

# Boundary Line Agreement

A Part of Iliff College Hill Addition, Ogden City, Utah  
 Being a part of the SE 1/4 of Section 33, Township 6 North, Range 1 West, Salt Lake Base & Meridian  
 OGDEN CITY, WEBER COUNTY, UTAH - Date of Survey: Sept. 2020

## DESCRIPTIONS

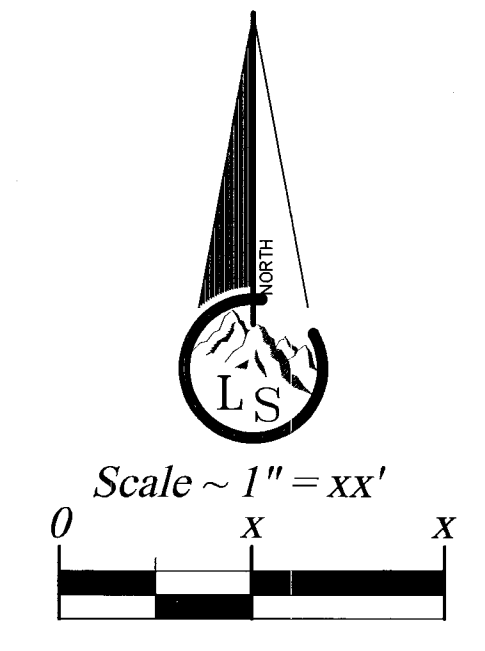
**EXHIBIT A (Party of the First Part)**  
 That certain parcel of land described in Warranty Deed recorded as Entry number 2997337 on August 15, 2019, said parcel being described by record as follows:  
 Parcel 1:  
 Part of Lot 13, Block 6 and part of Lots 4 through 12, Block 7, Iliff College Hill Addition, and part of vacated Van Buren Avenue, vacated 31<sup>st</sup> Street and the vacated alley in Block 6 of said addition, described as follows: Beginning at a point which is West 85.25 feet and South 90 feet from the Northeast corner of Lot 1, Block 7, Iliff College Hill Addition and running thence East 85.25 feet, more or less, to the West line of Van Buren Avenue; thence South 90.875 feet along said West boundary; thence East 34.75 feet; thence South 110.375 feet; thence East 12 feet; thence South 10.5 feet; thence East 190 feet to the center of a vacated alley; thence South 18.5 feet to that part of 31<sup>st</sup> Street vacated March 24, 1983; thence West 202 feet; thence North 20 feet to the South line of Lot 12, Block 7 of said Addition; thence West 66.75 feet along said South line and South line extended; thence North 50.875 feet; thence West 106.5 feet; thence North 100.00 feet; thence East 53.25 feet; thence North 60.875 feet along said East line to the point of beginning.  
 Less and Excepting therefrom the following:  
 Part of vacated Van Buren Avenue and vacated 31<sup>st</sup> Street described as follows:  
 Beginning at a point which is 180.875 feet South and 34.75 feet East and 120.875 feet South from the Northeast corner of Lot 1, Block 7, Iliff College Hill Addition and running thence East 202 feet to the center of a vacated alley; thence South 18.5 feet to that part of 31<sup>st</sup> Street vacated March 24, 1983; thence West 202 feet; thence North 18.5 feet to the point of beginning.  
 Parcel 2:  
 That portion of vacated 31<sup>st</sup> Street, abutting Lot 12, Block 7, Iliff College Hill Addition, Ogden City, Weber County, Utah, described as follows:  
 Beginning at the Southeast corner of said Lot 12 and running thence West 32 feet; thence South 10 feet; thence East 66.75 feet; thence North 10 feet; thence West 34.75 feet, more or less, to the point of beginning.

