

SEAL:

177 E. ANTELOPE DR. STE. B
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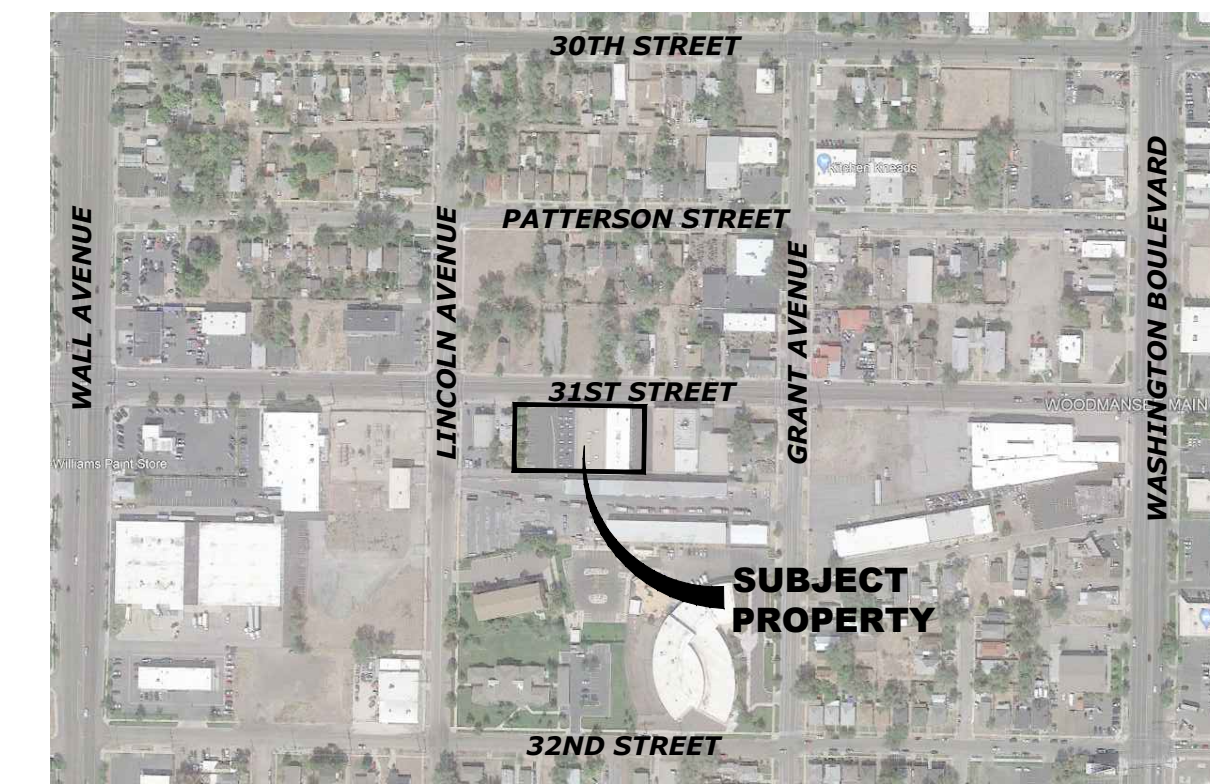
WHITEHEAD HOLDINGS PROPERTY
219-249 31ST STREET
OGDEN, UTAH

