

**Narrative**

This Survey was requested by The Salvation Army, a California Corporation, to adjust the boundary lines of existing parcels of land.

A line between monuments found along Grant Avenue between 26th Street and 27th Street was assigned the VRS Bearing South 1°18'50" West as the Basis of Bearings to place the survey on the NAD83 Utah North State Plane Datum.

Cardinal directions called within the surrounding deed descriptions were held to the Ogden City standard of being parallel to the controlling lot and block lines.

Overages and shortages found both ways within this block have been prorated into the deed dimensions using record Ogden City Engineering Plat dimensions.

A 2021 Survey by Gardner Engineering was supplied by the client but could not be used due to no proration and improper placement of record Parcel 2.

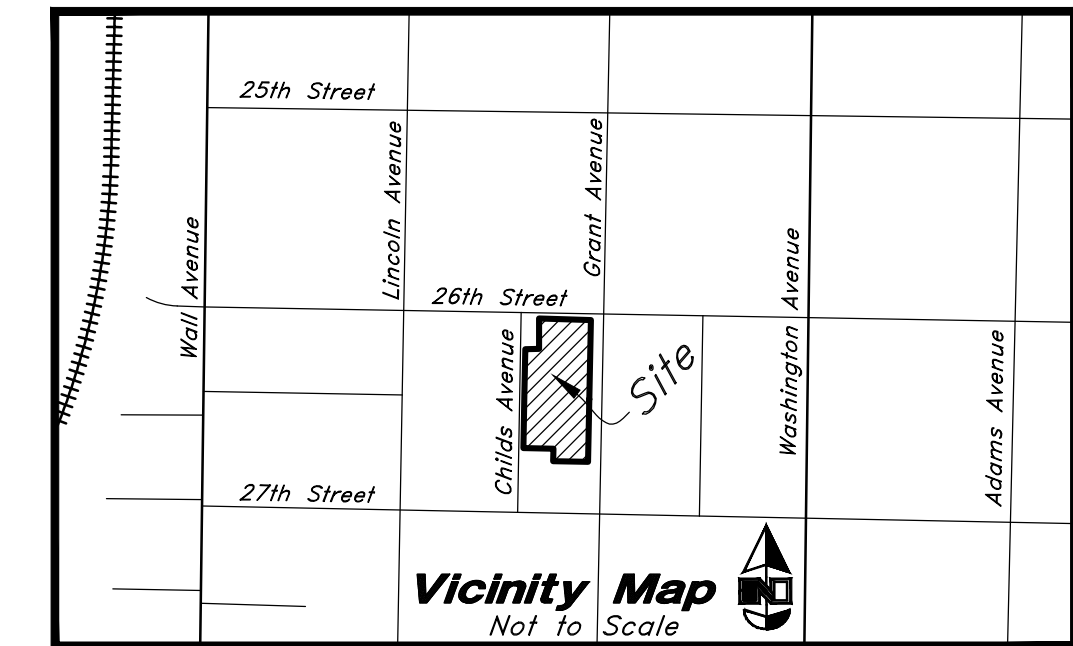
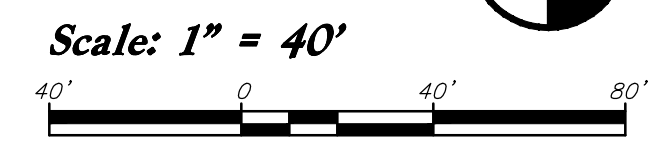
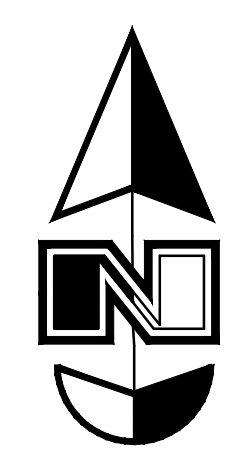
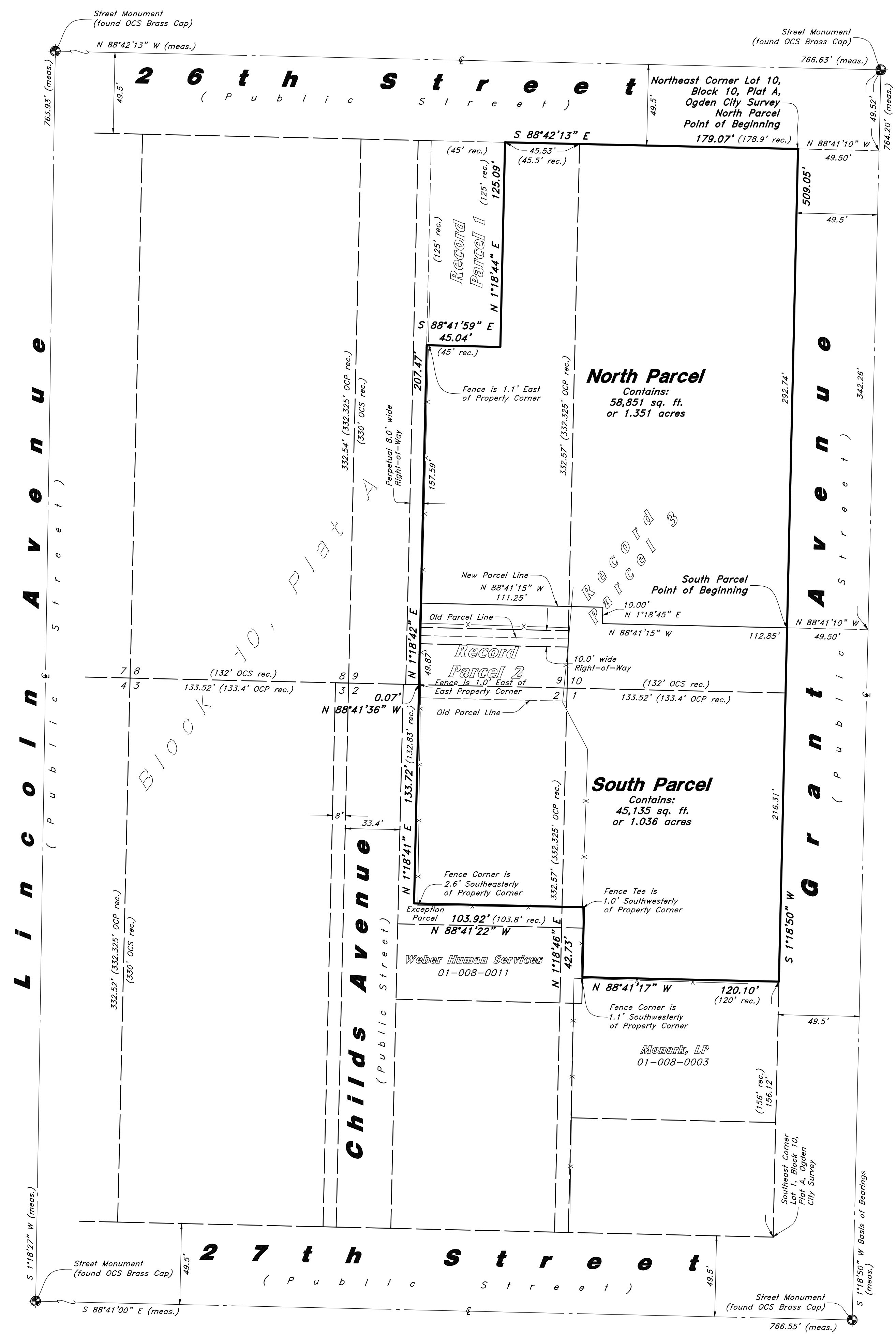
Historically this block has had deed dimensions prorated into place to match the block overages field measured within this block as documented by Weber County Surveys both in 1991 and 1998, and the more recent 2006 Condominium plat by Pinnacle Engineering.

