

LEGEND

	SUBJECT PROPERTY LINE		VINYL FENCE		CONCRETE / CURB & GUTTER
	PROPERTY LINE		DECORATIVE METAL FENCE		FEMA FLOOD ZONE A
	STREET MONUMENT LINE		DITCH MAIN CENTERLINE		DECIDUOUS TREE
	WIRE FENCE		DITCH LATERAL CENTERLINE		CONIFEROUS TREE
	CHAIN LINK FENCE		TREE COVER EXTENT		CALCULATED SECTION CORNER

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BOUNDARY SURVEY FOR
JIM BLANKENSHIP
 TAX ID: 12-060-0022
 218 2ND STREET, OGDEN CITY, WEBER COUNTY, UTAH
 A PART OF THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M. U.S. SURVEY

P:\05-MISC\BLANKENSHIP-JIM\CAD\BASE-DRAWINGS\BASE.dwg 1/30/2023 2:57 PM

NARRATIVE

THIS SURVEY WAS REQUESTED BY JIM BLANKENSHIP ON BEHALF OF THE GENEVIEVE R. SHERNER REVOCABLE TRUST, HEREINAFTER REFERRED TO AS SHERNER, FOR THE PURPOSE OF IDENTIFYING THE PROPERTY BOUNDARY FOR PARCEL 12-060-0022 AND MARKING THE LOCATION ON THE GROUND AS SHOWN AND DESCRIBED HEREON. ONE OF THE CONCERNS OF SHERNER IS WEBER COUNTY OWNERSHIP PLAT 12-060 SHOWS A LARGE "NO OWNERSHIP" GAP ALONG THE NORTH AND EAST PROPERTY LINES OF WHAT SHERNER HAS OCCUPIED FOR MORE THAN A CENTURY AND BELIEVES IS THEIR PROPERTY. SHERNER ALSO WANTED TO BE MADE AWARE OF ANY POSSIBLE ENCROACHMENTS OR CONFLICTS WITH THE ADJOINING PROPERTIES SO THAT THEY MAY BE RESOLVED.

BASED ON OUR RECORDS RESEARCH IN CONJUNCTION WITH CURRENT OCCUPATION, THERE DOES NOT APPEAR TO BE A GAP ALONG THE NORTH AND EAST LINES OF THE SHERNER PROPERTY AND IS MORE SO A RESULT OF AMBIGUITY IN THE CURRENT AND PARENT PARCEL DEEDS, AS WELL AS CONFLICTING SECTION CORNER LOCATIONS FROM WHERE THESE DEEDS ARE DESCRIBED. DUE TO MISSING SECTION CORNER MONUMENTATION, THERE IS A PREDOMINANT BEARING OF NORTH 00°30' EAST (OR SOUTHWEST) FOUND REPEATEDLY THROUGHOUT THE DEEDS IN THIS AREA. THE PARENT PARCEL DESCRIPTION FOR SHERNER, FOUND IN BOOK Q, PAGE 374, RECORDED IN 1894, CONTAINS THIS SAME BEARING ALONG THE WEST LINE BUT THEN FLIPS THIS BEARING TO A NORTH 00°30' WEST (OR SOUTHWEST) DIRECTION ALONG THE EAST LINE. I BELIEVE THIS BEARING CHANGE WAS DONE IN ERROR AS THE MAJORITY OF THE BEARINGS IN THIS DESCRIPTION AND SURROUNDING PARCELS WERE RUN PARALLEL TO ONE ANOTHER. THIS ERRONEOUS BEARING ALONG THE EAST LINE OF THE PARENT PARCEL WAS THEN REPEATED WHEN THE SUBJECT PARCEL WAS ORIGINALLY BROKEN OFF IN 1899. SINCE THAT TIME, THE DEED DESCRIPTION HAS REMAINED THE SAME AND WITHIN THE SHERNER FAMILY. ROTATING THE INCORRECT NORTH 00°30' WEST (OR SOUTHWEST) BEARINGS, AS CURRENTLY DESCRIBED ALONG THE EAST AND WEST LINES OF THE SHERNER PROPERTY, TO MATCH THE COMMON BEARING OF NORTH 00°30' EAST (OR SOUTHWEST), AND HOLDING TO THE CALCULATED CENTER OF SECTION 17, AS SHOWN IN THE OGDEN BIBLE PLATS, MATCHED UP WELL WITH SURROUNDING DEEDS AND CURRENT OCCUPATION ALONG THE EAST AND WEST LINES, ELIMINATING THIS "GAP" ALONG THE EAST LINE. HOWEVER, THIS STILL LEFT A "SUPPOSED" GAP ALONG THE NORTH LINE OF ±16 FEET.

