

LINE	BEARING	LENGTH
L1	S 00°58'00" W	44.01
L2	N 89°02'00" W	1.19
L3	S 00°58'00" W	2.33
L4	N 89°02'00" W	98.93
L5	N 00°58'00" E	1.50
L6	N 89°02'00" W	33.98
L7	N 00°58'00" E	148.50
L8	S 89°02'00" E	127.34
L9	S 42°18'34" E	8.23

CURVE LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	97.68	4315.78	1°17'48"	97.68 S 00°18'35" W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES AND DEPICT THE TOPOGRAPHY AND UTILITIES OF AND ON THE PARCEL SHOWN HEREON PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST 1531.31 FEET MEASURED BETWEEN STREET MONUMENTS LOCATED IN 27TH STREET AT WALL AND GRANT AVENUES. CORNERS FOR THIS PROPERTY NOT FOUND ARE TO BE SET UPON REQUEST WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE BOUNDARIES WERE RETRACED BASED UPON THE EXISTING DEEDS DESCRIPTIONS ROTATED TO ALIGN WITH WALL AVENUE AND 27TH STREET.

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

RECORD DESCRIPTION FROM TITLE REPORT

PARCEL 1: PART OF LOT 1, BLOCK 1, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 150 FEET SOUTH AND .07 FROM THE NORTHEAST CORNER OF SAID LOT 1, THENCE WEST 98.93 FEET THENCE NORTH 26 FEET; THENCE EAST 98.41 FEET; THENCE ALONG A 4315.78 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.01 FEET TO BEGINNING. SUBJECT TO A RIGHT OF WAY OVER NORTH 6 FEET.

PARCEL 2: PART OF LOT 1, BLOCK 1, OGDEN FIVE ACRE PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 84 FEET SOUTH AND 1.07 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT RUNNING THENCE WEST 97.93 FEET, THENCE SOUTH 40 FEET, THENCE EAST 98.41 FEET, THENCE ALONG A 4315.78 FOOT RADIUS CURVE TO THE RIGHT A DISTANT OF 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT HOWEVER TO A RIGHT OF WAY OVER THE SOUTH 6 FEET OF SAID DESCRIBED TRACT OR PARCEL OF LAND.

PARCEL 3: PART OF LOT 1, BLOCK 1, OGDEN FIVE ACRE PLAT "A", OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1, RUNNING THENCE SOUTH 34 FEET; THENCE WEST 67 FEET; THENCE NORTH 34 FEET; THENCE EAST 67 FEET TO THE PLACE OF BEGINNING. EXCEPT THEREFROM THE FOLLOWING; BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 25.603 METERS (84.00 FEET) SOUTH ALONG THE LOT LINE FROM THE NORTHEAST CORNER OF SAID LOT 1, (NOTE: SAID POINT OF BEGINNING IS 25.603 METERS (84.00 FEET) SOUTH ALONG THE MONUMENT LINE IN WALL AVENUE AND 15.088 METERS (49.50 FEET) WEST FROM AN OGDEN CITY MONUMENT AT THE INTERSECTION WALL AVENUE AND 27TH STREET), AND RUNNING THENCE WEST 0.326 METERS (1.07 FEET) ALONG THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 15.450 METERS (50.69 FEET) RADIIALLY DISTANT WESTERLY FROM THE CENTERLINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 11+435.588, THENCE NORTHERLY 9.780 METERS (32.09 FEET) ALONG THE ARC OF A 1315.450-METER (4315.78-FOOT) RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 0°12'47" WEST FOR A DISTANCE OF 9.780 METERS (32.09 FEET) CONCENTRIC WITH SAID CENTERLINE TO A POINT OF TANGENCY OPPOSITE ENGINEER STATION 11+445.252, THENCE NORTH 0.711 METERS (2.33 FEET) PARALLEL TO SAID CENTERLINE, THENCE EAST 0.362 METERS (1.19 FEET) TO THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE SOUTH 10.491 METERS (34.42 FEET) ALONG THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING. (E#1778421 2148-1511)