Ogden City deeds written at different times in history require different prorating factors to match the intent of the description, whether it be the original block dimensions or the newer Ogden City Engineering Plat dimensions that need to be factored. It was discovered that some of the dimensions for record Parcel 3 are very ambiguous and do not match any historical block dimensions, nor will they blend properly into the block prorating since frontages do not add up to the underlying block dimensions. It was discovered that the surrounding adjacent deed dimensions match the underlying Ogden City Engineering Plat block dimensions and were factored into position together, both best fitting the existing occupation, and also match the previously prorated surveys of record.

No Property Corners were placed with this Survey.

**Legend**

- Property Line
- - - Record Parcel Line
- Lot Line
- - - Adjoiner Line
- ⊕ Center Line
- - - Fence Line
- ⊕ Centerline Monument
- ⊕ OCS Ogden City Survey
- ⊕ OCP Ogden City Engineering Plat



**Record Descriptions**

Parcel 2:  
 Part of Lots 1, 2 and 9, Block 10, Plat A, Ogden City Survey; beginning at a point 302.325 feet South of the Northeast corner of said Lot 9, and running thence South 30 feet to the Southeast corner of said Lot 9, and running thence West 90.5 feet, thence North 30 feet, thence East 90.5 feet to the place of beginning.  
 Also, part of Lots 1 and 2, Block 10, Plat A, Ogden City Survey; beginning at a point 33.4 feet East of the Northwest corner of said Lot 2, and running thence East 113.4 feet, thence South 8 feet, thence West 113.4 feet, thence North 8 feet to the place of beginning.  
 Together with a Right-of-Way over and upon the following described tract of land; beginning at a point 302.325 feet South of the Northeast corner of said Lot 9, and running thence South 5 feet, thence West 90.5 feet, thence North 10 feet, thence East 90.5 feet, thence South 5 feet to the place of beginning.  
 Also; hereby conveying a perpetual Right-of-Way over the following described tract of land; beginning at a point 90.5 feet West of the Northeast corner of said Lot 9, Block 10, Plat A, Ogden City Survey, and running thence South 332.325 feet to the South line of said Lot 9, thence West 8 feet, thence North 332.325 feet, thence East 8 feet to the place of beginning.

Parcel 3:  
 A part of Lots 1, 2, 9, and all of Lot 10, Block 10, Plat A, Ogden City Survey; beginning at the Northeast corner of said Block 10 and running South 506 feet along the East line of said Block 10 to the North line of tax parcel 01-008-0003 said parcel also being 156 feet North of the Southeast corner of Lot 1 of said Block 10; thence West 120 feet along said North line to the East line of Tax Parcel 01-008-0011; thence North 30 feet more or less along said East line to the Northeast corner of said Parcel; thence West 113.4 feet along the North line of said Parcel to the East line of Childs Avenue; thence North 137.53 feet along said East line to the Northwest corner of Tax Parcel 01-008-0007; thence East 100 feet along said North line to the East line of Lot 2 of said Block 10; thence North 36.14 feet more or less along said East line and the East line of Lot 9 of said Block 10, to the Northeast corner of Tax Parcel 01-008-0050; thence West 90.5 feet along the North line of said Parcel to the Northwest corner of said parcel; thence North 177.33 feet along the West line of Tax Parcels 01-008-0051, 01-008-0052, and 01-008-0053 to the South line of Tax Parcel 01-008-0054; thence East 45 feet along said South line to the Southwest corner of Tax Parcel 01-008-0055; thence North 125 feet along the West line of said Parcel to the North line of said Block 10; thence East 178.9 feet along said North line to the point of beginning.  
 Together with a perpetual Right-of-Way over the following described tract of land, to-wit: beginning at a point 90.5 feet West of the Northeast corner of said Lot 9, Block 10, Plat A, Ogden City Survey, and running thence South 332.325 feet to the South line of said Lot 9, thence West 8 feet, thence North 332.325 feet, thence East feet to the place of beginning.

