Reeve & Associates, Inc. - Solutions You Can Build On

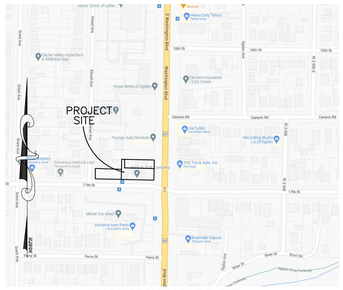
RECORD OF SURVEY

PART OF BLOCK 7, OGDEN FIVE ACRE PLAT A

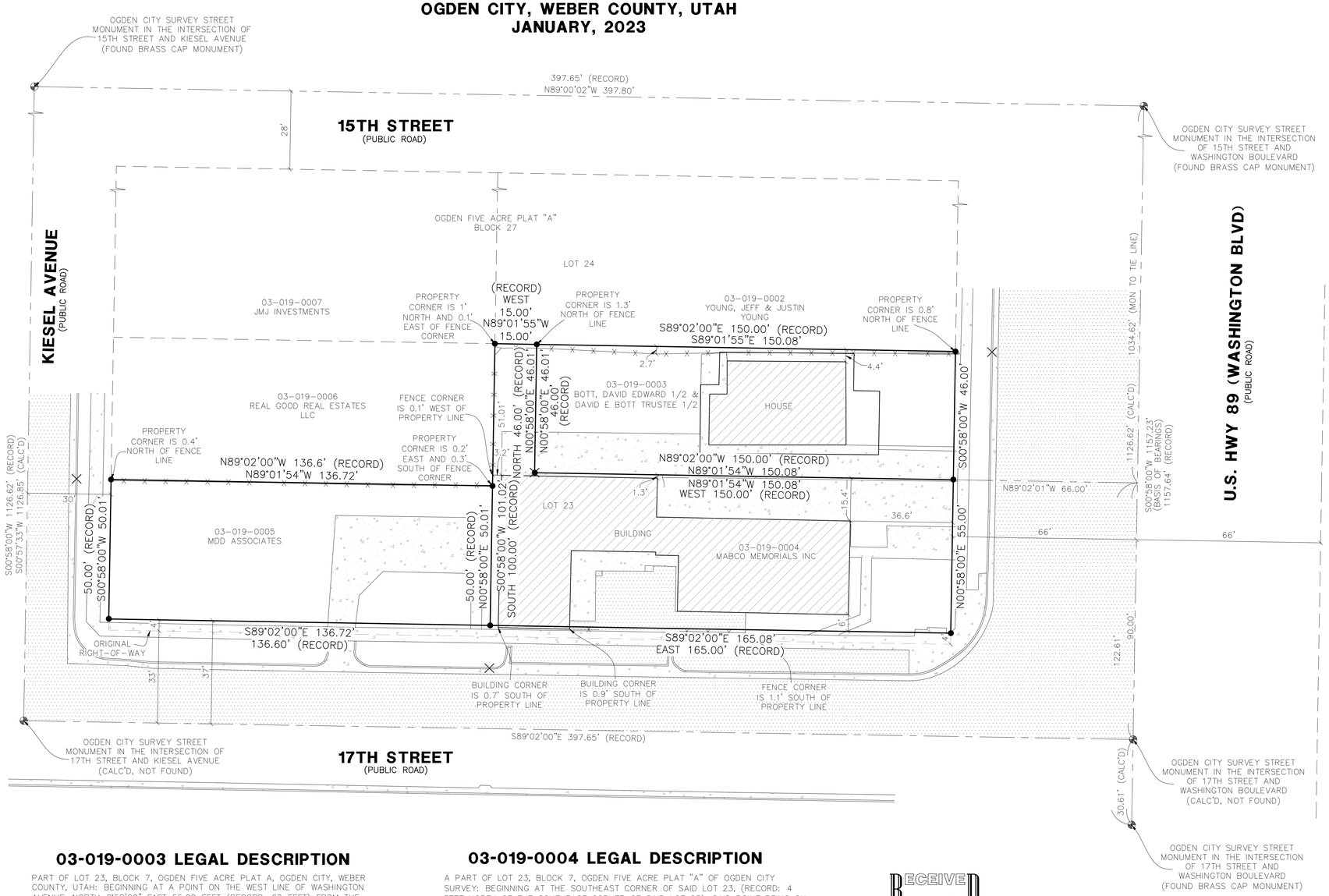
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

OGDEN CITY, WEBER COUNTY, UTAH

JANUARY, 2023



VICINITY MAP
NOT TO SCALE



LEGEND

- = STREET MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET PLUG
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = EXISTING FENCE LINE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE

20 0 20 40 60
Scale: 1" = 20'

NARRATIVE

THIS SURVEY WAS REQUESTED BY MRS. COLLEEN BOTT FOR THE PURPOSE OR RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCELS OF GROUND

BRASS CAP STREET MONUMENTS WERE FOUND IN THE INTERSECTIONS OF WASHINGTON BOULEVARD AND KIESEL AVENUE AT 15TH STREET AND 17TH STREET.