PARCEL 4: PART OF LOT 1, BLOCK 1, OGDEN FIVE ACRE PLAT "A", OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, RUNNING THENCE SOUTH 50 FEET; THENCE WEST 60 FEET; THENCE NORTH 50 FEET; THENCE EAST 60 FEET TO THE PLACE OF BEGINNING. EXCEPT THEREFROM THE FOLLOWING; A PARCEL OF LAND IN FEE FOR THE RECONSTRUCTION OF WALL AVENUE KNOWN AS PROJECT NUMBER 0204 AND NUMBER 0079, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 1, BLOCK 1, FIVE ACRE PLAT A OGDEN CITY SURVEY IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, WHICH POINT IS 15.088 METERS (49.50 FEET) WEST FROM AN OGDEN CITY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 27TH STREET, AND RUNNING THENCE SOUTH 1.825 METERS (5.99 FEET) ALONG THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 15.088 METERS (49.50 FEET) PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 11+459.251, THENCE NORTH 43°17'26" WEST 2.507 METERS (8.22 FEET) TO THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE EAST 1.719 METERS (5.64 FEET) ALONG SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING. (E#1778421 2148-1511).

PARCEL 5: PART OF LOT 1, BLOCK 1, OGDEN FIVE ACRE PLAT "A", OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING 60 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 1, RUNNING THENCE SOUTH 50 FEET; THENCE WEST 7 FEET; THENCE SOUTH 34 FEET; THENCE WEST 16 FEET; THENCE NORTH 84 FEET; THENCE EAST 23 FEET TO THE PLACE OF BEGINNING.

PARCEL 6: PART OF LOT 1, BLOCK 1, OGDEN FIVE ACRE PLAT "A", OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 239.95 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 1, RUNNING THENCE EAST 50 FEET; THENCE SOUTH 84 FEET; THENCE WEST 16 FEET; THENCE SOUTH 64.5 FEET; THENCE WEST 34 FEET; THENCE NORTH 148.5 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO A RIGHT OF WAY OVER AND ACROSS THE FOLLOWING: THE WESTERLY THIRTY (30) FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF LOT 1, BLOCK 1, OGDEN FIVE ACRE PLAT "A", OGDEN CITY SURVEY; BEGINNING AT POINT 239.95 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST 50 FEET; THENCE SOUTH 84 FEET; THENCE WEST 16 FEET; THENCE SOUTH 64.5 FEET; THENCE WEST 34 FEET; THENCE NORTH 148.5 FEET TO THE PLACE OF BEGINNING.

KEYED NOTES

- EX WATER METER
- EX ELECTRIC METER
- EX CONCRETE STAIRS
- EX GAS METER
- EX 30" CONCRETE WATERWAY
- EX 6" CONCRETE CURB
- EX CONCRETE DRIVE APPROACH
- EX CONCRETE SIDEWALK
- EX CONCRETE CURB & GUTTER
- EX POWER BOX
- EX LIGHT POLE
- EX DESIDIUOUS TREE
- EX EVERGREEN TREE
- EX CHAIN LINK FENCE WITH PRIVACY SLATS
- EX ASPHALT PAVEMENT
- EX CONCRETE PAD
- EX FENCE CORNER
- EX END OF FENCE ELEVATION=4305.10
- EX PILE OF ASPHALT DEBRIS
- EX ADA RAMP
- EX STOP SIGN
- EX SDCB TBC=4304.06 FL(EW)=4300.46
- EX DETENTION POND
- EX SDCB TBC=4304.85 FL(E)=4301.00
- FL(S)=4300.23
- EX 15" RCP SD
- EX SDCB TBC=4303.92 FL(NW)=4300.52
- FL(S)=4300.55 FL(E)=4300.31
- EX SDCO
- EX SDCB
- EX SSMH RIM=4304.06 FL=4292.51
- EX SSMH RIM=4304.17 FL=4292.82
- EX SSMH RIM=4304.98 FL=4293.98
- EX PARKING STALLS CROSS BOUNDARY LINE
- TOP OF ASPHALT ELEVATION=4304.75
- BACK OF WALK ELEVATION=4304.20
- BACK OF WALK ELEVATION=4304.61
- TOP OF ASPHALT ELEVATION=4304.26
- BACK OF WALK ELEVATION=4304.10
- BACK OF WALK ELEVATION=4303.73
- BACK OF WALK ELEVATION=4304.23
- BACK OF WALK ELEVATION=4304.52
- TOP OF ASPHALT ELEVATION=4305.33
- TOP OF ASPHALT AT DOORWAY=4305.80
- TOP OF ASPHALT=4305.10
- 30" WIDE RIGHT-OF-WAY ENTRY #2744290

