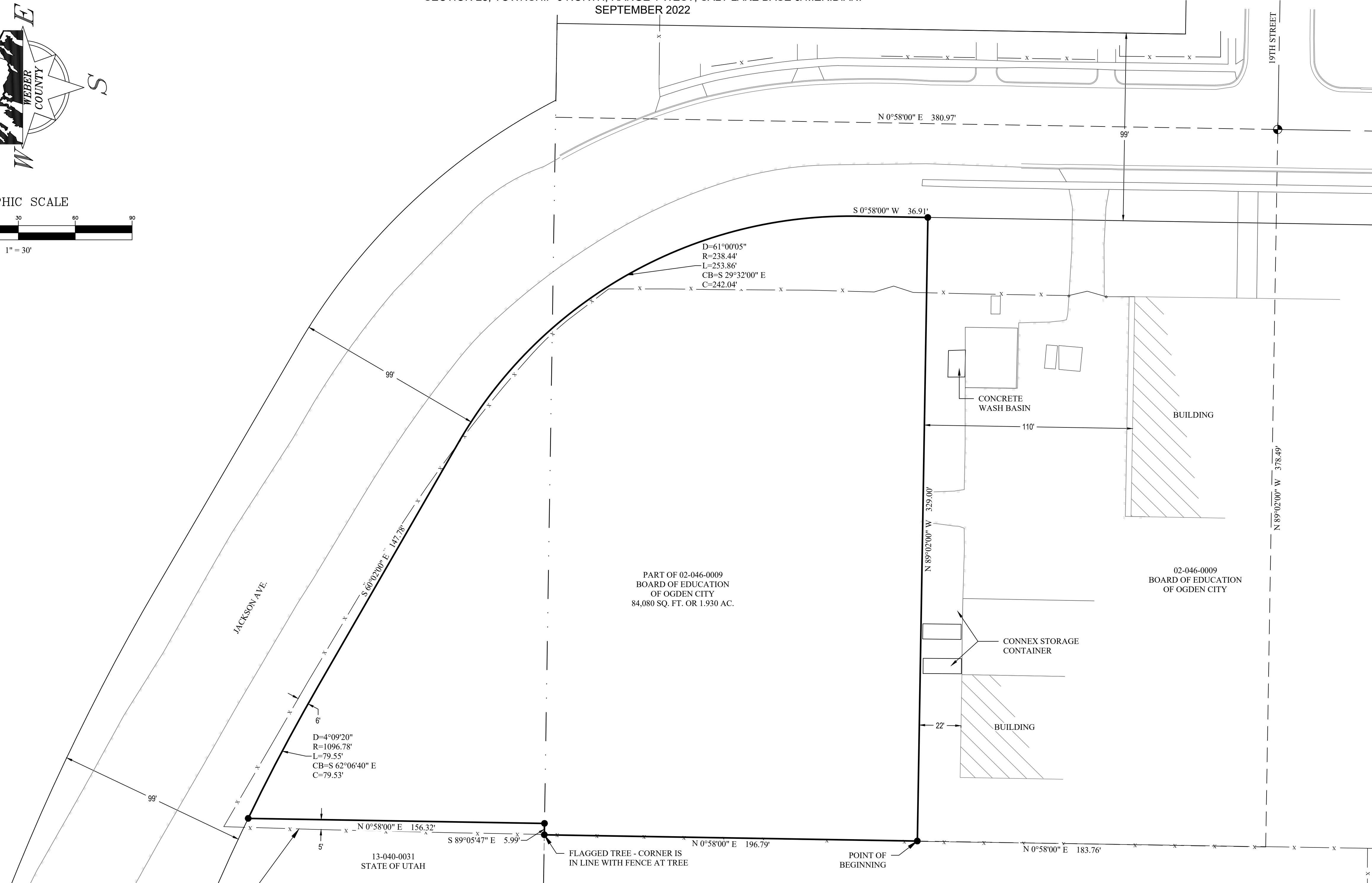
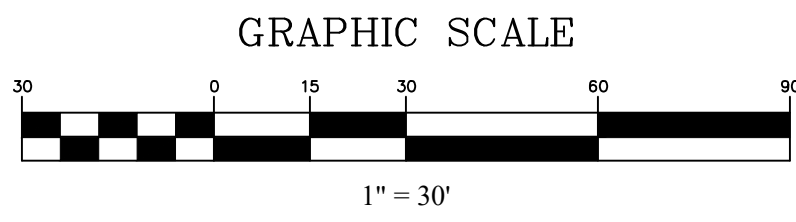
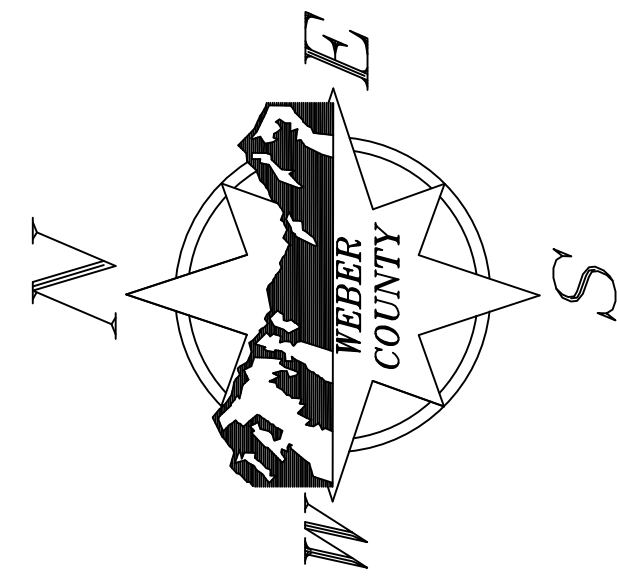


