



**SURVEYOR'S CERTIFICATE**

I, DARREN R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 4975981 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

*Darren R. Williams*  
DARREN R. WILLIAMS  
PLS NO. 4975981

PROFESSIONAL LAND SURVEYOR  
Electronic Seal  
02/12/2021  
No. 4975981  
DARREN R. WILLIAMS  
STATE OF UTAH

**RECORD DESCRIPTION (VERBATIM)**  
WARRANTY DEED RECORDED ON JULY 15, 2020 AS ENTRY NO. 3068891

AN IRREGULAR SHAPED TRACT OF LAND BEING ALL OF LOTS 6 THROUGH 10, INCLUSIVE, OF BLOCK 9 OF CENTRAL PARK ADDITION AND A PORTION OF LOTS 9 THROUGH 17 AND 30 THROUGH 33, INCLUSIVE, AND ALL OF LOTS 18 THROUGH 29, INCLUSIVE, ALL IN BLOCK 1 OF CENTRAL PARK ANNEX AND A PORTION OF UNNUMBERED LOT IN SOUTH PARK ADDITION, ALL OF OGDEN CITY SURVEY IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN IN THE CITY OF OGDEN, WEBER COUNTY, UTAH BEING A PORTION OF THAT CERTAIN PARCEL NO. 4 AS DESCRIBED IN WARRANTY DEED DATED DECEMBER 31, 1958, FILED FOR RECORD JUNE 2, 1959, IN BOOK 814 OF RECORDS, PAGE 397 OF THE RECORDS OF SAID COUNTY AND STATE WHEREBY THE UNION PACIFIC RAILROAD COMPANY ACQUIRED CERTAIN PROPERTY IN WEBER AND DAVIS COUNTIES, UTAH, FROM BAMBERGER RAILROAD COMPANY. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WALL AVENUE WITH THE NORTH LINE OF 32ND STREET, AS SHOWN ON SAID OGDEN CITY SURVEY, BEING THE SOUTHWEST CORNER OF SAID DEEDED PARCEL NO. 4; THENCE NORTH 0°58' EAST ALONG SAID EAST LINE OF WALL AVENUE AND WEST LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 102.25 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 74°15' EAST ALONG A NORTHWESTERLY LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 444.4 FEET TO THE BOUNDARY LINE BETWEEN SAID CENTRAL PARK ADDITION AND CENTRAL PARK ANNEX, BEING A NORTHWESTERLY CORNER OF SAID DEEDED PARCEL NO. 4; THENCE SOUTH 1°20' WEST ALONG THE BOUNDARY LINE BETWEEN SAID CENTRAL PARK ADDITION AND CENTRAL PARK ANNEX AND ALONG THE SOUTHERLY EXTENSION OF A WESTERLY LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 70.5 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 9; THENCE SOUTH 89°02' EAST ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 120.33 FEET MORE OR LESS, (115.47 FEET PER CITY PLAT) TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 9 AND A SOUTHWEST CORNER OF SAID DEEDED PARCEL NO. 4; THENCE SOUTH 0°58' WEST ALONG AN EASTERLY LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 159.75 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK 9 AND THE NORTH LINE OF SAID 32ND STREET; THENCE NORTH 89°02' WEST ALONG SAID NORTH LINE OF 32ND STREET, A DISTANCE OF 545.5 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS DEEDED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 10, 2000 AS ENTRY NO. 1699830 IN BOOK 2066 AT PAGE 2798 OF OFFICIAL RECORDS, SAID PARCEL BEING DESCRIBED AS:

