTRY NO. 2729620)



SCALE: 1" = 40'
0 40 80
Scale in Feet
(Data in Parentheses is Record)

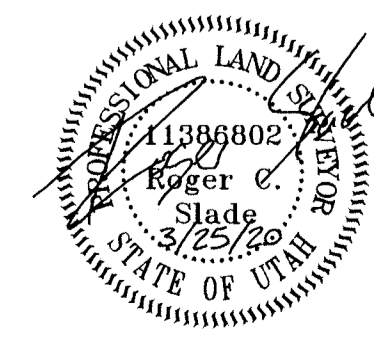
- LEGEND**
- SUBJECT PROPERTY LINE
 - - - - - ADJOINING PROPERTY LINE
 - CENTERLINE
 - - - - - FENCE LINE
 - OGDEN CITY CENTERLINE MONUMENT
 - FOUND REBAR SET BY OTHERS
 - SET 5/8" X 24" REBAR WITH CAP
 - SECTION CORNER

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 25TH DAY OF MARCH, 2020.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11388802



SOUTHEAST CORNER OF SEC. 22,
T. 6 N., R. 1 W., SLB&M
FOUND BLM BRASS CAP MONUMENT 1980

RECEIVED
MAY 01 2020
BY: 6491

PROPERTY SURVEY FOR	
ALLAN ALFRO	
1774 EAST VALLEY DRIVE OGDEN, WEBER COUNTY, UTAH	
A PART OF THE SOUTHEAST QUARTER OF SECTION 22 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.	
Drawn By: AS	Date: 03/18/2020
Designed By: ASH	
Checked By: ASH	
Approved By: ASH	
Scale: 1" = 40'	
Drawing File: 20-3-5015.dwg	Logan
JOB NUMBER: 20-3-50	
HANSEN & ASSOCIATES, INC.	
Consulting Engineers and Land Surveyors	
538 North Main Street, Brigham, Utah 84302	
Visit us at www.haies.net	
Brigham City Ogden	
(435) 723-3491 (801) 389-4905 (435) 752-8272	
Celebrating over 60 Years of Business	
No.	Date
By	Revision