SURVEY OF A PORTION OF PARCEL 02-046-0009

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 & NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
SEPTEMBER 2022



PART OF 02-046-0009
BOARD OF EDUCATION
OF OGDEN CITY
84,080 SQ. FT. OR 1.930 AC.

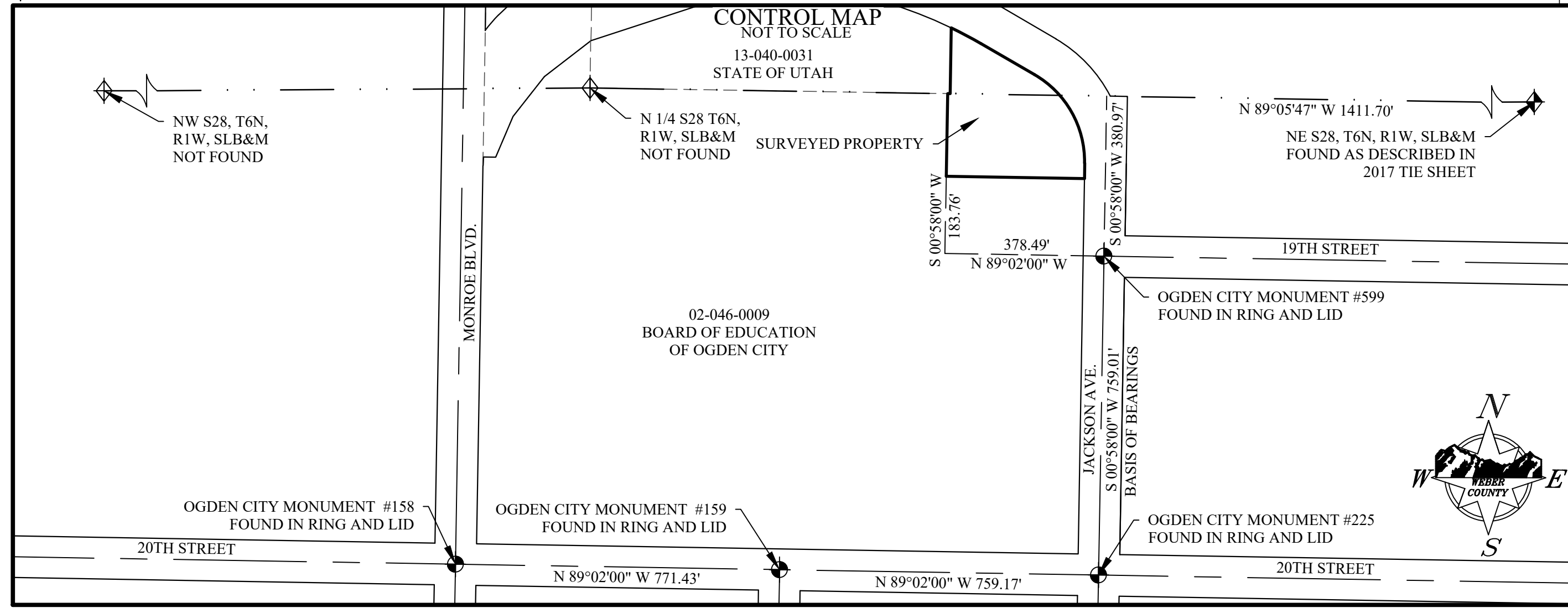
02-046-0009
BOARD OF EDUCATION
OF OGDEN CITY

