

BLOCK 55, PLAT A, OGDEN CITY SURVEY
PART OF THE NW 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH - Record of Survey Date: June 2022

BOUNDARY DESCRIPTION

Description of Record:
 Part of Lots 7 and 8, Block 55, Plat A, Ogden City Survey, Weber County, Utah; Beginning at a point 11 rods West of the Northeast corner of said Lot 7, and running thence South 10 rods; thence West 3 rods; thence North 10 rods; thence East 3 rods to the place of beginning.
 Situated in Weber County, State of Utah.

Surveyed Description:
 A parcel of land being a part of Lot 7 and Lot 8, Block 55, Plat A, Ogden City Survey, Weber County, Utah which is located in the Northwest Quarter of Section 28, Township 6 North, Range 1 West, Salt Lake Base and Meridian, having a basis of bearing of North 88°42'14" West along the monumented gutter line of 20th Street (said monuments having NAD83 Utah North Zone grid coordinates for the intersection of 20th Street and Jefferson Avenue of N=3608241.019 E=1512617.187 U.S.f. and for the intersection of 20th Street and Adams Avenue of N=3608258.293 E=1511853.749 U.S.f.) said parcel being described by survey as follows:

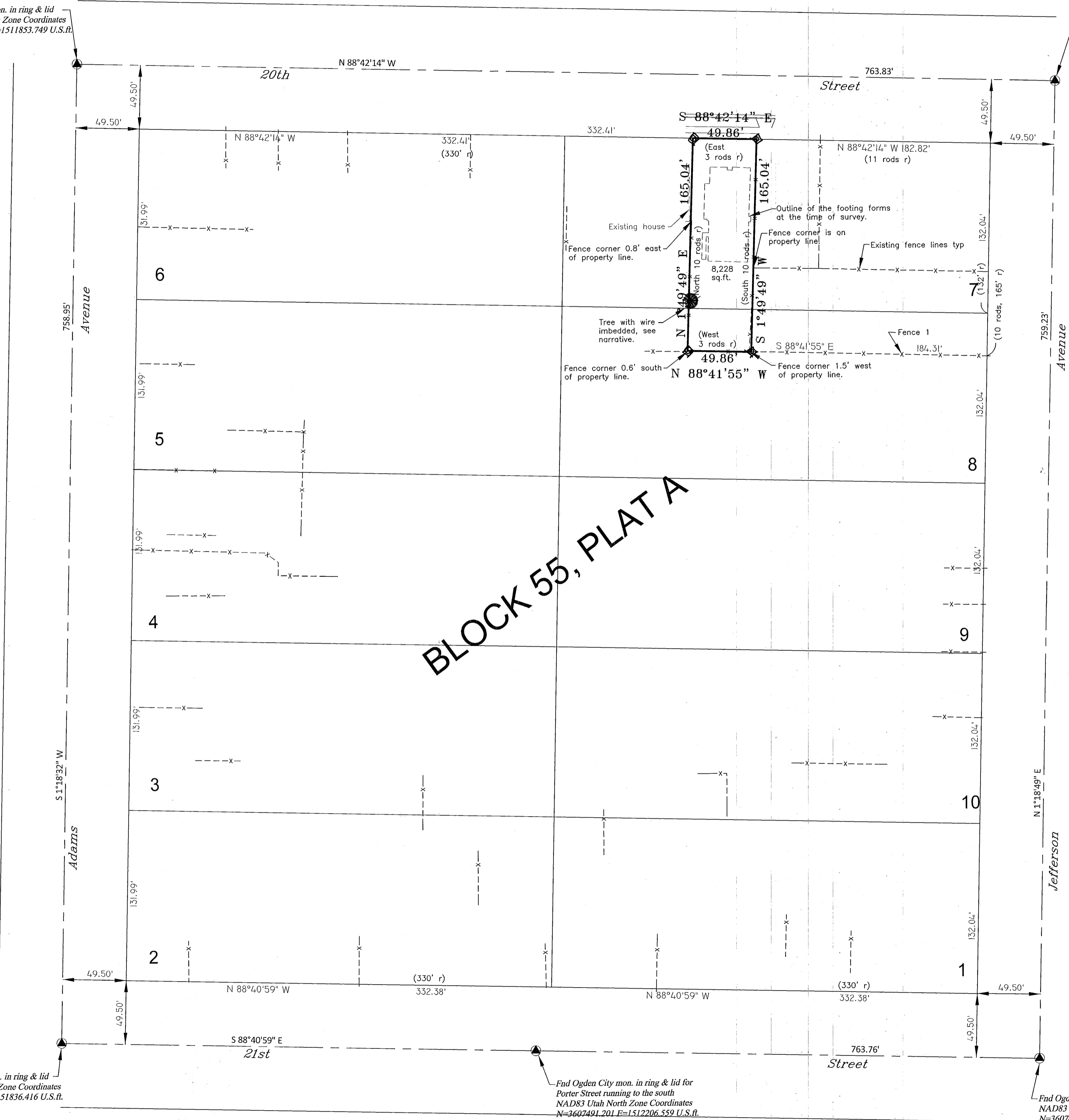
COMMENCING at a point 182.82 feet North 88°42'14" West, along the north line of said Block 55, FROM the Northeast corner of said Block 55 (said point being in an existing old fence line);
 RUNNING thence South 01°49'49" West 165.04 feet, along or near an existing north-south fence line, to an existing east-west fence line;
 Thence North 88°41'55" West 49.86 feet, along or near an old fence line;
 Thence North 01°49'49" East 164.04 feet, along or near an old chain link fence line and beyond said fence line to said north line of Block 55;
 Thence South 88°42'14" East 49.86 feet, along said north line of Block 55, to the point of beginning.
 NOTE: Portions of the existing fence line are not on the property line, see record of survey for additional information.
 Containing 8,228 square feet, more or less.