BEGINNING AT A POINT WHICH LIES NORTH 89°02'00" WEST 545.24 FEET ALONG THE NORTH LINE OF 32ND STREET AND NORTH 0°58'00" EAST 159.75 ALONG THE EAST LINE OF WALL AVENUE (SAID POINT OF BEGINNING LIES ON THE EAST LINE OF WALL AVENUE) FROM THE SOUTHEAST CORNER OF LOT 6, BLOCK 9 OF "CENTRAL PARK ADDITION" AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 89°02'00" EAST 273.00 FEET; THENCE SOUTH 0°58'00" WEST 159.75 FEET TO THE NORTH LINE OF 32ND STREET; THENCE NORTH 89°02'00" WEST 272.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF WALL AVENUE; THENCE NORTH 0°58'00" EAST 159.75 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION AS DEEDED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 13, 2006 AS ENTRY NO. 2154646 OF OFFICIAL RECORDS, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 9 OF "CENTRAL PARK ADDITION" OF THE OGDEN SURVEY AND RUNNING THENCE NORTH 89°02'00" WEST 49.26 FEET; THENCE NORTH 0°49'03" EAST 91.30 FEET TO THE SOUTHEAST CORNER OF AN EXISTING WAREHOUSE BUILDING; THENCE NORTH 1°02'43" EAST 180.16 FEET ALONG THE EAST LINE OF SAID EXISTING BUILDING; THENCE NORTH 87°37'41" WEST 1.92 FEET TO THE SOUTHEAST CORNER OF A COVERED LOADING DOCK; THENCE NORTH 1°26'50" EAST 16.18 FEET ALONG THE EAST SIDE OF SAID DOCK TO THE NORTHEAST CORNER OF SAID DOCK; THENCE NORTH 89°03'10" WEST 14.43 FEET TO THE NORTHWEST CORNER OF SAID LOADING DOCK AND THE END OF CHAIN LINK FENCE; THENCE NORTH 89°53'09" WEST 260.78 FEET ALONG SAID EXISTING CHAIN LINK FENCE TO THE WEST LINE OF LOT 31, BLOCK 2, OF "CENTRAL PARK ANNEX"; THENCE NORTH 0°58'00" EAST 63.69 FEET ALONG THE WEST LINE OF SAID LOT 31; THENCE SOUTH 89°02'00" EAST 200.00 FEET; THENCE NORTH 0°58'00" EAST 201.40 FEET ALONG SAID SOUTH LINE OF 31ST STREET; THENCE SOUTH 0°28'00" WEST 239.00 FEET; THENCE NORTH 89°36'42" WEST 46.71 FEET; THENCE SOUTH 1°20'00" WEST 279.79 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THAT PORTION DEEDED BY SPECIAL WARRANTY DEED RECORDED JANUARY 23, 2015 AS ENTRY NO. 2719109 OF OFFICIAL RECORDS, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 89°02'00" WEST 49.26 FEET FROM THE SOUTHWEST CORNER OF LOT 11, BLOCK 9, OF "CENTRAL PARK ADDITION" OF THE OGDEN CITY SURVEY AND RUNNING THENCE NORTH 89°02'00" WEST 189.31 FEET TO THE RIGHT-OF-WAY OF THE BAMBERGER ELECTRIC RAILROAD; THENCE NORTH 74°15'00" EAST 197.51 FEET TO AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 00°49'03" WEST 56.81 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

**BOUNDARY DESCRIPTION:**  
A PARCEL OF LAND, SAID PARCEL IS THE REMAINDER AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON JULY 15, 2020 AS ENTRY NO. 3068891, SAID REMAINDER PARCEL BEING ALL OF LOTS 6 THROUGH 10 OF BLOCK 9 CENTRAL PARK ADDITION AND ALL OF LOTS 18 THROUGH 23 AND A PORTION OF LOT 24 OF BLOCK 1 OF CENTRAL PARK ANNEX AND A PORTION OF 20 FOOT WIDE ALLEY WAY NORTHERLY OF SAID LOTS. THE BOUNDARIES OF SAID REMAINDER PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE N.88°40'22"W. (N.89°02'W. BY RECORD) 272.81 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 32ND STREET TO A POINT 273.00 FEET EAST OF THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF WALL AVENUE; THENCE N.01°19'12"E. 159.73 FEET (N.00°58'00"E. 159.75 FEET BY RECORD) TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE S.88°41'03"E. (S.89°02"E. BY RECORD) 272.82 FEET ALONG THE NORTH LINE OF SAID 20 FOOT ALLEY TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 9; THENCE S.01°19'12"W. 159.79 FEET (S.00°58'W. 159.75 FEET BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 43,586 SQUARE FEET OR 1.000 ACRE, MORE OR LESS.

**SURVEY NARRATIVE**  
THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF CRAIG ANDERSON FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES. THE BASIS OF BEARING FOR THIS SURVEY IS S.88°40'22"W. IS BETWEEN THE STREET MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 32ND STREET AND THE STREET MONUMENT AT THE INTERSECTION OF 31ST STREET AND WALL AVENUE.

THE NORTH BOUNDARY LINE WAS DETERMINED BY HOLDING THE BOUNDING CALL OF "ALONG THE NORTH LINE OF A 20 FOOT ALLEY" IN BLOCK 9 OF CENTRAL PARK ADDITION. THE NORTH LINE OF THE ALLEY WAS DETERMINED BY RUNNING A CENTERLINE OF THE ALLEY BETWEEN THE MIDPOINTS OF THE EAST LINE OF BLOCK 9 AND WEST LINE OF BLOCK 1 CENTRAL PARK ANNEX PLAT THEN OFFSETTING THE LINE 10 FEET NORTHERLY.

