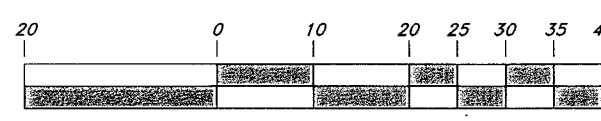


Scale: 1" = 20'



Graphic Scale

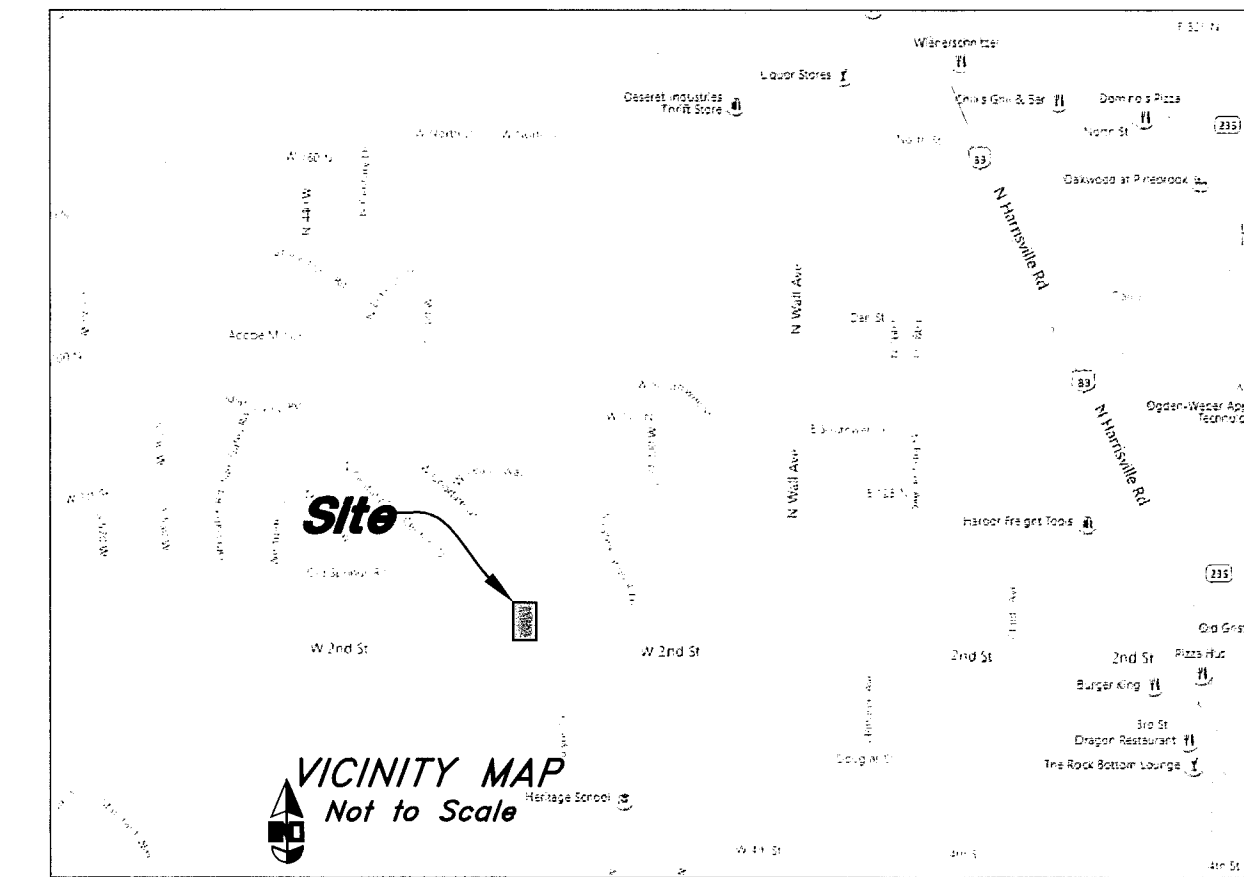
- ▲ Set Nail & Washer
- ⊙ Set Rebar & Cap
- w/ Lath
- Set Hub & Tack
- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (Rec.) Record

Sandra Earle Brush Family Trust Agreement

Irvine Corrales

S 89°12'45" E Rec. (N 89°45' W)  
124.74' Rec. (125')

Set Bar and Cap Typ.



