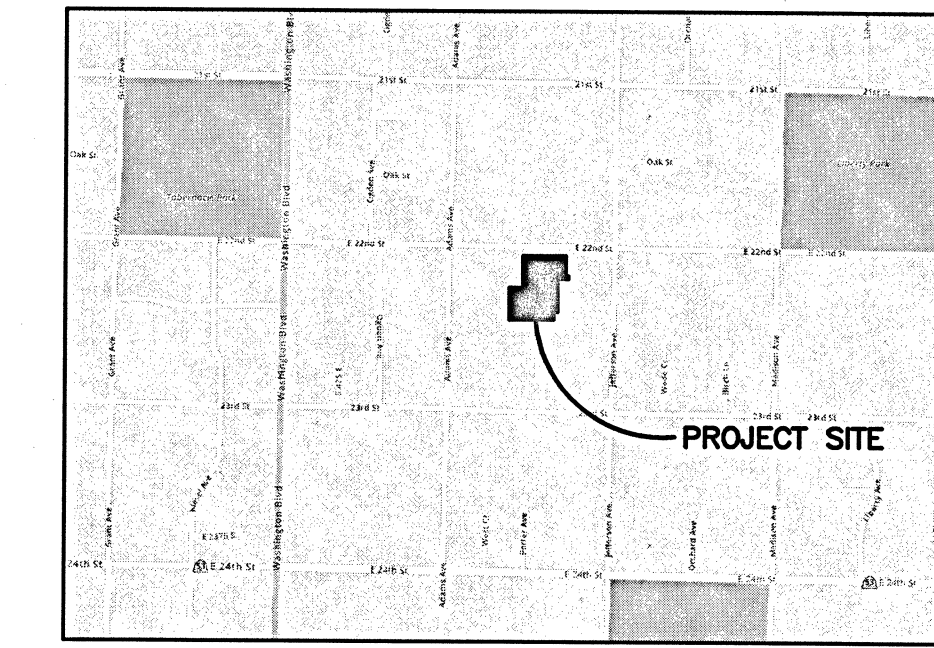


# RECORD OF SURVEY

## PART OF LOT 7 & 8, BLOCK 41, PLAT A, OGDEN CITY SURVEY

### WEBER COUNTY, UTAH

#### DECEMBER 2018



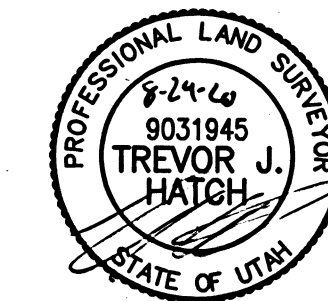
**Vicinity Map**  
(NOT TO SCALE)

### SURVEYOR'S CERTIFICATION

I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 24<sup>th</sup> DAY OF August, 2018

9031945  
UTAH LICENSE NUMBER



### AS SURVEYED DESCRIPTION

PART OF LOTS 7 AND 8, BLOCK 41, PLAT A, OGDEN CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 7, SAID POINT IS 57.00 FEET N89°59'39"E ALONG SAID NORTHERLY LINE FROM THE NORTHWEST CORNER OF SAID LOT 7, AND RUNNING THENCE N89°59'39"E 176.40 FEET ALONG SAID NORTHERLY LINE; THENCE S00°04'07"W 83.00 FEET; THENCE N89°59'39"E 10.00 FEET; THENCE S00°04'07"W 12.00 FEET; THENCE S89°59'41"W 42.85 FEET; THENCE S00°00'21"E 136.82 FEET; THENCE S89°59'39"W 16.68 FEET; THENCE S00°00'21"E 32.18 FEET; THENCE S89°59'39"W 183.75 FEET; THENCE N00°00'21"W 131.59 FEET; THENCE N89°59'39"E 57.00 FEET; THENCE N00°00'21"W 132.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,075 SQUARE FEET OR 1.104 ACRES, MORE OR LESS.