IN DRAWING THE HISTORICAL PARCELS SURROUNDING THE SHERNER PROPERTY, THEY ALL CONTAIN THE SAME OR SIMILAR BEARINGS AND DISTANCES, SUGGESTING THESE PARCELS WERE ALL INTENDED TO BE CONTIGUOUS. YET, WHEN FITTING THESE PARCELS TOGETHER, THE LOCATION OF THE NORTH QUARTER CORNER FROM WHICH SOME ARE DESCRIBED, DIFFERS BY AS MUCH AS ±16 FEET, WHICH ACCOUNTS FOR THIS "GAP" ALONG THE NORTH LINE. ADDITIONALLY, THE SHERNER PROPERTY IS DESCRIBED FROM THE CENTER OF THE SECTION RATHER THAN THIS NORTH QUARTER CORNER, MAKING IT DIFFICULT TO RELATE THE TWO WITH THIS VARIABILITY OF THE SECTION CORNER LOCATIONS. TO COMPOUND THE ISSUE, NO SECTION CORNER MONUMENTATION CURRENTLY EXISTS FOR SECTION 17, SO THE LOCATION OF THESE CORNERS CAN NOT DEFINITELY BE PROVEN. THE ONLY REFERENCE TO THESE SECTION CORNERS IS CONTAINED IN THE OGDEN BIBLE PLATS. HOLDING THE SECTION CORNER LOCATIONS AS SHOWN ON THE OGDEN BIBLE PLATS, DOES TECHNICALLY CREATE A GAP ALONG THE NORTH LINE OF SHERNER, BUT IT ALSO CREATES A GAP ALONG THE NORTH LINE OF THE CHURCH PROPERTY AS WELL. SOMETHING WHICH IS NOT REPRESENTED ON THE CURRENT OWNERSHIP PLATS. ANOTHER INTERESTING FINDING IS WHEN THE OGDEN BIBLE PLATS CENTER OF SECTION IS HELD FOR THE SHERNER DESCRIPTION, THE SOUTH LINE MORE OR LESS SITS AT THE CENTER OF 2ND STREET. HOWEVER, IN AN ABSTRACT OF TITLE PROVIDED BY THE CLIENT, DATED JULY 2ND, 1910, THE PLATTED DIAGRAM SHOWS THE PROPERTY SITTING ON THE NORTH RIGHT-OF-WAY LINE OF 2ND STREET, WHICH WOULD THEN ELIMINATE THIS GAP AND ACTUALLY PLACE THE PROPERTY ABOUT 16 FEET NORTH OF THE PROPERTY LINE AS SHOWN ON THIS SURVEY. ALSO, THE SHERNER DESCRIPTION DOES NOT CONTAIN ANY LANGUAGE EXCEPTING THEREFROM THE STREET RIGHT-OF-WAY EVEN THOUGH THERE IS EVIDENCE AS FAR BACK AS 1890, IN THE WEDELL'S FIVE POINT SUBDIVISION, THAT 2ND STREET EXISTED. THIS MAY IMPLY THE SHERNER DESCRIPTION WAS INTENDED TO BE NORTH OF THE RIGHT-OF-WAY. WITH THIS ±16 FEET DIFFERENCE, THE POSSIBILITY OF A DIFFERENT RIGHT-OF-WAY WIDTH FOR 2ND STREET CAME TO MIND, BUT THE SAME 1890 PLAT CONFIRMED THAT 2ND STREET WAS 66 FEET WIDE (33 FEET FROM EACH SIDE). GIVEN THESE AMBIGUITIES, I AM RECOMMENDING THAT THE CLIENT AND CORNER LOCATIONS, I FIND IT BEST TO DEFER TO THE INTENTIONS OF THE DEEDS, OCCUPATION ON THE GROUND, AND SURROUNDING SURVEYS. THE BOUNDARY LINES FOR THE SHERNER PROPERTIES WERE ESTABLISHED AS FOLLOWS:

