



LEGEND

-----	ADJOINING PROPERTY LINE	⊕	WATER METER
-----	RIGHT OF WAY LINE	⊙	POWER POLE
-----	PROPERTY LINE	⊠	TELEPHONE RISER
-----	MONUMENT LINE	⊠	MAILBOX
-----	EASEMENT LINE	☀	CONIFEROUS TREE
-----	EXISTING FENCE	☀	DECIDUOUS TREE
▒	CONCRETE		
▨	BUILDING		

DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 704.9 FEET NORTH 89°16' WEST ALONG THE SECTION LINE AND NORTH 5° WEST 421.3 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE NORTH 5° WEST 62.5 FEET TO THE NORTHWEST CORNER OF THE TRACT CONVEYED BY EZRA J. HESS ET AL TO MARY C. OLSON BY DEED DATED APRIL 29, 1941, RECORDED APRIL 30, 1941, IN BOOK 141 OF DEEDS, PAGE 496; THENCE NORTH 89°39' EAST ALONG THE NORTH LINE OF SAID TRACT 57.24 FEET TO CENTER LINE OF LYNNE IRRIGATION CANAL; THENCE SOUTH 29°40' EAST ALONG SAID CENTER LINE TO A POINT WHICH IS NORTH 89°35' EAST OF THE PLACE OF BEGINNING; THENCE SOUTH 89°35' WEST 900 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING ANY LAND DEEDED FOR STREET PURPOSES ON THE EAST END OF SAID LAND.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

DAVID B. DRAPER
 LICENSE NO. 6861599

SURVEY NARRATIVE

THIS SURVEY WAS PREPARED FOR ROD NEWBY FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND. THE BASIS OF BEARING IS SOUTH 89°09'45" EAST ALONG THE MONUMENT LINE OF 700 STREET, BETWEEN THE BRASS CAP MONUMENT, LOCATED AT THE INTERSECTIONS OF MONROE BOULEVARD AND WASHINGTON BOULEVARD AS SHOWN ON THIS PLAT. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR OR BY THE SURVEYOR; NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR, UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. NO EASEMENTS ARE ADDRESSED BY THIS MAP THE RECORD DEEDS OF THE SURVEYED AND ADJOINING PARCELS DO NOT MATCH LINES OF OCCUPATION ON THE GROUND, THEREFORE LONG ESTABLISHED FENCE LINES WERE USED FOR THE ALIGNMENT OF THE NORTH AND SOUTH PROPERTY LINES AND THEN EACH PROPERTY ALONG THE EAST SIDE OF LIBERTY AVENUE WAS GIVEN THEIR FRONTAGE BY RECORD. THE PARCELS WERE THEN ADJUSTED AS A WHOLE TO BEST MATCH THE EXISTING USE LINES. THE WEST PROPERTY LINE WAS ESTABLISHED AT THE EAST RIGHT OF WAY LINE OF LIBERTY AVENUE. THE BOUNDARY LINE AGREEMENTS ALONG THE NORTH AND SOUTH PROPERTY LINES ARE RECOMMENDED IN ORDER TO CLEAR UP ANY AMBIGUITY CREATED BY THE DIFFERENCE BETWEEN THE RECORD DEEDS AND THE EXISTING LINES OF OCCUPATION.

GENERAL NOTES

- CORNER MONUMENTS CORNER MONUMENTS WERE SET AS NOTED HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED; NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL OF THE EXISTING SITE IMPROVEMENTS WITHIN THE BOUNDS OF THE SURVEYED PARCEL. ADDITIONAL SITE IMPROVEMENTS MAY BE ENCOUNTERED UPON SITE INSPECTION.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

LIBERTY AVENUE PARCEL

824 LIBERTY AVENUE
 OGDEN, UTAH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 19352
 CAD FILE: 19352BND
 DRAWN BY: KSL
 CALC BY: DBD
 FIELD CREW: SB/HD
 CHECKED BY: DBD
 DATE: 06/07/19

BOUNDARY SURVEY