DATE: 10/25/2021
PROJECT: 21-315
DRAWN BY: AJC

RECORD OF SURVEY

SHEET NUMBER:
1

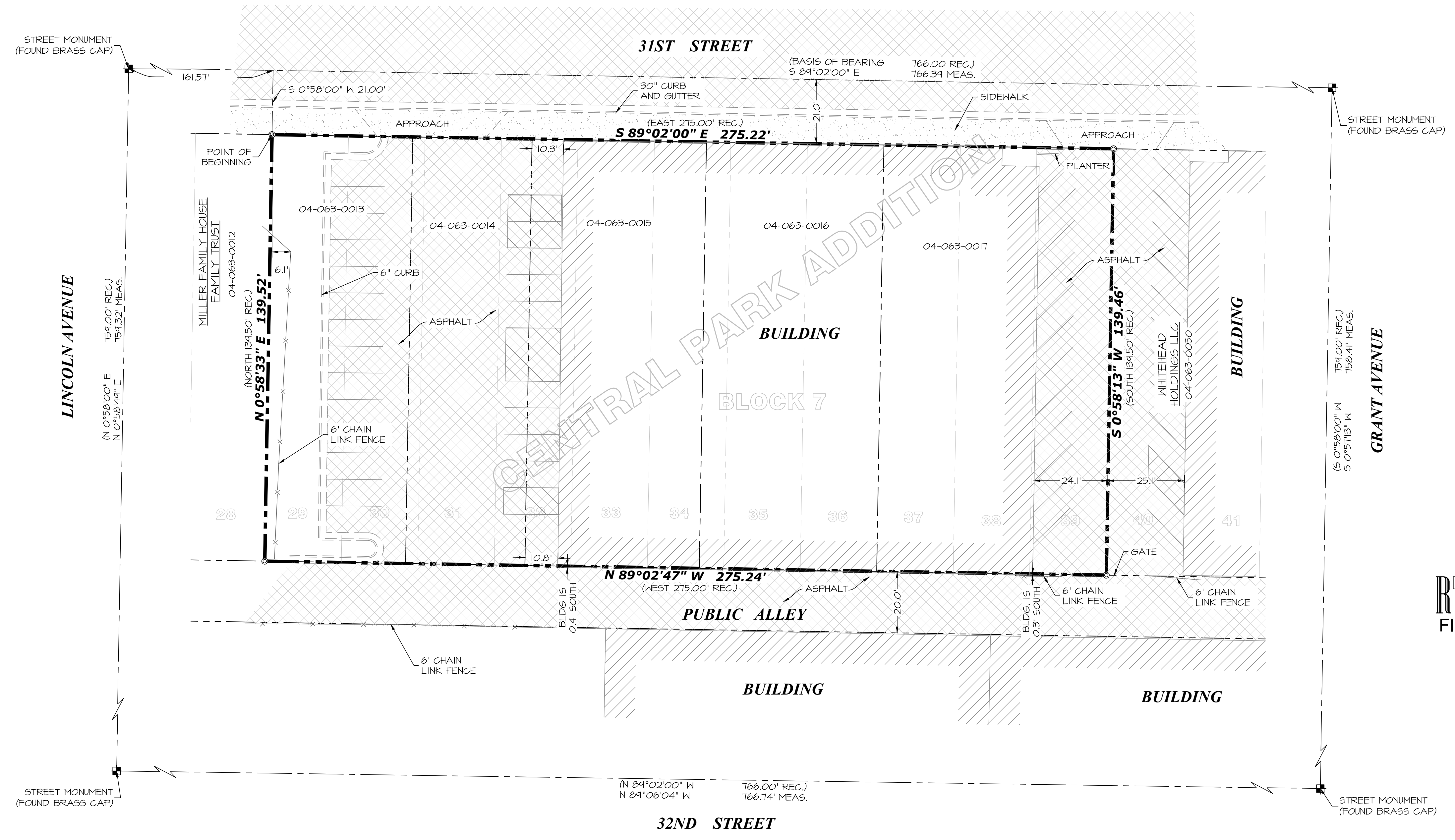
VICINITY MAP



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

| | | |
|------|--|-------------------------|
| --- | BOUNDARY LINE | |
| --- | CENTERLINE | |
| --- | EASEMENT LINE | |
| --- | SETBACK LINE | |
| --- | IRR | EX. IRRIGATION LINE |
| --- | OHP | EX. OVERHEAD POWER LINE |
| --- | SD | EX. STORM DRAIN |
| --- | SS | EX. SANITARY SEWER |
| --- | SW | EX. SECONDARY WATERLINE |
| --- | T | EX. TELEPHONE LINE |
| --- | CTV | EX. CABLE TV LINE |
| --- | G | EX. GAS LINE |
| --- | --- | EX. CULINARY WATERLINE |
| + | SECTION CORNER | |
| + | STREET MONUMENT | |
| 4250 | EG CONTOUR MINOR | |
| 4250 | EG CONTOUR MAJOR | |
| --- | EXISTING ASPHALT | |
| --- | EXISTING CURB & GUTTER | |
| ○ | EXISTING TREE | |
| ○ | PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER | |
| ● | PROPERTY CORNER FOUND | |



SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY SUSAN SPIERS FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARIES OF THE HERON DESCRIBED PARCEL(S) OF LAND.