THE SOUTH BOUNDARY LINE IS FIXED BY THE NORTH RIGHT-OF-WAY LINE OF 2ND STREET, WHICH IS A LINE 33 FEET PERPENDICULARLY NORTH FROM THE STREET CENTERLINE ESTABLISHED BETWEEN FOUND OGDEN CITY STREET CENTERLINE MONUMENTATION FOR 2ND STREET.

THE WEST BOUNDARY LINE WAS ESTABLISHED BY HOLDING THE FENCE LINE THAT RUNS THE ENTIRE LENGTH OF THE PROPERTY. ALTHOUGH THE ORIGINAL FENCE HAS BEEN REPLACED, FARBER PHASE 1 AND 2 SUBDIVISION PLATS SHOW A FENCE RUNNING ALONG THEIR EAST LINES AND CONTAIN BOUNDING CALLS IN THEIR DESCRIPTIONS TO AND ALONG AN EXISTING FENCE. THERON HILL SUBDIVISION DOES NOT SPECIFICALLY CALL TO AN EXISTING FENCE IN THE DESCRIPTION BUT DOES SHOW A FENCE RUNNING ALONG THE EAST LINE AND CONTINUES THE SAME BEARING FROM SAID FARBER SUBDIVISIONS. ALL THE AFOREMENTIONED SUBDIVISION PLATS SHOW SHERNER AS THE ADJOINER ALONG THIS FENCE, SIGNIFYING THIS FENCE LINE WAS HONORED AND AGREED UPON AS THE BOUNDARY LINE.

THE NORTH LINE WAS ESTABLISHED BY HOLDING A FOUND REEVE & ASSOCIATES REBAR AND CAP, MARKING THE NORTHEAST CORNER OF THE FARBER PHASE 1 SUBDIVISION, AND RUNNING EASTERLY ALONG THE BEARING ESTABLISHED FOR THE SOUTH LINE OF PARCEL 11-036-0029, AS DESCRIBED IN WARRANTY DEED ENTRY NUMBER 2995816 AND JSH SURVEYS 5958 AND 6172. THERE ARE REMNANTS OF AN OLD BARBED WIRE FENCE ALONG THE NORTH LINE OF THE PROPERTY THAT HAS VISIBLY AND HISTORICALLY BEEN OCCUPIED TO. THIS IS EVIDENCED BY CLIENT TESTIMONY AND HISTORICAL AERIAL PHOTOGRAPHS DATING BACK TO 1937, WHERE ALL ADJOINING PARCELS APPEAR TO OCCUPY UP TO ONE COMMON LINE. THIS FENCE LINE ALSO APPEARS TO HAVE BEEN HONORED BY FARBER PHASE 1 SUBDIVISION AND THE BRAMBLEWOOD APARTMENTS PARCEL 11-036-0012, BASED ON FOUND REBARS IN LINE WITH THIS FENCE, AND BOUNDING CALLS TO AND ALONG A FENCE. AS FURTHER EVIDENCE OF THIS NORTH LINE, A 34" IRON PIPE WAS FOUND IN THE VICINITY OF THE BOUNDARY LINE IN COMMON WITH PARCEL 11-036-0012, 12-060-0022, AND WHAT IS NOW PARCEL 11-036-0029. JSH SURVEY 5958 BELIEVES THIS IS THE ORIGINAL COMMON CORNER TO THESE PARCELS. THE REASON THIS IRON PIPE WAS NOT HELD FOR JSH'S SURVEY AND IN TURN THIS SURVEY IS BECAUSE IT WOULD UPSET LONGSTANDING BOUNDARY LINES AND OCCUPATION.