THE EAST BOUNDARY LINE WAS DETERMINED BY RUNNING A LINE BETWEEN THE SOUTHWEST CORNER OF LOT 16 AND THE SOUTHWEST CORNER OF LOT 6 AS CALLED FOR IN THE VESTING DESCRIPTION (ENTRY NO. 3068891).

THE SOUTH BOUNDARY LINE WAS DETERMINED BY ESTABLISHING THE NORTHERLY RIGHT OF WAY LINE OF 32ND STREET STREET BY HOLDING A 40.00-FOOT HALF WIDTH FROM THE MONUMENT LINE OF 32ND STREET.

THE WEST BOUNDARY WAS DETERMINED BY HOLDING THE FIRST LESS DESCRIPTION IN THE VESTING DOCUMENT (ENTRY NO. 3068891) WHICH MATCHES THE VESTING DESCRIPTION (ENTRY NO. 2613700) OF THE ADJOINING LAND OWNER TO THE WEST. THE INTENT BEING INTERPRETED AS GRANTING THE WESTERLY 273.00 FEET OF THE LARGER PARCEL.

**REFERENCES**

1. WARRANTY DEED RECORDED JULY 15, 2020 AS ENTRY NO. 3068891
  - THIS DOCUMENT IS THE VESTING DEED FOR THE SUBJECT PARCEL (04-062-0024)
2. ALTA SURVEY FILED IN 2019 AS FILE NO. 6246 IN THE WEBER COUNTY SURVEYORS OFFICE
  - THIS SURVEY WAS USED TO DETERMINE THE BOUNDARY LINES OF A NORTHERLY ADJOINING LAND OWNER (04-062-0004)
3. AN UNRECORDED ALTA SURVEY FROM 2014 BY ROBERT L. PETERSON
  - THIS SURVEY WAS USED TO DETERMINE THE BOUNDARY LINES OF A NORTHERLY ADJOINING LAND OWNER (04-062-0023 & 04-062-0016)
4. ALTA SURVEY FILED IN 2008 AS FILE NO. 4336 IN THE WEBER COUNTY SURVEYORS OFFICE
  - THIS SURVEY WAS USED TO DETERMINE THE BOUNDARY LINES OF A NORTHERLY ADJOINING LAND OWNER (04-062-0018)
5. WARRANTY DEED RECORDED NOVEMBER 7, 2016 AS ENTRY NO. 2825142
  - THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE EAST (04-062-0007 & 04-062-0006)
6. PERSONAL REPRESENTATIVE'S DEED RECORDED JANUARY 2, 2013 AS ENTRY NO. 2613700
  - THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE WEST (04-062-0021)
7. SPECIAL WARRANTY DEED RECORDED JANUARY 23, 2015 AS ENTRY NO. 2719110
  - THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE NORTH (04-062-0016 & 04-062-0023)
8. WARRANTY DEED RECORDED MAY 10, 2019 AS ENTRY NO. 2979417
  - THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE NORTH (04-062-0016 & 04-062-0004)
9. SPECIAL WARRANTY DEED RECORDED DECEMBER 24, 2009 AS ENTRY NO. 2451330
  - THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE NORTH (04-062-0018)
10. PART OF THE BLOCK 10, SOUTH OGDEN SURVEY; CENTRAL PARK ADDITION (BLOCKS 8 & 9), CENTRAL PARK ANNEX (BLOCKS 1 & 2), SOUTH PARK ADDN (UNNUMBERED LOT) RECORDED IN BOOK 04 AT PAGE 062
  - THIS DOCUMENT WAS USED TO RECREATE THE BLOCKS LISTED ABOVE.

**LEGEND**

	STREET MONUMENT		LOT LINE
	SET REBAR & CAP STAMPED "WCG"		RIGHT OF WAY LINE
	FOUND REBAR & CAP AS NOTED		RIGHT OF WAY CENTER LINE
	PROPERTY OF REFERENCE		SIDE WALK
	DEED LINES		CURBING
	CHAIN LINK FENCE		EASEMENT
	EDGE OF ASPHALT		LOT NUMBERS

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NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY	REMARKS	BY

**RECORD OF SURVEY**  
LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

SCALE: 1" = 30'

DATE: JANUARY 2021  
DRAWN BY: AJC  
CHECKED BY: DRW

DMC OGDEN LLC  
APRX. 32ND STREET & WALL AVENUE  
OGDEN, UTAH  
RECORD OF SURVEY

20167  
PROJECT NO.  
SHEET NO. V 1.0