VICINITY MAP  
Not to Scale

Golden Opportunity  
Trust Foundation

1  
25,346 sq. ft.

WNH Investments 1 LLC

### NARRATIVE

This survey was requested by Race Ostler for the purpose of finding the boundaries to prepare for development. Basis of bearing for this survey is North 89°12'45" West measured between the center line monument found at Wall Ave and 2nd Street and Century Drive and 2nd Street. Field data for this survey was collected on September 15, 2020.

In this survey the deed relied upon was Quit Claim Deed found at Entry No. 1392101 Weber county recorders. In looking at the adjoining deeds all the calls were appearing to be contiguous besides the call in the conveying deed for Golden Opportunity Trust Foundation. Where the West boundary of said parcel calls North 0°12' West rather than North 0°12' East. It was held as a unintentional mistake and the parcels were held as contiguous. The deeds were also rotated to match the record bearing of 2nd Street on the North and South lines. The conveying deeds for Golden opportunity trust foundation, WNH Investments and our subject parcel tied to a point on the North Right of Way line of 2nd Street and the intersection of the West Township line of Section 17. The Section corner was not found nor was the Section line re-established. With this the tie point was calculated in the most probable position holding the North Right of Way line of 2nd street at 58 feet rather than the deeds call of 50 feet and positioning East West based on occupation evidence being measured as 938.64 feet along the North Right of Way line of 2nd street rather than the record 934.24 feet.

In holding the holding the record bearing and distances of the West, North and East lines would have placed the property corners 1 foot East of the West fence and 1 foot East of the East fence. With the evidence of occupation and the same owners of the of the subject parcel for excess of 20 years it appears that all of the 4 elements for boundary by acquiescence have been fulfilled (Essential Botanical Farms V. Kay Utah Supreme Court). Being along the fence of the West and East boundaries extended to the South boundary of Fort Bingham Phase 7 Subdivision. Because of this doctrine record bearing and distances were not held and best fit lines for the fences were held on the East and West fences of the subject parcel were held has the bearing for the East West boundaries.

### RECORD DESCRIPTION

A part of the Northwest Quarter of Section 17 Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of 2nd street, in Ogden City, Weber County, Utah, said point being 934.24 feet East of the West line of said quarter Section, and 50 feet north of the center of said 2nd street and running thence North 0°12' East 203 feet; thence North 89°45' West 125 feet; thence South 0°12' West 203 feet, to the North line of 2<sup>nd</sup> Street; thence East 125, to the place of beginning.

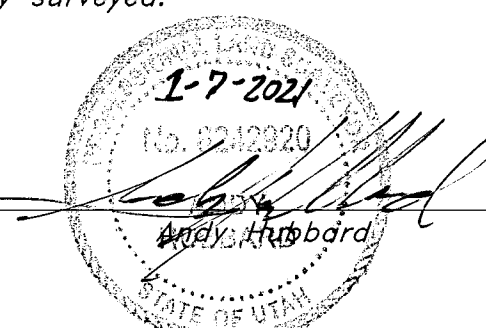
### PROPOSED DESCRIPTION

A part of the Northwest Quarter of Section 17 Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of 2nd street, in Ogden City, Weber County, Utah, said point being 58.00 feet N 0°47'15" E and 285.40 feet North 89°12'45" East from the Center Line Monument of Century Drive and 2nd Street; and running thence North 0°43'03" East along a fence line 202.98 feet to fort Bingham Phase 7 Subdivision; thence South 89°12'45" East along said subdivision 124.74 feet more or less to a fence corner thence; South 0°38'38" West along said fence 202.98 feet more or less to the North Right of Way line of 2<sup>nd</sup> Street; thence North 89°12'45" West 125.00 feet to the point of beginning.

### 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.



RECEIVED  
JAN 13 2021  
BY: 6741

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST, OGDEN, UTAH, 84403  
 84403-9045 | 563-6015210 | FAX (801) 392-7543  
 WWW.GREATBASINENGINEERING.COM

Record of Survey  
**Race Ostler**  
 276 West 2nd Street Ogden Utah, Weber County, Utah  
 A part of the Northwest Quarter of Section 17, T6N, R1W, SB&M, U.S. Survey

16 Nov, 2020  
 SHEET NO.  
**C1**  
 20N767 - Race Ostler