THE EAST LINE WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH THE CENTERLINE OF CHILDS AVENUE (BEARING NORTH 00°30' EAST), THE RECORD DISTANCE OF 270 FEET FROM THE WEST RIGHT-OF-WAY LINE OF SAID STREET, ACCORDING TO CHURCH PARCEL 12-060-0018 AND LYNCH PARCEL 12-060-0020. SURVEYS AND DEEDS VARY BY AS MUCH AS 1.5 FEET TO THE CENTERLINE LOCATION OF CHILDS AVENUE AND NO CURRENT MONUMENTATION EXISTS. BECAUSE OF THIS, I AM HOLDING THE LAST FOUND CENTERLINE MONUMENT LOCATION FOR CHILDS AVENUE, BEING A NAIL AND WASHER, REFERENCED IN CLS FIELD NOTES FROM 1910, AN UNRECORDED CLS SURVEY IN 1997 (JOB PS97-06), AND GREAT BASIN RECORD OF SURVEY 272. HOLDING SAID LINE THE RECORD DISTANCE OF 270 FEET FROM THE WEST RIGHT-OF-WAY LINE OF CHILDS AVENUE WAS CONFIRMED BY FOUND CLS REBARS MARKING THE WEST LINE OF LYNCH PARCEL 12-060-0020 PER UNRECORDED CLS SURVEY JOB PS97-06 AND MATCHED CLOSELY TO AN EXISTING CHAIN LINK FENCE CORNER NEAR THE RESPECTIVE CORNERS OF SAID PROPERTIES. THIS LINE ALSO FIT WELL WITH THE EXISTING FENCE LINES RUNNING SOUTH ALONG THE LYNCH PROPERTY, AND NORTHERLY ALONG THE CHURCH PROPERTY UNTIL IT JOGS TO THE WEST. THIS JOG IN THE FENCE IS DUE TO REEVE & ASSOCIATES RECORD OF SURVEY 2012 BELIEVING THE BOUNDARY IS 7 FEET FURTHER WEST TO THE CENTERLINE OF A DITCH. THE CHURCH SUBSEQUENTLY BUILT THE REMAINING CHAIN LINK FENCE IN RELIANCE UPON THIS SURVEY.

I DISAGREE WITH REEVE'S SURVEY AS I FIND NO EVIDENCE OR REASON TO EXTEND THE WEST LINE OF THE CHURCH PROPERTY AN ADDITIONAL 7 FEET WEST TO A DITCH, BEYOND THE DEEDED DISTANCE OF 270 FEET, AND NO REASON IS GIVEN ON THEIR PLAT. BASED ON CLIENT TESTIMONY, THIS DITCH SERVED AS A LATERAL FROM THE MAIN DITCH WHICH WAS TRENCHED, MAINTAINED, AND OPERATED BY SHERNER. THIS DITCH SERVICED THE PROPERTIES TO THE WEST. THE CHURCH AND PREVIOUS OWNERS DID NOT USE OR MAINTAIN THIS DITCH, NOR DOES THE CHURCH HAVE A USE FOR IT NOW. ALSO, THE EXISTING CHAIN LINK FENCE MONUMENTING THE CHURCH BOUNDARY AT THE TIME OF THE REEVE SURVEY FIT WELL WITH DEEDS, AND THEY IGNORED EXISTING CLS REBARS ALONG THE FENCE LINE AND FENCE CORNER, AS INDICATED ON THE REEVE SURVEY. THIS BOUNDARY LINE MAY HAVE BEEN EXTENDED WEST IN ORDER FOR THE FENCE TO BYPASS THE LARGE, MATURE TREES MORE OR LESS ON THE DEEDED BOUNDARY. PERHAPS THEY WERE HOLDING THE RECORD DISTANCE OF 86.59', AS DESCRIBED FOR THE NORTH LINE OF THE SHERNER PARCEL, FROM THE NORTHWEST CORNER OF FARBER PHASE 1 SUBDIVISION. IF THIS IS THE CASE, IN MY OPINION, THIS WAS DONE IN ERROR AS THE FARBER AND THERON HILL SUBDIVISIONS FORFEIT THIS 47 FEET WHEN THEY HELD AND AGREED TO THE FENCE LINE BEING THE BOUNDARY RATHER THAN THE DEEDED LINE. FURTHERMORE, I DISAGREE WITH THE NORTH LINE ESTABLISHED PER THIS SURVEY AS IT CONFLICTS WITH THE NORTH LINE IN THE FARBER PHASE 1 SUBDIVISION, ALSO PERFORMED BY REEVE. THIS NORTH LINE WAS DISREGARDED AS WELL IN JSH SURVEYS 5198 AND 6172, AND THE UNRECORDED MILLER SURVEY, AS SHOWN IN THE REFERENCES. THE BOUNDARY LINE FOR THIS REEVE SURVEY IS SHOWN HEREON FOR COMPARISON.

