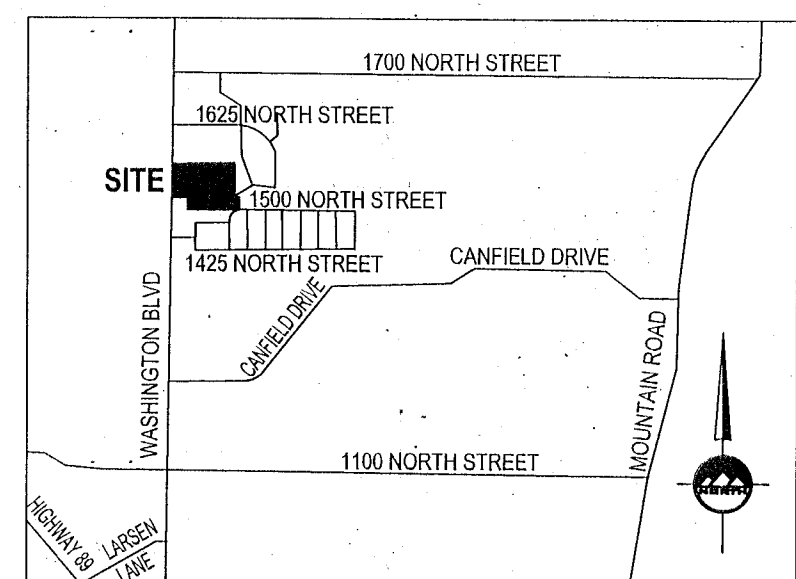


811
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
Know what's below. Call before you dig.

BENCHMARK
FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET
ELEV = 4348.77 (RECORD PER OGDEN CITY SURVEYOR)



Surveyors Certificate
I, Michael B. Herbst do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 5046930 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

Michael B. Herbst
November 27, 2019
Date
License No. 5046930

Narrative
The purpose of this survey is to define the perimeter boundary, stake the corners on the ground, and to show topography, improvements and visible above-ground utilities throughout the site. The basis of bearing is along the Monumented Centerline of Washington Boulevard, as noted on this survey, being South 00°50'15" West 2195.81 feet measured between the two found brass cap street monuments at 1700 North and Lockwood Drive. The North and East Lines were established from North Pointe Theaters Subdivision. The Eastern and Southern Lines were established from Cold Springs Village PRUD Phase 2 and from the deed for Washington Mobile Estates, LLC. The Western Lines were established by deed and the East Line of Washington Avenue. All exterior property lines were found consistent with the observed fence lines and street improvements surrounding the property.

Record Documents used during the course of this survey:
- Tax descriptions of Parcels: 11-014-0017, 11-014-0015, 11-014-0035, 11-014-0034, 11-006-0012.
- Recorded Subdivision Plats of: North Pointe Theaters Subdivision, and Cold Springs Village PRUD Phase 2

As-Surveyed Description
A parcel of land, situate in the Northeast Quarter of Section 5, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in North Ogden City and Ogden City, Weber County Utah, more particularly described as follows:
Beginning at a point on the Center Line of Washington Boulevard, said point being South 00°50'15" West 973.29 feet along the monumented centerline of Washington Boulevard, and running:
thence North 89°56'15" East 566.48 feet along an existing fence line and the South Line of said Noah Docs LLC Property to and along the Southern Line and to the interior corner of Lot 1 North Pointe Theaters Subdivision;
thence South 00°50'15" West 382.94 feet along the Western Line and to the Southwest Corner of said Lot 1 North Pointe Theaters Subdivision;
thence North 89°56'15" East 72.89 feet along the South Line of said Lot 1, to and along the South Line of Cold Springs Village PRUD Phase 2;
thence South 00°25'30" West 145.63 feet along an existing fence line, to a point being described as the historical location of the Northwest Corner of the Southwest Quarter of Section 4, Township 4 North, Range 1 West, Salt Lake Base and Meridian;
thence South 89°52'20" West 423.46 feet to and along an existing fence line to an existing fence line;
thence South 00°50'15" East 18.00 feet along an existing fence line;
thence West 150.95 feet along an existing fence line to the easterly right of way line of Washington Boulevard;
thence North 00°50'15" East 18.00 feet along said Easterly Line of Washington Boulevard;
thence West 66.01 feet to the Centerline of Washington Boulevard;
thence North 00°50'15" East 529.04 feet along the monumented Centerline of Washington Boulevard to the point of beginning.

Contains: 313,313 square feet or 7.188 acres.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR: WALL BROTHERS CONSTRUCTION
1555 W. HILL FIELD ROAD, SUITE 104
LAYTON, UTAH 84041

CONTACT:
T.J. Wall
PHONE: 801-444-0001

COOPERSTOWNE APARTMENTS
1525 North Washington Blvd,
North Ogden, UTAH

LEGEND

	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EXIST DITCH FLOW LINE
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		PUBLIC DRAINAGE EASEMENT

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

RECEIVED
SEP 08 2020
BY: 6629

HORIZONTAL GRAPHIC SCALE
0 20 40 80
(IN FEET)
HORIZ: 1 inch = 40 ft.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

BOUNDARY/ TOPOGRAPHY SURVEY

PROJECT NUMBER: 8729
FRONT DATE: 11/27/19

DRAWN BY: A.SHELBY
CHECKED BY: M.HERBST

PROJECT MANAGER: C.PRESTON

1 of 1