A LINE BEARING NORTH 0°58'00" EAST BETWEEN SAID BRASS CAP MONUMENTS AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 15TH STREET AND WASHINGTON BOULEVARD AND 17TH STREET AS SHOWN HEREON.

A PROPERTY AND TOPOGRAPHICAL SURVEY PREPARED BY GREAT BASIN ENGINEERING FOR THE L.D.S. CHURCH, DATED OCTOBER 29, 1999AND FILED NOVEMBER 16, 1999; AND THE OGDEN CITY SURVEY PLAT 6484 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

03-019-0003 LEGAL DESCRIPTION

PART OF LOT 23, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON AVENUE, NORTH 0°58'00" EAST 55.00 FEET (RECORD: 60 FEET) FROM THE SOUTHEAST CORNER OF SAID LOT 23; THENCE N89°01'54"W 150.08 FEET (RECORD: NORTH 89°02'00" WEST 150 FEET); THENCE NORTH 0°58'00" EAST 46.01 FEET (RECORD: 46 FEET); THENCE S89°01'55"E 150.08 FEET (RECORD: SOUTH 89°02'00" EAST 150 FEET); THENCE SOUTH 0°58'00" WEST 46.00 FEET (RECORD: 45 FEET) TO THE PLACE OF BEGINNING.

03-019-0004 LEGAL DESCRIPTION

A PART OF LOT 23, BLOCK 7, OGDEN FIVE ACRE PLAT "A" OF OGDEN CITY SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 23, (RECORD: 4 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 23), SAID POINT BEING ON THE NORTH LINE OF 17TH STREET IN OGDEN CITY, UTAH, AND RUNNING THENCE NORTH 0°58'00" EAST 55 FEET; THENCE WEST 150 FEET; THENCE NORTH 46 FEET; THENCE WEST 15 FEET; THENCE SOUTH 101 FEET; THENCE WEST 15 FEET; THENCE SOUTH 101 FEET; THENCE EAST 165 FEET TO THE POINT OF BEGINNING.

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03-019-0005 LEGAL DESCRIPTION

A PART OF LOT 23, BLOCK 7, OGDEN FIVE ACRE PLAT "A" OF OGDEN CITY SURVEY: BEGINNING AT A POINT NORTH 89°02'00" WEST 301.80 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 23 (RECORD: 301.65 FEET AND 4.0 FEET NORTH 0°58'00" EAST FROM THE SOUTHEAST CORNER OF SAID LOT 23), SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF 17TH STREET AND THE EAST LINE OF KIESEL AVENUE (RECORD: HUDSON AVENUE), AND RUNNING THENCE SOUTH 89°02'00" EAST ALONG THE NORTH LINE OF 17TH STREET, 136.72 FEET (RECORD: 136.6 FEET); THENCE NORTH 0°58'00" EAST 50.1 FEET (RECORD: 50.0 FEET); THENCE N89°01'54"W 136.72 FEET (RECORD: NORTH 89°02'00" WEST 136.6 FEET); THENCE SOUTH 0°58'00" WEST 50.01 FEET (RECORD: 50.0 FEET) ALONG THE EAST LINE OF KIESEL AVENUE (RECORD: HUDSON AVENUE) TO THE PLACE OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, JASON FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 01/11/2023 No. 9239283 JASON T. FELT STATE OF UTAH

Reeve & Associates, Inc.
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LAND PLANNERS · CIVIL ENGINEERS · LAND SURVEYORS
TRAFFIC ENGINEERS · STRUCTURAL ENGINEERS · ARCHITECTS

REVISIONS

DATE	DESCRIPTION

RECORD OF SURVEY
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH

MABCO MEMORIALS-BOTT PROPERTY
1677 & 1679 WASHINGTON AVE & 1698 KIESEL AVE, OGDEN CITY, UT 84404

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 12-6-2022
Name: BOTT RECORD OF SURVEY
Scale: 1"=20'
Checked:
Number: 8095-01

Sheet 1 of 1 Sheets

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