THE FENCE DOES NOT MATCH
PROPERTY LINES HERE SEE
SURVEYOR'S NARRATIVE

LEGEND

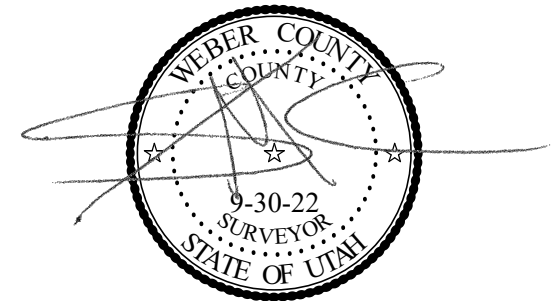
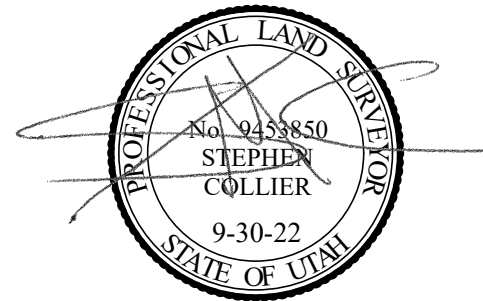
- SECTION CORNER MONUMENT
- STREET MONUMENT
- SET PROPERTY CORNER (SEE NOTE 4)
- FOUND PROPERTY MARKER AS NOTED
- BOUNDARY LINE
- SECTION LINE
- MONUMENT TIE LINE
- RIGHT OF WAY CENTER LINE
- DEED LINE
- FENCE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EASEMENT

RECEIVED
SEP 30 2022
FILE # 7363



SURVEYOR'S CERTIFICATE:

I, STEPHEN COLLIER, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 9453850, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HAVING BEEN APPOINTED AND DEPUTIZED TO ACT ON BEHALF OF THE WEBER COUNTY SURVEYOR'S OFFICE, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS ON THE GROUND AS REPRESENTED HEREON.



DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CONTAINING PART OF LOTS 9 AND 10 BLOCK 59 PLAT C OGDEN CITY SURVEY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CHAIN LINK FENCE RUNNING NORTH/SOUTH APPROXIMATELY 22 FEET NORTHERLY OF THE NORTH FACE OF THE OGDEN SCHOOL DISTRICT GARAGE WHICH LIES ABOUT 34 FEET EAST OF THE FENCE, SAID POINT LIES 378.49 FEET NORTH 89°02'00" WEST, AND 183.76 FEET NORTH 00°58'00" EAST FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF JACKSON AVENUE AND 19TH STREET (NOTE: BASIS OF BEARINGS BEING SOUTH 00°58'00" WEST AS MEASURED BETWEEN OGDEN CITY MONUMENTS ALONG THE MONUMENT LINE OF JACKSON AVENUE AT 19TH STREET AND 20TH STREET); AND RUNNING THENCE NORTH 00°58'00" EAST 196.79 FEET ALONG SAID FENCE TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28 ALSO BEING A POINT ON THE SOUTH BOUNDARY OF STATE OF UTAH PARCEL 13-040-0031; THENCE SOUTH 89°05'47" EAST 5.99 FEET ALONG SAID NORTH LINE AND SOUTH BOUNDARY TO THE EAST LINE OF SAID STATE OF UTAH PARCEL; THENCE NORTH 00°58'00" EAST 156.32 FEET ALONG SAID EAST LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF JACKSON AVENUE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID RIGHT OF WAY LINE: 1) 79.55 FEET ALONG THE ARC OF A 1096.78-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°09'20" (CHORD BEING SOUTH 62°06'40" EAST 79.53 FEET); 2) SOUTH 60°02'00" EAST 147.78 FEET TO THE POINT OF TANGENCY OF A 238.44-FOOT RADIUS CURVE TO THE RIGHT; 3) 253.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°00'05" (CHORD BEING SOUTH 29°32'00" EAST 242.04 FEET); AND 4) SOUTH 00°58'00" WEST 36.91 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 89°02'00" WEST 329.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 84,080 SQUARE FEET, OR 1.930 ACRES.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS COMMISSIONED BY WEBER COUNTY TO SURVEY AND DESCRIBE A PORTION OF PARCEL 02-046-0009 TO FACILITATE ESTABLISHMENT OF A NEW BUILDING FOR THE CHILDREN'S JUSTICE CENTER.