**EXHIBIT B (Party of the Second Part)**  
 That certain parcel of land described in Warranty Deed recorded as Entry number 3092815 on October 14, 2020, said parcel being described by record as follows:  
 Parcel 1:  
 Tax Parcel # 04-014-0042  
 All of Lots 13, 14, 15, 16 and the south 20 feet of Lot 17, Block 6, Iliff College Addition to Ogden City, and those certain vacated alleys and streets, more particularly described as follows: Beginning at a point which is South 5 feet and East 8 feet from the Northeast corner of Lot 17, Block 6, Iliff College Addition to Ogden City and running thence South 120.875 feet along the center of a vacated alley; thence West 190.00 feet; thence North 10.5 feet; thence West 12.00 feet to that part of Van Buren Avenue vacated November 18, 1980; thence North 110.375 feet; thence East 220.00 feet to the point of beginning.  
 Parcel 2:  
 Tax Parcel # 04-014-0045  
 Part of vacated Van Buren Avenue and Vacated 13<sup>th</sup> Street described as follows: Beginning at a point which is 180.875 feet South and 34.75 feet East and 34.75 feet East and 120.875 feet South from the Northeast corner of Lot 1, Block 7, Iliff College Hill Addition and running thence East 220 feet to the Center of a vacated alley thence South 18.5 feet to that part of 31<sup>st</sup> Street vacated March 24, 1893; thence North 18.5 feet to the point of beginning. Together with that portion of vacated 31<sup>st</sup> Street (1423-267) South of Block 6, Iliff College Hill Addition, Ogden City, Weber County, Utah, described as follows: Beginning South 5 feet and East 8 feet and South 139.375 feet from the Northeast corner of Lot 17, Block 6, Iliff College Hill Addition, and running thence South 21.5 feet thence West 194.75 feet; thence North 21.5 feet; thence East 194.75 feet, more or less, to the point of beginning.

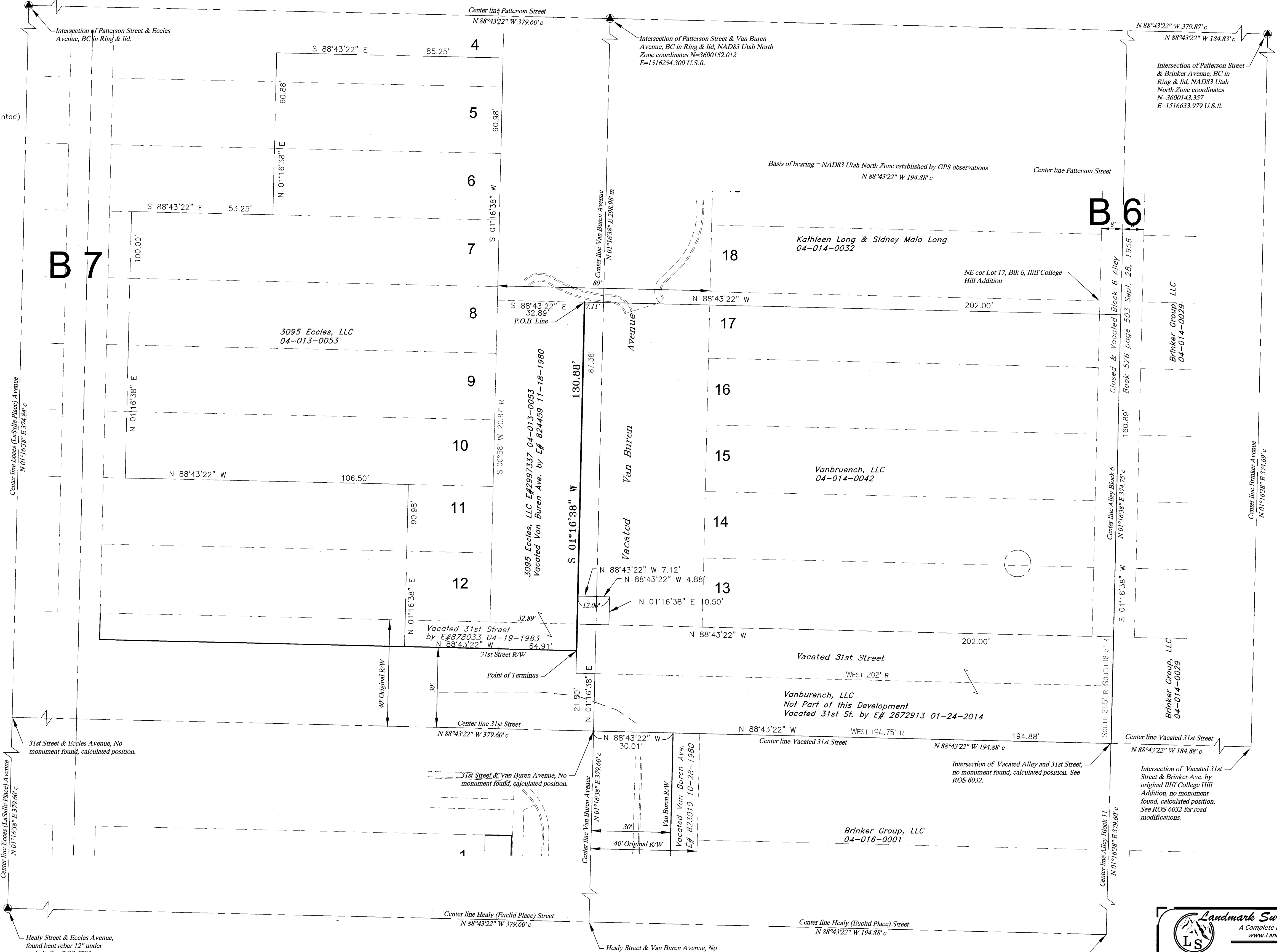
**EXHIBIT C (Line of Agreement)**  
 A line separating the lands described in Warranty Deed recorded as Entry number 2997337 on August 15, 2019 and described in Warranty Deed recorded as Entry number 3092815 on October 14, 2020, said line having a basis of bearing on Utah State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 88°41'39" East between the monumented locations of the Intersection of Patterson Street & Van Buren Avenue (having observed State Plane Coordinates of N=3600152.012 E=1516254.300 U.S.F.) and the Intersection of Patterson Street & Brinker Avenue (having observed State Plane Coordinates of N=3600143.357 E=1516633.979 U.S.F.), described by survey as follows:  
 COMMENCING at a point located South 01°16'38" East 298.98 feet, along the center of Van Buren Avenue, to the north boundary of vacated Van Buren Avenue recorded as Entry No. 824459 on November 18, 1980, and North 88°43'22" East 7.11 feet, along said north boundary, FROM said monumented intersection of Patterson Street and Van Buren Avenue;  
 RUNNING thence South 01°16'38" West 130.88 feet, parallel to and 7.11 feet perpendicularly westerly of the center line of vacated Van Buren Avenue, to the point of terminus.