### NARRATIVE

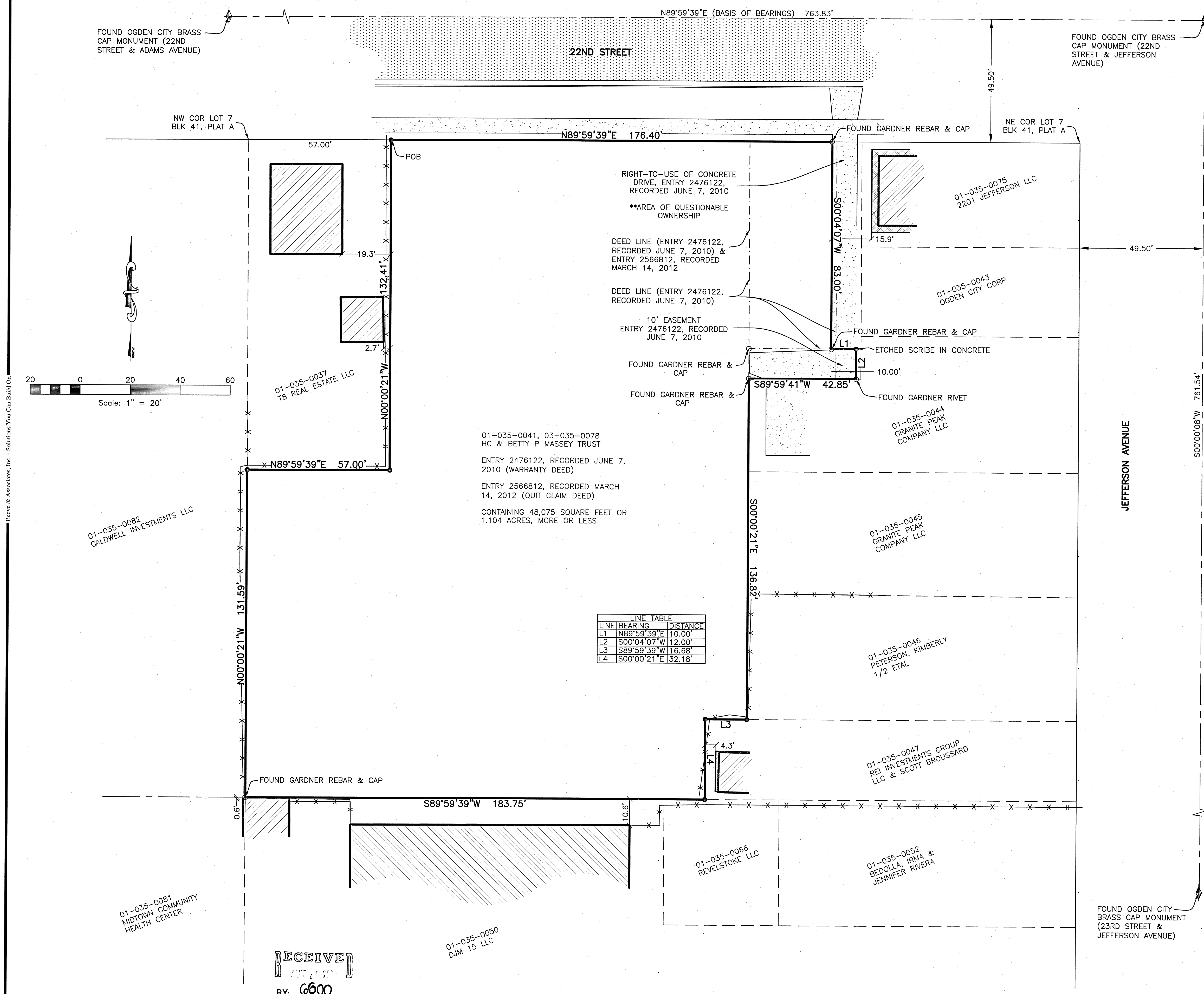
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY ON THE GROUND, THAT WAS DONE USING THE DEEDS AND MONUMENTS AS SHOWN. THE DEEDS FOR THE SUBJECT PARCEL AND ADJACENT PARCELS FIT TOGETHER WELL. THERE IS SOME AMBIGUITY AS TO THE OWNERSHIP OF THE CONCRETE DRIVE, SOMETIMES REFERRED TO AS AN ALLEY, ON THE EAST SIDE OF THE SUBJECT PARCEL. THE DEEDS ARE UNCLEAR AS TO WHO ACTUALLY OWNS THE GROUND, BUT IT IS APPARENT THAT THE OWNERS OF PARCELS 01-035-0041, 01-035-0075, 01-035-0043 AND 01-035-0044 ALL HAVE THE RIGHT TO USE THE DRIVE. THE DEED DISTANCE CALL ACROSS THE FRONTAGE OF PARCEL 01-035-0041 DOES NOT MATCH THE OCCUPATION OR EXISTING DRIVE AND BECAUSE OF THE CALL IN THE DEED TO THE WEST SIDE OF THE CONCRETE, THE LOCATION OF THE CONCRETE WAS HONORED AS THE EAST LINE OF THE PROPERTY. THERE IS A NEW SLAB OF CONCRETE POURED ON THE SOUTHERLY PORTION OF SAID PARCEL 01-035-0041 AS SHOWN. GARDNER ENGINEERING STAKED OUT A 12' "EASEMENT" FOR THIS PORTION OF THE NEWLY POURED DRIVE, CALLED OUT AS AN EASEMENT ON HIS RECORD OF SURVEY. LOOKING BACK AT A TRUST DEED FOUND AT BOOK 948 PAGES 116-119, THE DESCRIPTION FOR THE 12' STRIP IN QUESTION IS ON A SEPARATE PARAGRAPH FROM THE DESCRIPTION FOR THE 10' RIGHT OF WAY AND STATES THAT IT IS "SUBJECT TO A RIGHT OF WAY OVER THE EAST 10 FEET." THIS LEADS ME TO CONCLUDE THAT THIS LAST PARAGRAPH IS DESCRIBING PROPERTY CONVEYED IN FEE AND NOT SIMPLY CONVEYING AN EASEMENT, EXCEPT FOR THE EAST 10 FEET.

