

**NARRATIVE**

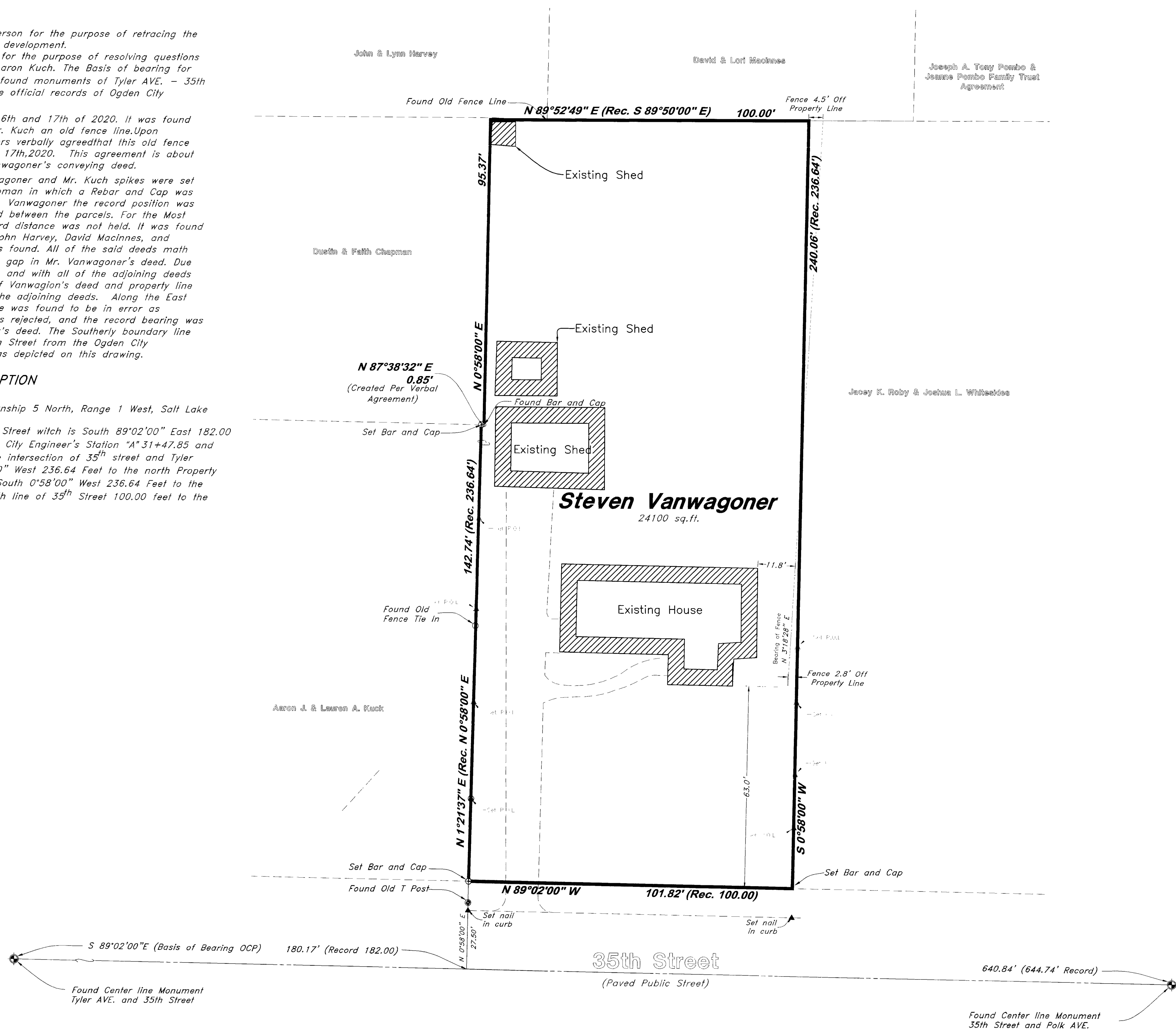
This Boundary Survey was requested by Nick Patterson for the purpose of retracing the boundaries of this parcel in preparation for a future development.  
 This survey was requested by Steven Vanwagener for the purpose of resolving questions about the boundary between their property line and Aaron Kuch. The Basis of bearing for this survey is South 89°02'00" East between the two found monuments of Tyler AVE. - 35th Street and 35th street and Palk AVE. according to the official records of Ogden City Engineering plats.

Field data for this survey was collected on June 16th and 17th of 2020. It was found between the property lines of Mr. Vanwagener and Mr. Kuch an old fence line. Upon discovery of the old fence line the two property owners verbally agreed that this old fence line was the boundary between their parcels on June 17th, 2020. This agreement is about 2' feet different from the record distance for Mr. Vanwagener's conveying deed.

Upon agreement of the Boundary between Mr. Vanwagener and Mr. Kuch spikes were set online leading up to the property line of Dustin Chapman in which a Rebar and Cap was set. With the boundary between Mr. Chapman and Mr. Vanwagener the record position was held matching with the fence lines already established between the parcels. For the Most Northern part of Mr. Vanwagener's property, the record distance was not held. It was found that all of the adjoining deeds of Dustin Chapman, John Harvey, David Macinnes, and Jackey Roby called to an old fence line of which said deeds math matched the position of the old fence line creating a gap in Mr. Vanwagener's deed. Due to all of the adjoining deeds calling to this old fence and with all of the adjoining deeds being contiguous it was assumed that the intention of Vanwagener's deed and property line was to match the old fence line called to by all of the adjoining deeds. Along the East Boundary line of Mr. Vanwagener's property, the fence was found to be in error as depicted on this survey. The Position of the fence was rejected, and the record bearing was held being contiguous with the record of Jackey Roby's deed. The Southerly boundary line was established by creating the right-of-way for 35th Street from the Ogden City Engineering plats. Property corners are monumented as depicted on this drawing.

**RECORD DESCRIPTION**

Part of the Northwest Quarter of Section 3, Township 5 North, Range 1 West, Salt Lake Meridian U.S. Survey:  
 Beginning at a point on the north line of 35th Street which is South 89°02'00" East 182.00 feet and North 0°58'00" East 27.50 feet from Ogden City Engineer's Station "A" 31+47.85 and "B" Station 168+81.72 (which Station is located at the intersection of 35th street and Tyler Avenue in Ogden City); Running Thence North 0°58'00" West 236.64 Feet to the north Property line; Thence South 89°50'00" East 100 feet; thence South 0°58'00" West 236.64 Feet to the North line of 35th Street; thence West along the North line of 35th Street 100.00 feet to the place of Beginning.

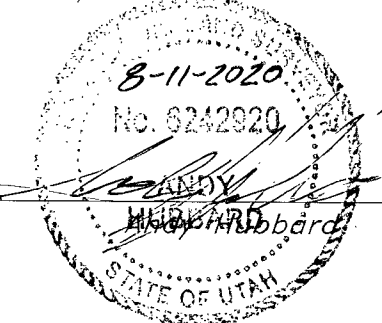


VICINITY MAP  
Not to Scale

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊙ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (Rec.) Record

**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



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AUG 20 2020  
BY: C605

REV.	DATE	DESCRIPTION

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**Record of Survey**  
**Vanwagener Property Survey**  
 1328 35th Street Ogden, Weber County, Utah  
 A part of the Northwest Quarter of Section 3, 15N, 17W, SLB&M, U.S. Survey

June 23, 2020  
 SHEET NO. **C1**  
 20N734