SURVEY DESCRIPTION

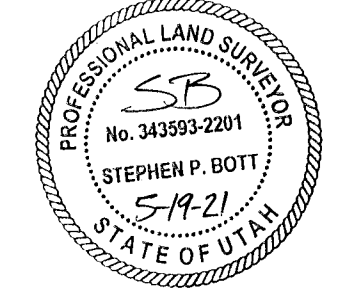
BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE, SAID POINT BEING LOCATED SOUTH 00°58'00" WEST ALONG THE MONUMENT LINE OF SAID STREET 5.99 FEET AND NORTH 89°02'00" WEST 49.50 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF SAID WALL AVENUE AND 27TH STREET, SAID POINT OF BEGINNING ALSO BEING LOCATED 5.99 FEET SOUTH 00°58'00" WEST FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 1, FIVE ACRE PLAT A, OF THE OGDEN CITY SURVEY, WEBER COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°58'00" WEST ALONG THE WEST LINE OF SAID STREET 44.01 FEET; THENCE NORTHWESTERLY AND SOUTHERLY ALONG THE RIGHT OF WAY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION THE FOLLOWING (3) COURSES: (1) NORTH 89°02'00" WEST 1.19 FEET, (2) SOUTH 00°58'00" WEST PARALLEL WITH SAID STREET 2.33 FEET, AND (3) SOUTHWESTERLY 97.68 FEET ALONG THE ARC OF A 4315.78 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°17'48" (CHORD BEARS SOUTH 00°18'35" WEST 97.68 FEET); THENCE NORTH 89°02'00" WEST 98.93 FEET; THENCE NORTH 00°58'00" EAST 1.50 FEET; THENCE NORTH 89°02'00" WEST 33.98 FEET; THENCE NORTH 00°58'00" EAST 148.50 FEET TO THE SOUTH LINE OF 27TH STREET; THENCE SOUTH 89°02'00" EAST ALONG THE SOUTH LINE OF SAID STREET 127.34 FEET; AND THENCE SOUTH 42°18'34" EAST 8.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 19,797 SQ.FT. (0.45 ACRES)

SURVEYOR'S CERTIFICATE

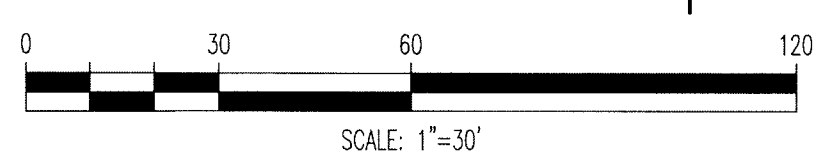
I, STEPHEN P. BOTT DO HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

Stephen P. Bott S-19-2021
STEPHEN P. BOTT
LICENSE NO. 343593-2201



LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
 - CENTERLINE
 - SETBACK LINE
 - EASEMENT LINE
 - EX. IRRIGATION LINE
 - EX. LAND DRAIN
 - EX. OVERHEAD POWER LINE
 - EX. STORM DRAIN
 - EX. SANITARY SEWER
 - EX. SECONDARY WATERLINE
 - EX. TELEPHONE LINE
 - EX. GAS LINE
 - EX. CULINARY WATERLINE
 - EX. FENCE
 - POINT OF BEGINNING
 - EXISTING
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN BOX
 - UTILITY POLE
 - SECTION CORNER MONUMENT
 - CONTROL POINT
 - EX. SPOT ELEVATION
 - EG CONTOUR LINE
 - BAR & CAP OR NAIL & WASHER TO BE SET
 - EXISTING ASPHALT



RECEIVED
JUN 14 2021
BY: 6901

PINNACLE
Engineering & Land Surveying, Inc.
Phone: (801) 773-1910
Fax: (801) 773-1925
327 West Gordon Ave #3
Layton, UT 84041

JIXEN SHEN & YILI PROPERTY
BOUNDARY, TOPOGRAPHIC, UTILITY SURVEY
FOR: FRED COX
2701 WALL AVE.
OGDEN, UTAH
PROJECT #20-082

DATE	BY	REVISION
12/15/20	GG/CL	DESIGNED BY
05/19/21	GG/SB	DRAWN BY
05/19/21	SPB	APPROVED BY

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 1 OF 1

P:\2020 Projects\20-082 - Wall Avenue\DWG\20-082.DWG 5/19/2021 8:25:53 AM

STREET MONUMENT (FOUND)

STREET MONUMENT (CALCULATED)

STREET MONUMENT (FOUND)