EVEN THOUGH I BELIEVE THE REEVE SURVEY WAS ERRONEOUS, THE CHURCH BUILT A FENCE IN RELIANCE UPON THIS SURVEY AND THE MONUMENTATION SET. IF THE FENCE WAS BUILT AROUND THE TIMEFRAME THE SURVEY WAS PERFORMED (1998), THEN IT WILL HAVE BEEN IN EXISTENCE FOR OVER 20 YEARS, SATISFYING ONE OF THE CRITERIA FOR ACQUIESCENCE. IF THE CLIENT NEVER DISPUTED THE LOCATION OF THIS FENCE, IT IS ASSUMED THE ACQUIESCENCE TO THE BOUNDARY LINE WAS MUTUAL, THUS SATISFYING ANOTHER REQUIREMENT. IN MY OPINION, THIS PORTION OF THE FENCE HAS BECOME A LEGAL BOUNDARY, REGARDLESS OF THE ERRONEOUS LOCATION. IT IS RECOMMENDED THAT THE CHURCH AND CLIENT PERFORM A BOUNDARY LINE AGREEMENT OR CORRECT THIS LINE BY DEED TO FIX THIS DISCREPANCY. PER THE CLIENT'S INITIAL REQUEST TO IDENTIFY ANY CONFLICTS OR ENCROACHMENTS, I AM TREATING THE FENCE LINE AS AN ENCROACHMENT FOR THIS SURVEY WHILE ACKNOWLEDGING ITS POTENTIAL AS A LEGAL BOUNDARY LINE. THE BOUNDARY LINE, AS SHOWN HEREON, FITS BETTER WITH SURROUNDING DEEDS AND OCCUPATION AND THE FINAL ACREAGE MATCHES MORE CLOSELY WITH WHAT WAS ORIGINALLY DEEDED.

DUE TO THE AFOREMENTIONED VARIABILITY IN SECTION CORNER LOCATIONS FOR SECTION 17 AND LACK OF PHYSICAL MONUMENTATION, I HAVE HELD AND DESCRIBED THE PROPERTY FROM ACCESSIBLE OGDEN CITY STREET MONUMENTS INSTEAD. HOWEVER, I HAVE INCLUDED A TIE TO THE CALCULATED OGDEN CITY BIBLE PLAT CENTER OF SECTION LOCATION, BECAUSE THE ORIGINAL DEEDED DESCRIPTION FOR SHERNER TIED TO SAID CENTER OF SECTION. THE BASIS OF BEARINGS IS SOUTH 89°12'45" EAST, AS ASSIGNED TO THE MONUMENTED STREET CENTERLINE OF 2ND STREET, BETWEEN THE FOUND OGDEN CITY STREET MONUMENTS AT WALL AVENUE AND WASHINGTON BOULEVARD, IN ORDER TO MATCH THE BEARING SHOWN FOR THE CENTERLINE OF 2ND STREET IN THE OGDEN CITY BIBLE PLATS AND EXISTING SURVEYS. FOR MEASURED NAD 83 STATE PLANE UTAH NORTH ZONE GRID BEARINGS, APPLY A CLOCKWISE ROTATION OF 00°19'31" A GRID TO GROUND SCALE FACTOR OF 1.0002092087 WAS CALCULATED BY COMPARING MEASURED GRID DISTANCES TO THE CALCULATED DISTANCE OF 2294.84' BETWEEN SAID 2ND STREET MONUMENTS, USED BY THE MAJORITY OF SURVEYS IN THE AREA. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE RECORD INFORMATION.