SEE MAP AND DESCRIPTION FOR BASIS OF BEARINGS.

NORTH AND EAST BOUNDARIES WERE ESTABLISHED BY THE LOCATION OF JACKSON AVENUE AS DETERMINED USING THE OGDEN TOWNSITE SURVEY (DEDICATION PLAT 2-001) AND FOUND CENTERLINE MONUMENTS, OGDEN BIBLE SHEETS 2645 & 2646, QUIT CLAIM DEED TO OGDEN CITY FOR PROJECT NO. 2027 JACKSON AVENUE (BOOK 1514 PAGES 152-153), THE 5TH DESCRIPTION OF THE VESTING DEED FOR THE SUBJECT PROPERTY (E# 1006247), AND RECORDS OF SURVEY 2145 & 5675.

THE NORTHERN PORTION OF THE WEST BOUNDARY WAS ESTABLISHED PER VESTING DEED (E# 1006247) WHICH IS DESCRIBED IDENTICALLY TO WHAT THE STATE OF UTAH CONVEYED IN 1987 BUT DOES NOT MATCH THE EXISTING FENCE. THE SURVEYOR RECOMMENDS THAT THE DISCREPANCY BETWEEN DEED AND FENCE AT THIS LOCATION BE RESOLVED BY THE LAND OWNERS BY AGREEMENT OR CONVEYANCE. THE REMAINDER OF THE WEST BOUNDARY AND THE SOUTH BOUNDARY WERE ESTABLISHED AS AGREED UPON BY BOTH SCHOOL BOARD AND CJC REPRESENTATIVES.

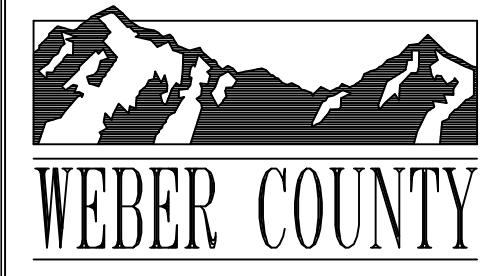
GENERAL NOTES:

1. NO EASEMENTS ARE ADDRESSED BY THIS MAP.
2. THIS MAP IS NOT PROOF OF OWNERSHIP.
3. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
4. PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" X 24" REBAR AND CAP STAMPED "WEBER COUNTY", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.
5. THIS SURVEY IS THE PROPERTY OF WEBER COUNTY AND IS NOT INTENDED TO BE RELIED UPON FOR ANY PURPOSE OTHER THAN AS STATED IN THE NARRATIVE.

SHEET NO:
1/1

SURVEY OF A PORTION OF PARCEL 02-046-0009

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 & NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.



SURVEYED BY: S. ROSE M. SKEEN S. COLLIER	DRAWN BY: S. COLLIER
CHECKED BY: S. ROSE B. RAHIMZADEGAN	FILED SURVEY NUMBER:

2380 Washington Blvd, Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316