

PARCEL NO. 1 AS SURVEYED BOUNDARY DESCRIPTION

ALL OF LOTS 19 AND 20, FAIRMOUNT SUBDIVISION, WEBER COUNTY, UTAH, RECORDED AS ENTRY NO. 2263 IN THE WEBER COUNTY RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19 LOCATED 3139.91 FEET SOUTH 44°26'56" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST WHICH BEARS NORTH 82°56'05" EAST);

RUNNING THENCE NORTH 55°20'00" EAST 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 34°40'00" EAST 94.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 54°11'15" WEST 100.02 FEET (100.00 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 34°40'00" WEST 96.00 FEET ALONG THE WEST LINE OF SAID LOT 19 TO THE POINT OF BEGINNING. CONTAINING 0.218 ACRES.

PARCEL NO. 2 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF LOT 16 AND ALL OF LOTS 17 AND 18, FAIRMOUNT SUBDIVISION, WEBER COUNTY, UTAH, RECORDED AS ENTRY NO. 2263 IN THE WEBER COUNTY RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18 LOCATED 3139.91 FEET SOUTH 44°26'56" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST WHICH BEARS NORTH 82°56'05" EAST);

RUNNING THENCE SOUTH 34°40'00" EAST 96.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 57°37'26" WEST 50.04 FEET (50.00 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 59°02'59" WEST 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 61°47'33" WEST 11.54 FEET TO THE SOUTHERLY PROJECTION OF THE WEST FACE OF AN EXISTING FENCE LINE DESCRIBED OF RECORD AS BEING 89 FEET MORE OR LESS NORTHEASTERLY ALONG THE LOT LINES FROM THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 28°59'13" WEST 91.71 FEET ALONG THE WEST FACE OF SAID EXISTING FENCE LINE TO A POINT ON THE NORTH LINE OF SAID LOT 16 DESCRIBED OF RECORD AS BEING 84 FEET NORTHEASTERLY ALONG THE LOT LINES FROM THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 59°30'00" EAST 19.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE NORTH 55°20'00" EAST 79.52 FEET ALONG THE NORTH LINE OF SAID LOT 17 AND THEN LOT 18 TO THE POINT OF BEGINNING. CONTAINING 0.227 ACRES.

PARCEL NO. 3 AS SURVEYED BOUNDARY DESCRIPTION

ALL OF LOT 15 AND A PART OF LOT 16, FAIRMOUNT SUBDIVISION, WEBER COUNTY, UTAH, RECORDED AS ENTRY NO. 2263 IN THE WEBER COUNTY RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST FACE OF AN EXISTING FENCE LINE ON THE NORTH LINE OF SAID LOT 16 LOCATED 3139.91 FEET SOUTH 44°26'56" WEST AND 79.52 FEET SOUTH 55°20'00" WEST AND 19.64 FEET SOUTH 59°30'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24. SAID POINT OF BEGINNING DESCRIBED OF RECORD AS BEING 84 FEET NORTHEASTERLY ALONG THE LOT LINES FROM THE NORTHWEST CORNER OF SAID LOT 15. (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST WHICH BEARS NORTH 82°56'05" EAST);

RUNNING THENCE SOUTH 26°59'13" EAST 91.71 FEET ALONG THE WEST FACE OF SAID EXISTING FENCE LINE TO THE SOUTH LINE OF SAID LOT 16, DESCRIBED OF RECORD AS BEING 89 FEET MORE OR LESS NORTHEASTERLY ALONG THE LOT LINES FROM THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 61°47'33" WEST 38.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 58°02'44" WEST 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 26°30'00" WEST 92.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE NORTH LINES OF SAID LOT 15 AND THEN SAID LOT 16 THE FOLLOWING TWO (2) COURSES: (1) NORTH 63°30'00" EAST 7.27 FEET; AND (2) NORTH 59°30'00" EAST 80.36 FEET TO THE POINT OF BEGINNING. CONTAINING 0.183 ACRES.

