

STOKES  
PARCEL #12-019-0062

S89°13'E 130' Deed  
S88°35'19" E 129.76'

BROWN  
PARCEL #12-019-0060

TORRES  
PARCEL #12-019-0043

THEIL  
PARCEL #12-019-0061

BOARD OF EDUCATION  
OF OGDEN CITY  
PARCEL #12-019-0062

CORDOVA  
PARCEL #12-019-0071

N89°09'45"W 130'± Deed  
N89°07'19"W 132.66'

2nd Street

Eccles Avenue

Quincy Avenue

1891.71± Deed per OCS Plat PL6467

Found Ogden City Centerline Well Monument #550  
S89°07'16"E 1140.87' Meas.

Found Ogden City Centerline Well Monument #550  
1247.70' Meas.  
1278.24' Deed

100°14.45'± Deed per OCS Plat PL6467

33.00'  
N00°52'41"E  
N00°50'15"E  
Deed

S89°07'19"E 607.12'

Found Ogden City Centerline Well Monument recent

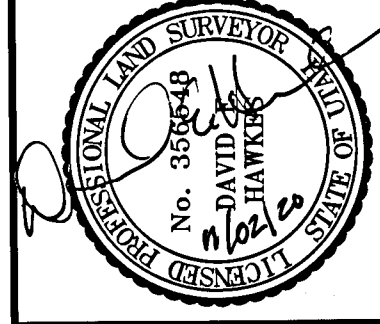
**NARRATIVE:**

Boundary Consultants was retained by Curt Norris to survey the subject parcel and set the corners thereof. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4352.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by the Utah TURN GPS System. The subject parcel is surrounded by ancient fence lines which have been in place and for well over 20 years and which have been honored and treated as boundary lines. In conformance with the Utah Supreme Court Case "Q2 LLC v Hughes" 368 P.3d 86 (2016) we have held those fence occupation lines as the boundary of the subject parcel. Fence corners in the rear have been honored as property corners and as such nothing has been set to mark the north boundary line. Front corners are copper rivets set in the curb on the prolongation of the property line.

**DESCRIPTION:**

WARRANTY DEED, ENTRY #2943052.

Part of the Northeast Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey; Beginning at a point on the north line of 2nd Street 1764.9 feet South 89°09'45" East of a point on the west line of said Quarter Section; Said point being 1408.3 feet South 00°22' West of the Northwest corner of said Quarter Section. The point of beginning also being 1278.24 feet South 89°09'45" East and North 00°50'15" East 33 feet from the Ogden City Survey Monument at the intersection of 2nd Street and Quincy Avenue; Running North 00°50'15" East 337.04 feet; Thence South 89°03' East 130 feet; Thence South 00°50'16" West 336.58 feet, more or less, to the north line of 2nd Street; Thence North 89°09'45" West along said north line 130 feet to the place of beginning. Containing 1 acre, M/L



DATE: 10/29/20

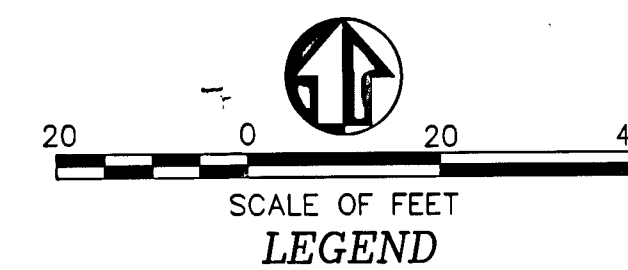
SCALE: 1"=20'

PROJECT NUMBER: 2045001

RECORD OF SURVEY OF  
TAX PARCEL 12-019-0046  
1072 2ND STREET, OGDEN, UTAH  
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

**Boundary Consultants**  
Professional Land Surveyors

1295 North 1700 West, Farr West, Utah  
801-792-1569 801-690-7158, FAX



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
  - 32 33 = BOUNDARY LINE
  - = RIGHT OF WAY LINES
  - = ADJOINING PARCELS DEED LINES
  - = DIMENSION LINES

RECEIVED  
NOV 02 2020  
BY: 6680

DESIGNED	DEH	DRAWN	DEH	CHECKED	DEH
SHEET	1				
OF	1				