

Legend

Subject Property Line	Telephone Pedestal
Secondary Property Line	Fire Hydrant
Centerline	Water Meter
Easement/Right-of-Way Line	Water Valve
Section Line	Sewer Manhole
Existing 5.0' Contour	Power Pole
Existing 1.0' Contour	Tree Line Perimeter
Fence Line	Set 24"x5/8" Rebar with Cap
Storm Drain Existing	Found rebar set by others
Water Line Existing	Street Monument
Sewer Line Existing	Section Corner
Power Line Existing	
Telephone Line Existing	
Gas Line Existing	
Fiber Optic Line Existing	
Edge of Asphalt Paving	
Existing Curb and Gutter	

- BLUE STAKES UTILITY CONTACT LIST:**
- AT&T:** Rob Williamson - rw7517@att.com
Sent Email on 1/21/20, Received PDF and Plotted Utilities Hereon.
 - CENTURY LINK:** Teresa Hinton - teresa.hinton@centurylink.com
Sent Email on 1/21/20, Received PDF and Plotted Utilities Hereon.
 - COMCAST:** Jeff Houston - jeff.houston@telecom.ca
Sent Email on 1/21/20, Received PDF and Plotted Utilities Hereon.
 - DOMINION ENERGY:** John Staples - john.staples@dominionenergy.com
Sent Email on 1/21/20, Received PDF and Plotted Utilities Hereon.
 - OGDEN CITY CORPORATION:** 801-629-8990
Left message for Brady Hurd on 1/21/20. No response received.
 - ROCKY MOUNTAIN POWER:** Joel Simmons - gisdept@pacifiCorp.com
Sent Email on 1/21/20, received CAD file and Plotted Utilities Hereon.
 - SYRINGA:** Doug Brooks - gis@syringanetworks.net
Sent Email on 1/21/20, Received Map and Relocation Request Form Details: 202001220002 showing utility line. Plotted Utilities Hereon.
 - UDOT REGION 1:** Austin Larue - alarue@utah.gov
Sent Email on 1/21/20, Received link to ArcGIS Map of UDOT Fiber and Plotted Utilities Hereon.
 - VERIZON:** investigations@verizon.com
Sent Email on 1/21/20, Received PNG and Plotted Utilities Hereon.

- TABLE "A" NOTES:**
- 1 - Monuments found and/or set are shown hereon.
 - 2 - Address of Property is shown hereon.
 - 3 - FEMA has classified this area as Zone X which is an area of minimal flood hazard. Map No. 49057C0213E with an effective date of Dec. 16, 2005.
 - 4 - Gross land area shown hereon.
 - 8 - Substantial features shown hereon.
 - 9 - No Parking Stalls visible at the time of Survey Field Work.
 - 10 - No designation by client for party wall verification provided.
 - 11 - The location of underground utilities are based from observable evidence and Utility Maps provided by Utility Companies. Utilities / Conduits shown hereon may not represent the actual location or number of conduits installed.
 - 13 - Names of adjoiners shown hereon.

NARRATIVE

THE PURPOSE OF THIS ALTA/NSPS SURVEY WAS TO ESTABLISH AND STAKE ON THE GROUND THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY NORM GEORGE FOR JULIE JOHNSON. THIS ALTA/NSPS SURVEY WAS PREPARED USING STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT REPORT NUMBER 173648 WITH AN EFFECTIVE DATE OF NOVEMBER 07, 2019 AT 8:00AM. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 17, T6N, R1W, SL&M ALONG WITH THE OGDEN CITY MONUMENTATION ALONG WASHINGTON BLVD. BETWEEN 5TH AND 6TH STREETS. THE BASIS OF BEARING IS THE CENTERLINE OF WASHINGTON BOULEVARD FROM 6TH STREET TO 5TH STREET WHICH BEARS NORTH 00°10'58" EAST.

BOUNDARY DESCRIPTION - PROPERTY TAX ID NO. 12-079-0013

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 796.8 FEET NORTH 88°57'30" WEST ALONG THE QUARTER SECTION LINE AND 839.3 FEET SOUTH 0°48' WEST ALONG THE WEST LINE OF WASHINGTON AVENUE FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION;

RUNNING THENCE NORTH 89°12' WEST 150 FEET; THENCE SOUTH 0°48' WEST 144.14 FEET; THENCE SOUTH 89°0' EAST 150 FEET TO THE WEST LINE OF WASHINGTON AVENUE; THENCE NORTH 0°48' EAST 144.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION
PROPERTY TAX ID NO. 12-079-0013

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD LOCATED 122.90 FEET NORTH 01°10'58" EAST ALONG THE CENTERLINE OF SAID WASHINGTON BOULEVARD AND 66.00 FTE NORTH 88°50'49" WEST FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 6TH STREET AND WASHINGTON BOULEVARD;

RUNNING THENCE NORTH 88°50'49" WEST (NORTH 89°12'00" WEST BY RECORD) 150.00 FEET; THENCE SOUTH 01°10'58" WEST (SOUTH 00°48'00" WEST BY RECORD) 144.14 FEET; THENCE SOUTH 88°36'34" EAST (SOUTH 89°00'00" EAST BY RECORD) 150.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 01°10'58" EAST 144.76 FEET (NORTH 00°48'00" EAST 144.29 FEET MORE OR LESS BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.497 ACRES.

EXCEPTIONS
SCHEDULE B - SECTION 2

5 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

11 - SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF.