**EXHIBIT D (Party of the First Part resultant parcel description)**  
 A tract of land located in the Southeast Quarter of Section 33, Township 6 North, Range 1 West, Salt Lake Base and Meridian, being a part of Block 7, Iliff College Hill Addition, Ogden City, Utah, and the vacated streets of Van Buren Avenue and 31<sup>st</sup> Street, Ogden City, Utah, having a basis of bearing on Utah State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 88°41'39" East between the monumented locations of the Intersection of Patterson Street & Van Buren Avenue (having observed State Plane Coordinates of N=3600152.012 E=1516254.300 U.S.F.) and the Intersection of Patterson Street & Brinker Avenue (having observed State Plane Coordinates of N=3600143.357 E=1516633.979 U.S.F.), described by survey as follows:  
 COMMENCING at a point located 85.25 feet North 88°43'22" West (West by deed) and 90.00 feet South 01°17'13" West (South by deed), FROM the Northeast corner of Lot 1 said Block 7;  
 RUNNING thence South 88°42'47" East (East by deed) 85.25 feet, to the east line of said Block 7;  
 Thence South 01°16'38" West 90.98 feet (South 90.875 feet by deed), along said east line, to the north line of vacated Van Buren Avenue recorded as Entry No. 824459 on November 18, 1980;  
 Thence South 88°43'22" East 32.89 feet (East by deed), to the point of beginning of a certain boundary line agreement between 3095 Eccles, LLC and Vanburench, LLC;  
 Thence South 01°16'38" West 130.88 feet, to the point of terminus of said boundary line agreement, said point being on the south boundary of the vacated portion of 31<sup>st</sup> Street as recorded Entry number 878033 on April 19, 1983;  
 Thence North 88°43'22" West 64.91 feet;  
 Thence North 01°16'38" East 60.94 feet (North 60.88 feet by deed);  
 Thence North 88°43'22" West 106.50 feet (North by deed);  
 Thence North 01°16'38" East 100.00 feet (North by deed);  
 Thence South 88°43'22" East 53.25 feet (East by deed);  
 Thence North 01°16'38" East 60.88 feet (North by deed), to the point of beginning.  
 Containing 23,297 square feet, more or less.

