

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF MOSS. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES IN THE AREA WHICH FALL IN HARMONY WITH THE DEEDS OF THE SUBJECT PROPERTIES AND THE ADJOINING PROPERTIES ALONG WITH THE EXISTING OGDEN CITY SURVEY MONUMENTATION AS SHOWN HEREON.

THE BASIS OF BEARING IS THE CENTERLINE OF 9TH STREET FROM WALL AVENUE TO GRANT AVENUE WHICH BEARS SOUTH 88°49'25" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

PARCEL NO. 1 AS SURVEYED BOUNDARY DESCRIPTION
 PROPERTY TAX ID NO. 12-090-0027

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE CENTERLINE OF LINCOLN AVENUE (PREVIOUSLY VACATED), ALSO BEING 336.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET LOCATED 383.92 FEET SOUTH 88°49'25" EAST ALONG THE MONUMENTED CENTERLINE OF 9TH STREET TO THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17 AND 595.74 FEET NORTH 01°27'13" EAST AND 175.28 FEET NORTH 01°27'13" EAST AND 372.09 FEET SOUTH 88°49'53" EAST FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 9TH STREET;

RUNNING THENCE SOUTH 88°49'53" EAST (EAST BY RECORD) 90.00 FEET PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE TO A POINT DESCRIBED OF RECORD AS 50.00 FEET EAST OF LINCOLN AVENUE; THENCE SOUTH 01°11'23" WEST 151.01 FEET (SOUTH 148.51 FEET BY RECORD) PARALLEL WITH THE CENTERLINE OF SAID LINCOLN AVENUE (PREVIOUSLY VACATED) TO THE NORTH RIGHT-OF-WAY LINE OF 8TH STREET; THENCE NORTH 88°48'37" WEST (WEST BY RECORD) 90.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE CENTERLINE OF SAID LINCOLN AVENUE (PREVIOUSLY VACATED); THENCE NORTH 01°11'23" EAST 150.98 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 0.312 ACRES.

PARCEL NO. 2 AS SURVEYED BOUNDARY DESCRIPTION
 PROPERTY TAX ID NO. 12-089-0028

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS THE CENTERLINE OF 8TH STREET AS EXTENDED WEST FROM WASHINGTON BOULEVARD, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF SAID SOUTHEAST QUARTER AND ON THE WESTERLY PROJECTION OF 8TH STREET CENTERLINE LOCATED 383.92 FEET SOUTH 88°49'25" EAST ALONG THE MONUMENTED CENTERLINE OF 9TH STREET TO THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17 AND 595.74 FEET NORTH 01°27'13" EAST FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 9TH STREET;

RUNNING THENCE NORTH 01°27'13" EAST 175.28 FEET (NORTH 172.11 FEET BY RECORD) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A POINT BEING 336.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET; THENCE SOUTH 88°49'53" EAST (EAST BY RECORD) 372.09 FEET PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE TO THE CENTERLINE OF LINCOLN AVENUE (PREVIOUSLY VACATED); THENCE SOUTH 01°11'23" WEST 175.42 FEET ALONG THE WESTERLY PROJECTION OF SAID 8TH STREET CENTERLINE; THENCE NORTH 88°48'37" WEST (NORTH 89°09'45" WEST BY RECORD) 372.90 FEET ALONG SAID WESTERLY PROJECTION TO THE POINT OF BEGINNING. CONTAINING 1.499 ACRES.

PARCEL NO. 3 AS SURVEYED BOUNDARY DESCRIPTION
 PROPERTY TAX ID NO. 12-089-0031

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WESTERLY PROJECTION OF 8TH STREET CENTERLINE LOCATED 383.92 FEET SOUTH 88°49'25" EAST ALONG THE MONUMENTED CENTERLINE OF 9TH STREET TO THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17 AND 595.74 FEET NORTH 01°27'13" EAST AND 83.75 FEET SOUTH 88°48'37" EAST FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 9TH STREET;

RUNNING THENCE SOUTH 88°48'37" EAST (EAST BY RECORD) 289.15 FEET ALONG THE WESTERLY PROJECTION OF SAID 8TH STREET CENTERLINE TO THE CENTERLINE OF LINCOLN AVENUE (PREVIOUSLY VACATED); THENCE SOUTH 01°11'23" WEST 130.00 FEET ALONG SAID CENTERLINE; THENCE NORTH 88°48'37" WEST (WEST BY RECORD) 104.00 FEET; THENCE SOUTH 01°11'23" WEST 113.78 FEET (SOUTH 113.82 FEET BY RECORD); THENCE NORTH 88°49'25" WEST (WEST BY RECORD) 185.15 FEET; THENCE NORTH 01°11'23" EAST (NORTH) 243.82 FEET TO THE POINT OF BEGINNING. CONTAINING 1.347 ACRES.

PARCEL NO. 4 AS SURVEYED BOUNDARY DESCRIPTION
 PROPERTY TAX ID NO. 12-089-0032

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT BEING ON THE CENTERLINE OF LINCOLN AVENUE (PREVIOUSLY VACATED) LOCATED 383.92 FEET SOUTH 88°49'25" EAST ALONG THE MONUMENTED CENTERLINE OF 9TH STREET TO THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17 AND 595.74 FEET NORTH 01°27'13" EAST AND 83.75 FEET SOUTH 88°48'37" EAST AND 289.15 FEET SOUTH 88°48'37" EAST AND 130.00 FEET SOUTH 01°11'23" WEST FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 9TH STREET;

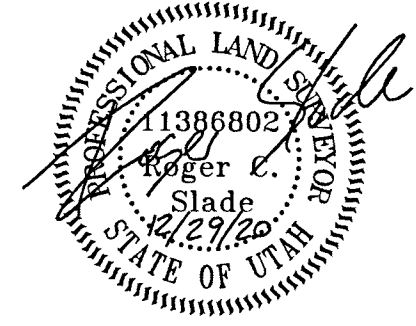
RUNNING THENCE SOUTH 01°11'23" WEST 38.82 FEET ALONG SAID CENTERLINE; THENCE SOUTH 88°48'37" EAST (EAST BY RECORD) 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID LINCOLN AVENUE (PREVIOUSLY VACATED) BEING A POINT ON THE WEST BOUNDARY OF DALLAS & RALPH EGLESTON PROPERTY, TAX ID NO. 12-090-0028; THENCE SOUTH 01°11'23" WEST 74.92 FEET (SOUTH 75.00 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID DALLAS & RALPH EGLESTON PROPERTY; THENCE NORTH 88°49'25" WEST (WEST BY RECORD) 144.00 FEET; THENCE NORTH 01°11'23" EAST 113.78 FEET (NORTH 113.82 FEET BY RECORD); THENCE SOUTH 88°48'37" EAST (EAST BY RECORD) 104.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.340 ACRES.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 29TH DAY OF DECEMBER, 2020.

ROGER C. SLADE, PLS
 UTAH LAND SURVEYOR LICENCE NO. 11386802



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 FEB 12 2021
 BY: 6170

PROPERTY SURVEY FOR
JEFFREY MOSS
 180 CHESTER STREET
 OGDEN, WEBER COUNTY, UTAH
 A PART OF THE SOUTHEAST QUARTER OF SECTION 17
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.#M.

Drawn By: RS Date: 12/22/2020
 Designed By: JHM
 Checked By: JHM
 Approved By: JHM
 Scale: 1" = 30'
 Drawing File: 20-3-332x19.dwg
 JOB NUMBER: 20-3-332

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