12 - EASEMENT AND CONDITIONS CONTAINED THEREIN GRANTEE: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
RECORDED: AUGUST 31, 1915 IN BOOK L, PAGE 391
(May affect subject property, Not Plotted)

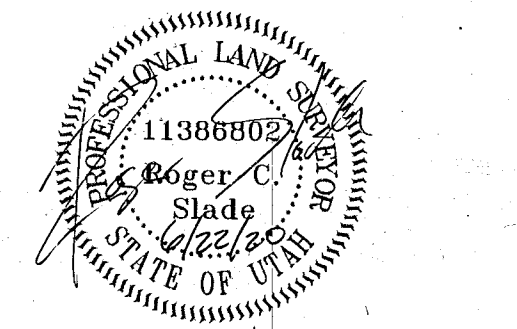
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO JOHNSON FAMILY PROPERTIES, HALLE PROPERTIES, L.L.C.; AN ARIZONA LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY, ITS SUCCESSORS AND ASSIGNS;

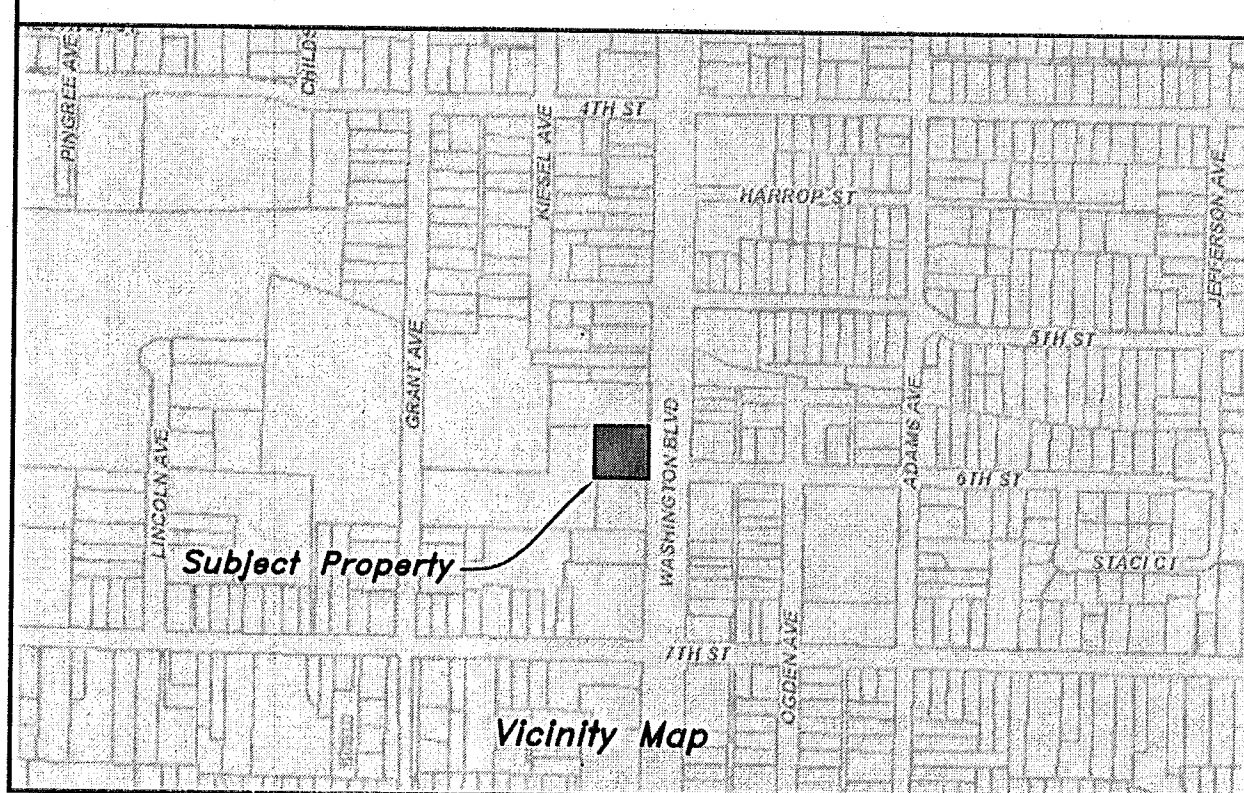
THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, 11 AND 13 OF TABLE "A" THEREOF. THIS ALTA/NSPS SURVEY WAS CREATED USING ALTA TITLE COMMITMENT REPORT PREPARED BY MOUNTAIN VIEW TITLE AND ESCROW, COMMITMENT NUMBER 173648 WITH A COMMITMENT DATE OF NOVEMBER 07, 2019 AT 8:00 AM. THE FIELD WORK ON THIS SURVEY WAS STARTED ON JANUARY 20, 2020.

SIGNED THIS 22ND DAY OF JUNE 2020.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



RECEIVED
JUN 20 2020
BY: 6536



Drawn By: RS Date: 1/29/2020
Designed By: gch
Checked By: gch
Approved By: [Signature]
Scale: 1" = 20'
Drawing File: 20-3-3v15B.dwg
JOB NUMBER: 20-3-3

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Celebrating over 60 Years of Business

Julie Johnson
ALTA / NSPS Survey for
599 Washington Boulevard
Ogden, Weber County, Utah
A Part of the Southeast Quarter of Section 17
Township 6 North, Range 1 West, S.L.B.&M.

Sheet
1
of
1
Sheets