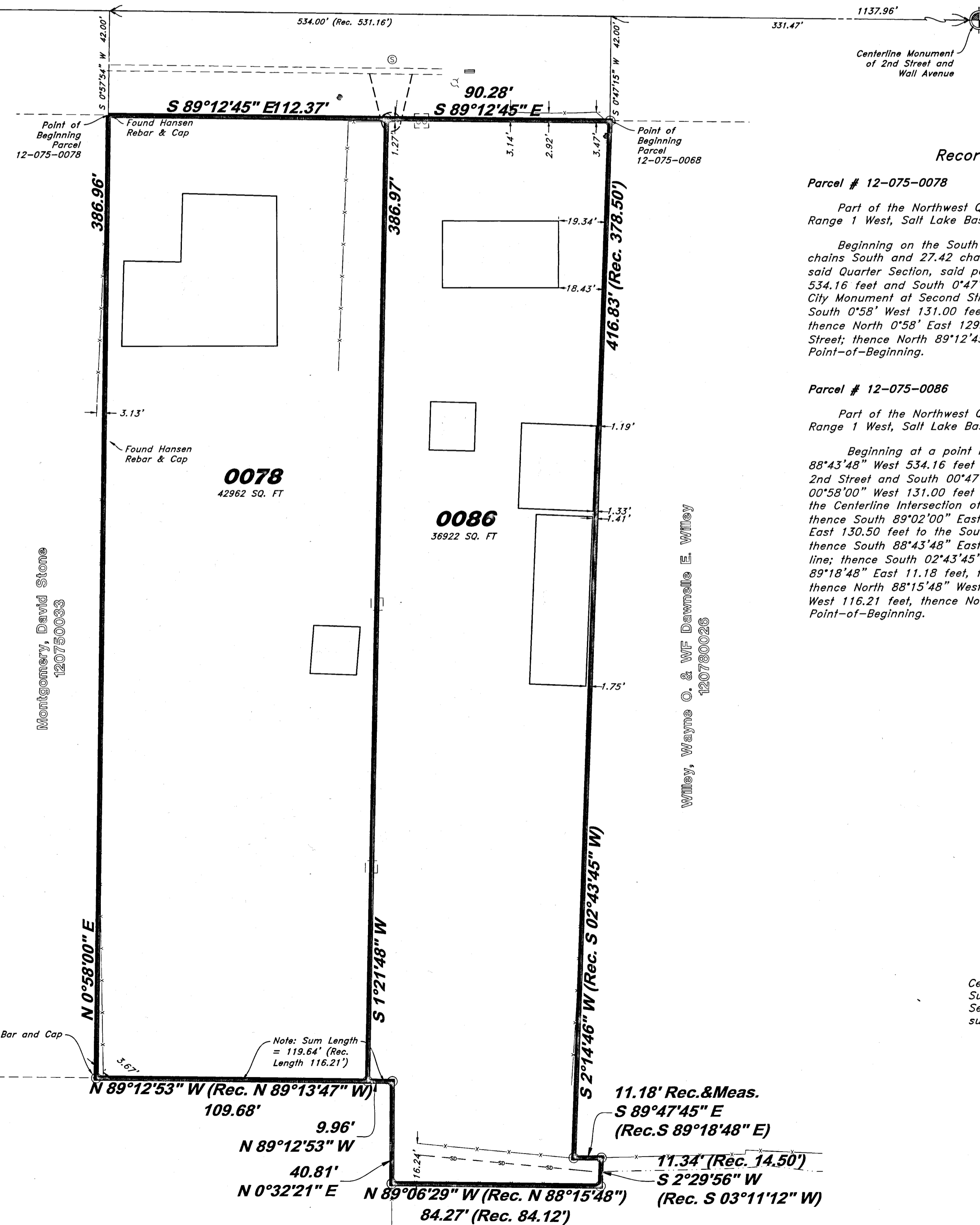
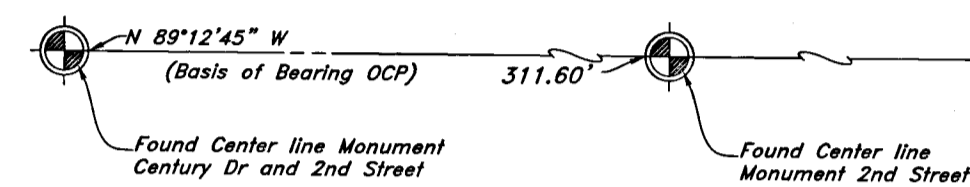
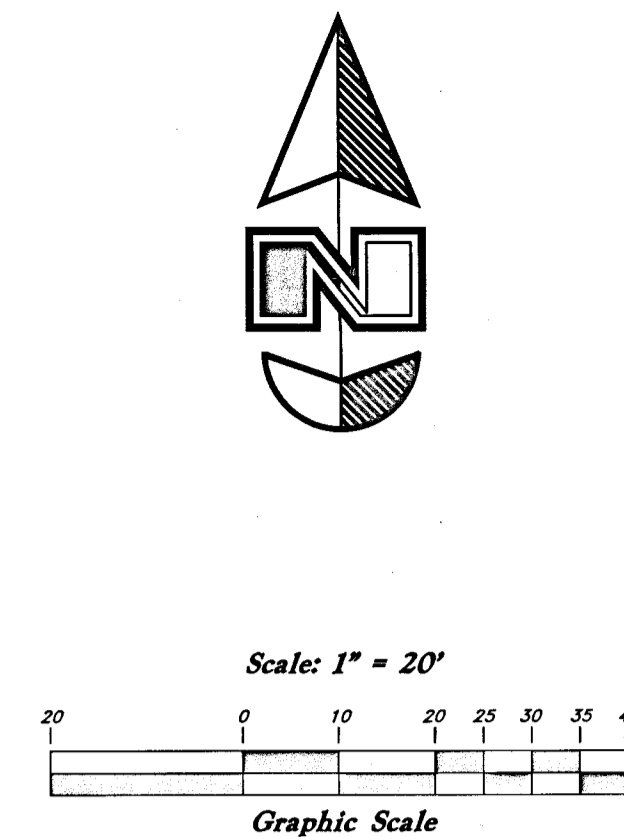
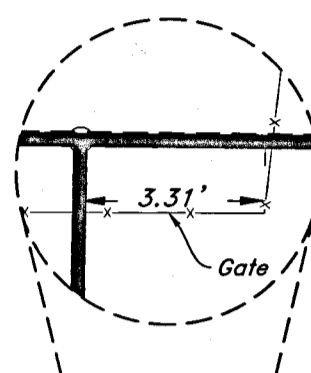