**EXHIBIT E (Party of the Second Part resultant parcel description)**  
 A tract of land located in the Southeast Quarter of Section 33, Township 6 North, Range 1 West, Salt Lake Base and Meridian, being a part of Block 6, Iliff College Hill Addition, Ogden City, Utah, and the vacated streets of Van Buren Avenue and 31<sup>st</sup> Street, Ogden City, Utah, having a basis of bearing on Utah State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 88°41'39" East between the monumented locations of the Intersection of Patterson Street & Van Buren Avenue (having observed State Plane Coordinates of N=3600152.012 E=1516254.300 U.S.F.) and the Intersection of Patterson Street & Brinker Avenue (having observed State Plane Coordinates of N=3600143.357 E=1516633.979 U.S.F.), described by survey as follows:  
 BEGINNING at the intersection of 31<sup>st</sup> Street and Van Buren Avenue as surveyed;  
 RUNNING thence North 01°16'38" East 21.50 feet, along the centerline of Van Buren Avenue;  
 Thence North 88°43'22" West 7.11 feet;  
 Thence North 01°16'38" East 139.39 feet, along a line being parallel to and 7.11 feet perpendicularly distant westerly of the vacated center line of Van Buren Avenue as documented in Entry No. 824459 recorded November 18, 1980, said course also being along the line of a boundary line agreement between 3095 Eccles, LLC and Vanburench, LLC, to the north boundary of said vacated Van Buren Avenue;  
 Thence South 88°43'22" East 202.00 feet, along the north boundary of said vacated Van Buren Avenue and a line being identified as a line 20 feet north of the south line of Lot 17 said Block 6, to the centerline of a vacated alley recorded as Book 526 page 503 on September 28, 1956;  
 Thence South 01°16'38" West 160.89 feet, along said center line of a vacated alley, to the center line of 31<sup>st</sup> Street;  
 Thence North 88°43'22" West 194.88 feet, along said center line of 31<sup>st</sup> Street, to the point of beginning.  
 Containing 23,347 square feet, more or less.



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS (as labeled or granted)
  - - - - - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ⊕ CALC SECTION CORNER
  - ▲ FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ⊕ ELEVATION BENCHMARK
  - ⊕ RIGHT OF WAY MONUMENT
  - r RECORD DATA
  - md MEASURED DATA
  - c CALCULATED DATA
  - ▨ PRIVATE STREET DEDICATION
  - ▨ PUBLIC STREET DEDICATION
  - Unit X PRIVATE UNITS
  - COMMON AREA
  - ▨ LIMITED COMMON AREA

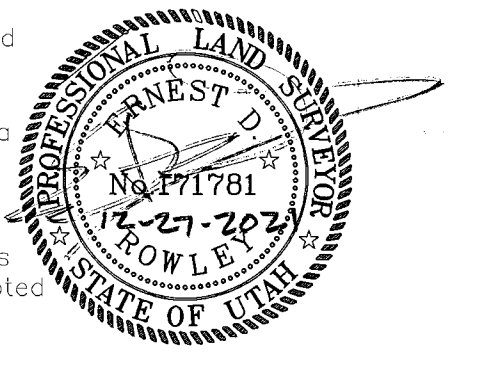


### NARRATIVE

The purpose of this survey is to provide a Boundary Line Agreement survey in compliance with UCA 57-1-45. The basis of bearing is as noted in Exhibit C description. Existing monumentation of Ogden City Survey for the location of the Blocks and Streets were utilized as shown hereon to establish the location of the properties which are involved in this Boundary Line Agreement.

### SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17 and UCA 57-1-45, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon.



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<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Surveyor	
<b>Client: Vanburench, LLC</b> Address: 2492 Wall Ave, Ogden, UT 84401		1 of 1	
SE 1/4 of Section 33, T6N, R1W, SLB&M Block 6, Iliff College Hill Addition, Ogden City, UT		Boundary Line Agreement	
Revisions	DRAWN BY: EDR CHECKED BY: ... DATE: May 7, 2021 PROJ: 4060		