PARCEL NO. 4 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE OGDEN, LOGAN & IDAHO RAILROAD 250 FEET WEST AND 115.4 FEET NORTH (TO A POINT 115.4 FEET NORTH OF THE NORTHEAST CORNER OF A WAGON BRIDGE ACROSS OGDEN RIVER) AND NORTH 70° EAST 460 FEET, AND NORTH 67°30' EAST 100 FEET AND NORTH 63°30' EAST 100 FEET AND NORTH 63°30' EAST 38.1 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID POINT OF BEGINNING LOCATED 3368.00 FEET SOUTH 45°57'49" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST WHICH BEARS NORTH 82°56'05" EAST);

RUNNING THENCE NORTH 19°52'45" WEST 214.44 FEET (NORTH 20°28' WEST 214.47 FEET BY RECORD); THENCE NORTH 75°55'15" EAST (NORTH 75°20' EAST BY RECORD) 41.90 FEET; THENCE NORTH 88°17'15" EAST (NORTH 87°42' EAST BY RECORD) 89.60 FEET; THENCE NORTH 88°08'15" EAST (NORTH 87°33' EAST BY RECORD) 86.30 FEET; THENCE NORTH 85°58'15" EAST (NORTH 85°23' EAST BY RECORD) 165.30 FEET; THENCE SOUTH 00°35'15" WEST (SOUTH BY RECORD) 40.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 55°47'35" WEST (SOUTH 55°20' WEST BY RECORD) 142.25 FEET; AND (2) SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 1424.14 FOOT RADIUS CURVE, A DISTANCE OF 219.59 FEET, CHORD BEARS SOUTH 60°12'37" WEST 219.37 FEET, HAVING A CENTRAL ANGLE OF 08°50'04" TO THE POINT OF BEGINNING. CONTAINING 1.106 ACRES.

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N63°30'00"E	7.27'
L2	N59°30'00"E	19.64'
L3	S61°47'33"W	11.54'
L4	S61°47'33"W	38.46'

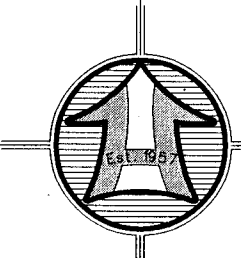
WEBER COUNTY CORP.
13-075-0003

MAGNER FAMILY TRUST
13-076-0013

YVONNE CREAMER "TRUST"
13-076-0010

NORTHEAST CORNER OF SEC. 24,
T. 6 N., R. 1 W., SLB&M
FOUND 1967 BLM BRASS CAP MON.

SOUTH QUARTER CORNER OF SEC. 18,
T. 6 N., R. 1 E., SLB&M
FOUND 1967 BLM BRASS CAP MON.
BURIED 8" BELOW THE GROUND.



SCALE: 1" = 40'
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- CENTERLINE
- - - EXISTING CONCRETE
- - - EXISTING "OLD" TELEPHONE LINE
- - - EXISTING ROCK WALL
- - - FENCE LINE
- FOUND SURVEY MARKER SET BY OTHERS
- WATER MONUMENT
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

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 BART MCKELL. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF FAIRMOUNT SUBDIVISION, ENTRY NO. 2263, ROS#'S 1976, 3570, 3888 & 6666 AND EXISTING OCCUPATION WITHIN SAID SUBDIVISION ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 24, T6M, R1W, SLB&M.

THE RIGHT-OF-WAY LINE OF THE OGDEN, LOGAN & IDAHO RAILROAD WAS ESTABLISHED FROM AN OLD RAILROAD DRAWING, WHICH IS STORED IN THE PLAT STORAGE ROOM AT OGDEN CITY. LITTLE INFORMATION EXISTS ON THE GROUND OF THE ORIGINAL LOCATION OF THE RAILROAD. THE OLD RAILROAD DRAWING HAS MULTIPLE TIES TO TELEPHONE POLES AND BRIDGES. THE BRIDGES HAVE SINCE BEEN REBUILT AND ARE NOT IN THE EXACT LOCATION AS WHEN THE OLD RAILROAD MAP WAS MADE. THE TELEPHONE POLES WERE LOCATED ON THIS SURVEY AND IT WAS FOUND THAT MANY OF THEM FIT THE TIES SHOWN ON THE OLD MAP. THESE ORIGINAL EXISTING TELEPHONE POLES WERE USED AS BEST EVIDENCE OF THE LOCATION OF THE OLD RAILROAD. TELEPHONE POLES BETWEEN RAILROAD STATIONS 197+79 AND 216+05 WERE USED ON THIS SURVEY. THE LOCATION OF THE RAILROAD ESTABLISHED ON THIS SURVEY FALLS IN HARMONY WITH THE EXISTING WATERLINE MONUMENTS AND ROS# 6666.