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS BETWEEN A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF ADAMS AVENUE AND 22ND STREET, AND A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 22ND STREET, SHOWN HEREON AS N89°59'39"E

### LEGEND

- = FOUND CENTERLINE MONUMENT
- = SET REBAR AND CAP STAMPED "REEVE & ASSOC"
- = FOUND REBAR & CAP
- = BOUNDARY LINE
- = DEED LINE (ENTRY 2476122, RECORDED JUNE 7, 2010)
- = BLOCK LINE
- = EXISTING FENCE LINE
- = MONUMENT LINE
- = ADJOINING PROPERTY
- = EXISTING CONCRETE
- = EXISTING ASPHALT
- = EXISTING OVERHANG
- = EXISTING BUILDING



FOUND OGDEN CITY BRASS CAP MONUMENT (22ND STREET & ADAMS AVENUE)

FOUND OGDEN CITY BRASS CAP MONUMENT (22ND STREET & JEFFERSON AVENUE)

NW COR LOT 7 BLK 41, PLAT A

NE COR LOT 7 BLK 41, PLAT A

22ND STREET

JEFFERSON AVENUE

01-035-0037  
TR REAL ESTATE LLC

01-035-0075  
2201 JEFFERSON LLC

01-035-0043  
OGDEN CITY CORP

01-035-0044  
GRANITE PEAK COMPANY LLC

01-035-0045  
GRANITE PEAK COMPANY LLC

01-035-0046  
PETERSON, KIMBERLY 1/2 ETAL

01-035-0047  
REI INVESTMENTS GROUP LLC & SCOTT BROUSSARD

01-035-0066  
REVELSTOKE LLC

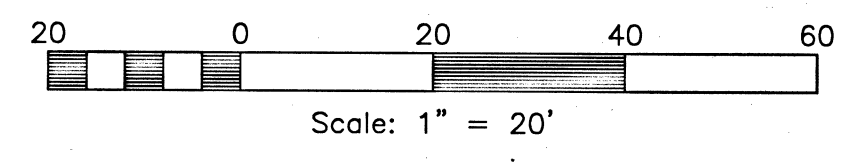
01-035-0052  
BEDOLLA, IRMA & JENNIFER RIVERA

01-035-0050  
DJM 15 LLC

01-035-0082  
CALDWELL INVESTMENTS LLC

01-035-0081  
MIDTOWN COMMUNITY HEALTH CENTER

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**Reeve & Associates, Inc.**  
518 SOUTH 1500 WEST, OGDEN, UTAH, 84403  
TEL: (801) 871-3100 FAX: (801) 871-2668 WWW.REEVE-ASSOC.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**RECORD OF SURVEY**  
PART OF LOT 7 & 8, BLOCK 41, PLAT A, OGDEN CITY SURVEY  
WEBER COUNTY, UTAH  
DECEMBER 2018

**Holly Fry**

**Project Info.**

Surveyor: T. HATCH

Designer: AINABNIT

Begin Date: 12/20/2018

Name: FRY

Scale: 1"=20'

Checked: \_\_\_\_\_

Number: 7119-01

Sheet	<b>1</b>
Sheets	<b>1</b>