BRASS CAP STREET MONUMENTS WERE FOUND AT THE INTERSECTIONS OF 31ST STREET AND LINCOLN AVENUE, 31ST STREET AND GRANT AVENUE, 32ND STREET AND GRANT AVENUE, AND 32ND STREET AND LINCOLN AVENUE.

A LINE BEARING SOUTH 84°02'00" EAST BETWEEN SAID BRASS CAP MONUMENTS IN 31ST STREET AND LINCOLN AVENUE, AND 31ST STREET AND GRANT AVENUE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT OF CORRECTIONS FOR LINES OF STREETS IN CENTRAL PARK ADDITION TO OGDEN CITY, APPROVED BY A. F. PARKER, CITY ENGINEER, AND OGDEN CITY IN JUNE, 1906 AND RECORDED JULY 3, 1906, AND THE OGDEN CITY BIBLE FLAT PL6556 WERE USED AS REFERENCE FOR THIS SURVEY.

LOTS AND STREETS WITHIN BLOCK 7, CENTRAL PARK ADDITION WERE APPORTIONED FROM THE FOUND MONUMENTS DESCRIBED ABOVE. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY THIS INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

BOUNDARY DESCRIPTIONS

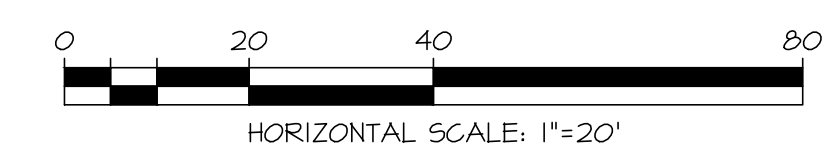
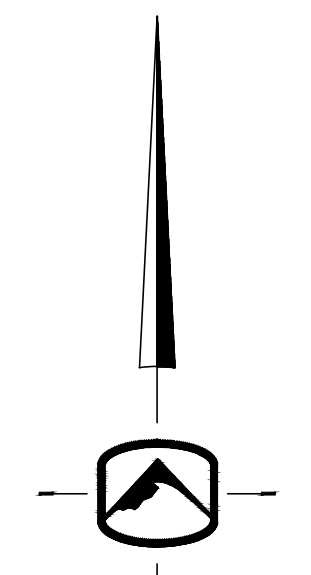
A PART OF BLOCK 7, CENTRAL PARK ADDITION, BEING ALSO A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

ALL OF LOTS 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39 OF BLOCK 7, CENTRAL PARK ADDITION, OGDEN CITY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE NORTHEAST CORNER OF LOT 28, SAID BLOCK 7, CENTRAL PARK ADDITION, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 31ST STREET, AND BEING 161.57 FEET SOUTH 84°02'00" EAST ALONG THE MONUMENTED LINE OF 31ST STREET AND 21.00 FEET SOUTH 0°58'00" WEST FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF SAID 31ST STREET AND LINCOLN AVENUE; RUNNING THENCE SOUTH 84°02'00" EAST 275.22 FEET (EAST 275' REC.) ALONG SAID SOUTH LINE OF 31ST STREET TO THE NORTHWEST CORNER OF LOT 40, SAID BLOCK 7, CENTRAL PARK ADDITION; THENCE SOUTH 0°58'13" WEST 139.46 FEET (SOUTH 139' REC.) ALONG THE WEST LINE OF SAID LOT 40 TO THE SOUTHWEST CORNER THEREOF, BEING ON THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 84°02'47" WEST 275.24 FEET (WEST 275' REC.) ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTH 0°58'53" EAST 139.52 FEET (NORTH 139' REC.) ALONG THE EAST LINE OF SAID LOT 28 TO THE POINT OF BEGINNING.

CONTAINS: 38,342 SQ.FT.

RECEIVED
APR 22 2022
FILE # 7199



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.