VICINITY MAP
Not to Scale

- Legend**
- Found Centerline Monument (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Found Rebar and Cap
 - Set Hub & Tack
 - ▲ will be set Nail in Curb
 - ⊙ Extension of Property
 - Set 5/8" x 24" Long Rebar & Cap w/ Lathe



Narrative

This survey was requested by Richard Creeger to adjust the lot lines between him and Brendan James. Basis of bearing for this survey is North 89°12'45" West measured from the centerline monument found 2nd street and Wall Ave and Century Drive and 2nd street. Field work for this survey was completed on the August 26, 2020.

The boundary of parcel 12-075-0078 was established as follows. The North boundary of said parcel was established holding the South Right of Way line of 2nd Street. The distance of 112.37 feet was established by the intent of the parties being 3.31 feet from the gate shown in the detail. The common to the two parcels was established by holding the bearing created along the center line of an irrigation pipe as the intent of the property owners. The distance of 386.97 feet was established the line created by acquiescence from the school district "see next paragraph". The West line was established using Record the record of the deed.

The boundary of parcel 12-075-0086 was established as follows. The most North boundary was established by holding the South Right of Way line of 2nd Street. The 2nd most Westerly boundary was established by holding the record interior angle of the deed in the Northwest Corner of the parcel (having rotated the record deed to basis of bearing.) Like wise for the 2nd most southerly boundary while holding record distance. Same is true for the most westerly boundary line however, record distance was not held. Record distance was not held because it appears that the most southerly line has been created by acquiescence with the measurement of 11.34 feet to the fence being held. All of the deeds including that owned by Ogden School District call to the South line of 2nd street a distance of 435.00 feet. In the record deed for parcel 12-075-0086 if all of the latitudes are added up it equals 435.00 feet. Despite this evidence it appears that all the four elements have been met as set in Essential Botanical Farms V, Kay (Utah Supreme Court.) With this determination the most southerly boundary line was held along the fence line. The same is true for all the land adjoining Ogden City School District.