NARRATIVE

The purpose of this survey is to monument the northeast and northwest corners of the property shown so that Ogden City can verify setback location of a new house being built.
 The block has been identified by the monumentation found at all four corners of the block as shown.
 The fence lines around the block were surveyed in particular the ones around the property in question.
 If evaluating the location of the property it was found that a prorated 11 rods coincides with the fence line at the northeast corner of the property. The northwest corner was then established at a prorated 3 rods along the block line. To identify the direction of north-south line of the property the existing fence near the southwest corner has been held. The southerly portion of this west fence line is an old chain link fence line a portion of which is imbedded inside an old tree where the tree has grown around the wire of the fence. The location of this tree is shown on the plat. The type of fence north of the tree changes to a wood fence and encroaches on the subject property as noted. Using the south portion of the west fence line to establish the north-south bearing and using that same bearing for the east property line shows that the north portion of its existing fence line follows the same bearing but the southern portion of the fence deviates to the west as shown and noted. The south boundary corners were established using a prorated 165 feet along the east and west boundaries of the block. Doing so coincided with a portion of existing fence line noted as Fence 1.

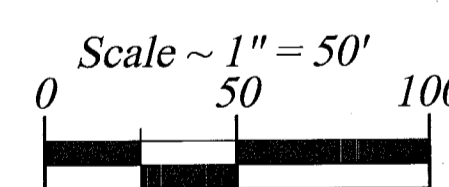
Find Ogden City mon. in ring & lid
 NAD83 Utah North Zone Coordinates
 N=3608258.293 E=1511853.749 U.S.f.

Find Ogden City mon. in ring & lid
 NAD83 Utah North Zone Coordinates
 N=3608241.019 E=1512617.187 U.S.f.



BLOCK 55, PLAT A

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 BY: 7285

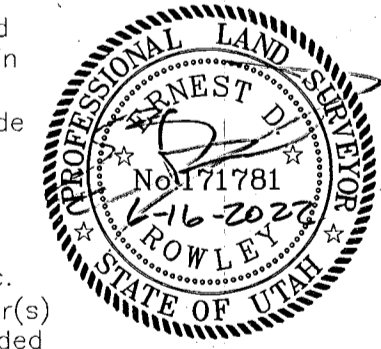


General Legend

- SECTION LINE
- SUBDIVISION BOUNDARY
- - - - - EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ◆ CALC SECTION CORNER
- ▲ FND STREET MONUMENT
- FND REBAR AND CAP
- ◆ SET #5 REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA

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, 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 or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.



Find Ogden City mon. in ring & lid
 NAD83 Utah North Zone Coordinates
 N=3607499.733 E=151836.416 U.S.f.

Find Ogden City mon. in ring & lid for
 Porter Street running to the south
 NAD83 Utah North Zone Coordinates
 N=3607491.201 E=1512206.559 U.S.f.

Find Ogden City mon. in ring & lid
 NAD83 Utah North Zone Coordinates
 N=3607482.183 E=1512599.786 U.S.f.

Lower Valley Coordinate system is NAD1927 U.S.f. expanded to ground using a combined factor of 1.0002520877833. The grid coordinates are derived from GPS observations using Leica Network.

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075
CLIENT: Travis Truman Address:		Record of Survey -
NW 1/4 of Section 28, Township 6 North, Range 1 West, Salt Lake Base and Meridian.		Revisions
DRAWN BY: EDR CHECKED BY: ... DATE: June 15, 2022 PROJ: 4302		PROF: 4302