Less and excepting therefrom part of Lot 2, Block 10, Plat A, Ogden City Survey; beginning at a point 33.4 feet East of the Northwest corner of said Lot 2, and running thence East 9.6 feet, thence South 132.83 feet, thence East 103.8 feet, thence South 12.7 feet, thence West 113.4 feet, thence North 145.53 feet to the place of beginning.

**As-Surveyed Descriptions**

North Parcel:  
 A part of Lots 9 and 10, Block 10, Plat 'A', Ogden City Survey lying within the Northeast Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:  
 Beginning at the Northeast Corner of said Block 10 and running thence South 1°18'50" West 292.74 feet along the West Line of Grant Avenue as it exists at 49.50 foot half-width; thence North 88°41'15" West 112.85 feet; thence North 1°18'45" East 10.00 feet; thence North 88°41'15" West 111.25 feet to the East Line of an 8 foot wide perpetual right-of-way; thence North 1°18'42" East 157.59 feet along said East Line to a point 125.09 feet (125 feet record) South 1°41'15" West from the South Line of 26th Street; thence South 88°41'59" East 45.04 feet (45 feet record); thence North 1°18'44" East 125.09 feet (125 feet record) to the South Line of 26th Street as it exists at 49.50 foot half-width; thence South 88°42'13" East 179.07 feet (178.9 feet record) along said South Line of 26th Street to the point of beginning.  
 Contains 58,851 sq ft or 1.351 acres

South Parcel:  
 A part of Lots 1, 2, 9 and 10, Block 10, Plat 'A', Ogden City Survey lying within the Northeast Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:  
 Beginning at a point on the West Line of Grant Avenue as it exists at 49.50 foot half-width located 292.74 feet South 1°18'50" West along said West Line from the Northeast Corner of said Block 10; and running thence South 1°18'50" West 216.31 feet along said West Line of Grant Avenue to a point 156.12 feet (156 feet record) North 1°18'50" East from the Southeast Corner of said Block 10; thence North 88°41'17" West 120.10 feet (120 feet record) to the East Line of the Weber Human Services Property; thence North 1°18'46" East 42.73 feet along said East Line; thence North 88°41'22" West 103.92 feet (103.8 feet record); thence North 1°18'41" East 133.72 feet (132.83 feet record) to the Lot Line common to Lots 2 and 9; thence North 88°41'36" West 0.07 feet along said Lot Line to a point 90.58 feet (90.5 feet record) North 88°41'36" West from the Southeast Corner of said Lot 9; thence North 1°18'42" East 49.87 feet along the East Line of a perpetual 8 foot wide right-of-way; thence South 88°41'15" East 111.25 feet; thence South 1°18'45" West 10.00 feet; thence South 88°41'15" East 112.85 feet to the West Line of Grant Avenue and the point of beginning.  
 Contains 45,135 sq ft or 1.036 acres

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**Certification**

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates; that this Parcel Line Adjustment Survey in Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Date: 13 Sep, 2022

*Bruce D. Pimper*  
 Bruce D. Pimper  
 Utah PLS No. 362256

Designed by: BP  
 Drafted by: DK  
 Client Name:  
 The Salvation Army  
 22-117-PLA

**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8529 - awahlen@awahlen.com

**Parcel Line Adjustment Survey**  
**Salvation Army Senior Housing**  
 261 26th Street  
 Ogden City, Weber County, Utah  
 Lots 1, 2 and 9, Block 10, Plat A, Ogden City Survey, lying within the Northeast Quarter of Section 32, T6N, R1W, SLB&M, U.S. Survey

13 Sep, 2022  
 SHEET NO.  
**1**