

OVERALL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET (SR-39) LOCATED 280.28 FEET SOUTH 88°43'12" EAST (SOUTH 89°03'15" EAST BY RECORD) AND 72.00 FEET NORTH 01°16'54" EAST FROM THE OGDEN CITY MONUMENT AT 12TH STREET AND GIBSON AVENUE;

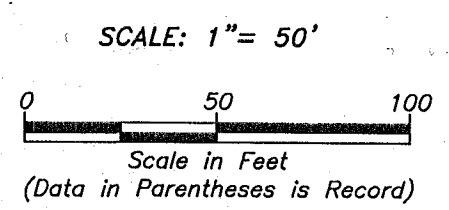
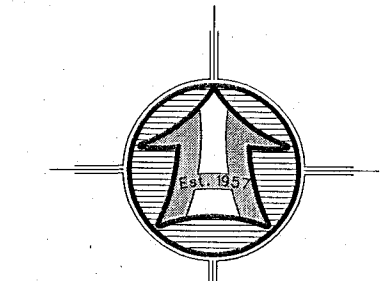
RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°43'12" WEST (NORTH 89°03'15" WEST BY RECORD) 234.27 FEET; (2) NORTH 73°16'06" WEST (NORTH 73°36'09" WEST BY RECORD) 11.26 FEET; (3) NORTH 88°43'12" WEST (NORTH 89°03'15" WEST BY RECORD) 21.00 FEET; (4) SOUTH 01°16'48" WEST (SOUTH 00°56'45" WEST BY RECORD) 8.00 FEET; AND (5) NORTH 88°43'12" WEST (NORTH 89°03'15" WEST BY RECORD) 108.79 FEET TO AN EXISTING CSG REBAR BEING IN AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°09'58" EAST 719.72 FEET (NORTH 00°48'07" EAST 720.19 FEET BY RECORD); (2) NORTH 42°59'09" WEST 193.82 FEET (NORTH 43°20' WEST 260.13 FEET BY RECORD); AND (3) NORTH 49°32'39" EAST 174.17 FEET (NORTH 49°32' EAST 177 FEET BY RECORD) TO A POINT ON THE SOUTH LINE OF MILLCREEK MOBILEHOME OWNERS INC PROPERTY, TAX ID NO. 12-118-0013; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 54°47'17" EAST 344.15 FEET (SOUTH 55°07' EAST 341.16 FEET BY RECORD); (2) SOUTH 01°53'58" WEST (SOUTH 01°33'55" WEST BY RECORD) 3.48 FEET; AND (3) SOUTH 54°10'12" EAST (SOUTH 54°30'15" EAST BY RECORD) 158.80 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°16'48" WEST (SOUTH 00°56'45" WEST BY RECORD) 522.76 FEET; (2) NORTH 88°43'12" WEST (NORTH 89°03'15" WEST BY RECORD) 34.60 FEET; AND (3) SOUTH 01°16'54" WEST (SOUTH 00°56'45" WEST BY RECORD) 161.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.07 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AND TO WRITE AN OVERALL BOUNDARY DESCRIPTION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JARED HADLEY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES, ROS#'S 1759 & 2912 AND A QUIT CLAIM DEED RECORDED AS ENTRY NO. 3219445 ALONG WITH THE EXISTING OGDEN CITY AND WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 20, T6N, R1W, SLB&M.

FOUND REBAR AS SHOWN HEREON, FALL IN HARMONY WITH SAID QUIT CLAIM DEED. NO ROS WAS FOUND AT THE TIME OF THIS SURVEY. THE DESCRIPTION IN THE QUIT CLAIM DEED CALLED TO AND ALONG AN EXISTING FENCE LINE. THIS EXISTING FENCE LINE AND DESCRIPTION FROM SAID QUIT CLAIM DEED WERE HELD AS THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY.

THE BASIS OF BEARING IS BETWEEN OGDEN CITY MONUMENTS AT 12TH STREET AND GIBSON AVENUE TO 12TH STREET AND WALL AVENUE WHICH BEARS SOUTH 88°08'13" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- CENTERLINE
- - - FENCE LINE
- STREET MONUMENT
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP

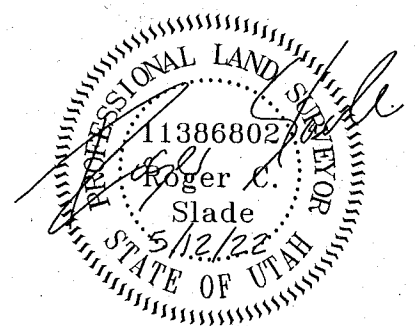
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BY: 7295

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 12TH DAY OF MAY, 2022.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



PROPERTY SURVEY FOR
PETERSEN PROPERTIES LLC
 300 WEST 12TH STREET
 OGDEN, WEBER COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 20
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.

Drawn By: BS Date: 05/09/2022
 Designed By: MP
 Checked By: MP
 Approved By: MP
 Scale: 1" = 50'
 Drawing File: 22-3-94x18.dwg
 JOB NUMBER: 22-3-04

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No.	Date	By	Revision

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