Record Descriptions

Parcel # 12-075-0078

Part of the Northwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning on the South line of second street at a point 21.65 chains South and 27.42 chains East of the Northwest Corner of said Quarter Section, said point also being North 89°12'45" West 534.16 feet and South 0°47'15" West 42.00 feet from the Ogden City Monument of Second Street and Wall Avenue; running thence South 0°58' West 131.00 feet, thence South 89°02' East 95.01 feet, thence North 0°58' East 129.75 feet to said South line of Second Street; thence North 89°12'45" West 95.00 feet to the Point-of-Beginning.

Parcel # 12-075-0086

Part of the Northwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point in an existing fence line located North 88°43'48" West 534.16 feet along the monumented Centerline of 2nd Street and South 00°47'15" West 42.00 feet and South 00°58'00" West 131.00 feet from the Centerline monument marking the Centerline Intersection of Wall Avenue and 2nd Street, running thence South 89°02'00" East 95.01 feet, thence North 00°58'00" East 130.50 feet to the South Right-of-Way line of 2nd Street thence South 88°43'48" East 106.19 feet along said Right-of-Way line; thence South 02°43'45" West 378.50 feet, thence South 89°18'48" East 11.18 feet, thence South 03°11'12" West 14.50 feet, thence North 88°15'48" West 84.12 feet, thence North 86°13'47" West 116.21 feet, thence North 00°58'00" East 256.01 feet to the Point-of-Beginning.

Proposed Descriptions

Parcel # 12-0750-0078

Part of the Northwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning on the South line of 2nd Street point being 534.00' North 89°12'45" West and 42.00 feet South 0°57'56" West from the center line monument of 2nd Street and Wall Ave and running thence South 89°12'45" East 112.37' feet along said Right of Way line to the extension of an irrigation pipe; thence South 1°21'48" West along said irrigation pipe a distance of 386.97 feet to a fence; thence North 89°12'53" West 109.68 feet; thence North 0°58'00" East 386.96 feet to said South Right of Way line and the point of beginning. Parcel Containing 42,962 squared feet.

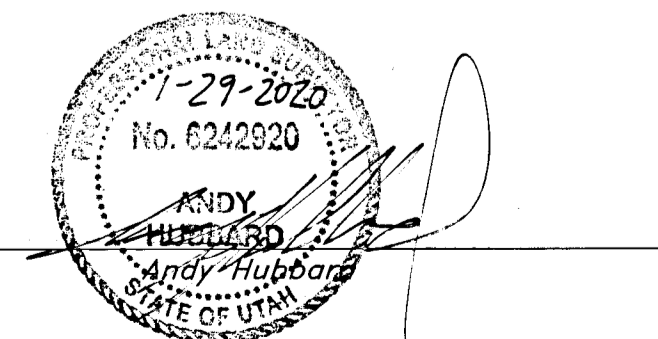
Parcel # 12-075-0086

Part of the Northwest Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning on the South line of 2nd Street point being 331.47' North 89°12'45" West and 42.00 feet South 0°47'15" West from the center line monument of 2nd Street and Wall Ave and running thence South 2°14'46" West 416.83 feet; thence North 89°47'45" East 11.18 feet; thence South 2°29'56" West 11.34 feet; thence North 89°06'29" West 84.27 feet to a fence; thence North 0°32'21" East along said fence 40.81 feet; thence North 89°12'53" West 9.96 feet to the center line of an irrigation pipe; thence along said pipe North 1°27'48" East along said irrigation pipe and said pipe extended to the South Right of Way of 2nd Street a distance of 386.97 feet; thence along said Right of Way South 89°12'45" East 90.28 feet the point of beginning. Parcel Containing 36,922 Square feet.

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 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
SEP 29 2021
BY: G167

GREAT BASIN

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey

Creeger Property
 159 W 2ND ST OGDEN
 Ogden, Utah
 A part of Section 17, T6N, R1W, SLB&M, U.S. Survey

16 Sept, 2020

SHEET NO. 1

17N218