THERE IS AN EXISTING RIGHT-OF-WAY OVER A 12' STRIP BETWEEN THE NORTH LINE OF FAIRMOUNT SUBDIVISION AND THE SOUTH LINE OF THE OGDEN, LOGAN & IDAHO RAILROAD. THE SOUTH LINE OF THE RAILROAD WAS OFFSET SOUTHERLY 12' AND THE SUBDIVISION WAS THEN ROTATED TO A BEST FIT ALONG SAID OFFSET LINE. THIS ROTATION FALLS IN HARMONY WITH THE ESTABLISHED LOCATION OF THE OLD RAILROAD, EXISTING FENCE LINES, HOUSES, A BRIDGE AND THE OGDEN RIVER.

THIS SURVEY DOES NOT AGREE WITH THE LOCATION ESTABLISHED IN ROS#'S 1976, 3570 AND 3888, AS THEY DO NOT FIT THE LOCATION OLD RAILROAD. THE DEEDS FOR THE PROPERTIES NORTH OF THE RAILROAD RIGHT-OF-WAY ALL HAVE CALLS TO THE NORTH LINE OF THE RAILROAD. THE RAILROAD RIGHT-OF-WAY WIDTH IS 16.5' AND THE RIGHT-OF-WAY FOR THE FAIRMOUNT SUBDIVISION IS 12' FOR A TOTAL OF 28.5'. HOWEVER, THE ABOVE MENTIONED ROS#'S HAVE ESTABLISHED THE SOUTH LINE OF SAID PROPERTIES MUCH FURTHER NORTH THAN 28.5' FROM THE NORTH LINE OF THE SUBDIVISION.

THE DEEDS TO THE PROPERTIES NORTH OF THE RAILROAD AND THE FAIRMOUNT SUBDIVISION WERE INTENDED TO BE ON THE NORTH RIGHT-OF-WAY OF THE RAILROAD AND ALONG A LINE 12' SOUTH OF THE SOUTH RIGHT-OF-WAY. THESE DEEDS AND THE SUBDIVISION HAVE ANGLE POINTS INSTEAD OF FOLLOWING THE RAILROAD ALIGNMENT WITH TANGENTS AND CURVES. THE BOUNDARY DESCRIPTION OF PROPERTY NORTH OF THE RAILROAD IS ADJUSTED ON THIS SURVEY TO FOLLOW THE RAILROAD RIGHT-OF-WAY LINE. THE SUBDIVISION WAS LEFT AS RECORDED, WHICH FALLS WITHIN ±0.5' OF THE RAILROAD ALIGNMENT ESTABLISHED ON THIS SURVEY.

THERE IS AN EXISTING FENCE LINE AND ROCK WALL ALONG THE EAST LINE OF PARCEL NO. 1 WHICH DOES NOT FIT THE ORIGINAL LOT LINES SHOWN ON THE ORIGINAL SUBDIVISION PLAT. THERE WAS AN EXISTING 1" METAL ROD AT THE NORTH END OF THE FENCE LINE. IT COULD BE ASSUMED THAT AT ONE TIME THIS LINE WAS SURVEYED TO ADJUST THE PROPERTY LINE TO THE FENCE LINE. THIS ASSUMPTION COULD BE MADE BASED ON THE COMMON LINE BETWEEN PARCEL NO. 2 AND PARCEL NO. 3, WHICH IS CALLED OUT IN THE DEEDS AS AN EXISTING FENCE. IT IS SUGGESTED THAT A BOUNDARY LINE ADJUSTMENT BE PERFORMED TO FIX ANY OCCUPATIONAL DISCREPANCIES ALONG THE EAST LINE OF PARCEL NO. 1

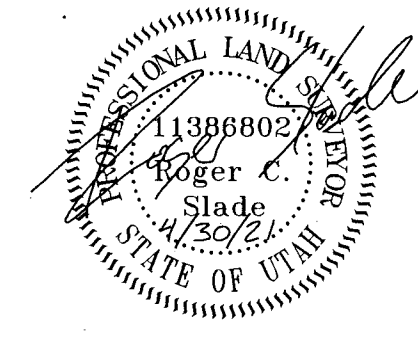
THE BASIS OF BEARING IS THE SOUTH LINE LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T6N, R1E WHICH BEARS NORTH 82°56'05" EAST, AN ASSUMED BEARING, ROTATED TO MATCH THE BEARINGS SHOWN ON THE OFFICIAL PLAT OF SAID FAIRMOUNT SUBDIVISION.

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 30TH DAY OF APRIL, 2021.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENSE NO. 11388802



PROPERTY SURVEY FOR
BART MCKELL
±184 OGDEN CANYON
WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.

Drawn By: RS
Checked By: Jsh
Approved By: Jsh
Scale: 1" = 40'
Drawing File: 21-3-44v19 letts.dwg
JOB NUMBER: 21-3-3-44

Date: 03/10/2021

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