RECORDED DEED DESCRIPTION 12-060-0022

BEGINNING AT A POINT 1209.12 FEET NORTH AND 427.55 FEET EAST OF THE SOUTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; RUNNING THENCE NORTH 0°30' WEST 1357.16 FEET; THENCE NORTH 89°15' EAST 86.59 FEET; THENCE SOUTH 0°30' EAST 1358.28 FEET; THENCE WEST 86.59 FEET TO POINT OF BEGINNING, CONTAINING 2.81 ACRES, MORE OR LESS.

AS SURVEYED BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THERON HILL SUBDIVISION, RECORDED UNDER ENTRY NUMBER 1888825 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 2ND STREET, LOCATED SOUTH 89°12'45" EAST 820.32 FEET ALONG THE MONUMENTED STREET CENTERLINE OF 2ND STREET AND NORTH 00°47'15" EAST 33.00 FEET PERPENDICULARLY DISTANT FROM SAID MONUMENTED STREET CENTERLINE FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF 2ND STREET AND WALL AVENUE; (BASIS OF BEARINGS IS THE MONUMENTED STREET CENTERLINE OF 2ND STREET BETWEEN THE FOUND OGDEN CITY STREET MONUMENT AT WALL AVENUE AND THE FOUND OGDEN CITY STREET MONUMENT AT WASHINGTON BOULEVARD);

RUNNING THENCE NORTH 00°18'04" EAST 1339.88 FEET (NORTH 00°30' WEST 1357.16 FEET BY RECORD) ALONG AN EXISTING FENCE MONUMENTING THE EAST LINES OF SAID THERON HILL SUBDIVISION, FARBER PHASE-2 SUBDIVISION, RECORDED UNDER ENTRY NUMBER 1719334 IN THE WEBER COUNTY RECORDER'S OFFICE, AND FARBER PHASE-1 SUBDIVISION, RECORDED UNDER ENTRY NUMBER 1506498 IN THE WEBER COUNTY RECORDER'S OFFICE, TO A REEVE & ASSOCIATES REBAR AND CAP AT THE NORTHEAST CORNER OF SAID FARBER PHASE-1 SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE BRAMBLEWOOD APARTMENTS OGDEN LLC PARCEL (TAX ID 11-036-0012) AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER ENTRY NUMBER 2356488 IN THE WEBER COUNTY RECORDER'S OFFICE, THENCE SOUTH 89°21'27" EAST 94.45 FEET (NORTH 89°15' EAST 86.59 FEET BY RECORD) ALONG THE SOUTH LINE OF SAID PARCEL AND THEN THE SOUTH LINE OF THE NEIGHBORHOOD NONPROFIT HOUSING CORPORATION PARCEL (TAX ID 11-036-0029) AS DESCRIBED BY WARRANTY DEED RECORDED UNDER ENTRY NUMBER 2995816 IN THE WEBER COUNTY RECORDER'S OFFICE, TO THE WEST LINE OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS PARCEL (TAX ID 12-060-0018) AS DESCRIBED BY WARRANTY DEED UNDER BOOK 557, PAGE 504 IN THE WEBER COUNTY RECORDER'S OFFICE, THENCE SOUTH 00°30'00" WEST 1340.09 FEET (SOUTH 00°30' EAST 1358.28 FEET BY RECORD) ALONG SAID WEST LINE AND THEN THE WEST LINE OF THE DANIEL A. LYNCH AND RENEE A. LYNCH PARCEL (TAX ID 12-060-0020) AS DESCRIBED BY WARRANTY DEED UNDER ENTRY NUMBER 1885983 IN THE WEBER COUNTY RECORDER'S OFFICE, TO THE NORTH RIGHT-OF-WAY LINE OF 2ND STREET, SAID POINT LOCATED NORTH 89°12'45" WEST 299.00 FEET FROM THE CENTERLINE OF CHILDS AVENUE, THENCE NORTH 89°12'45" WEST 88.80 FEET (WEST 86.59 FEET BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 123,442 SQUARE FEET OR 2.834 ACRES MORE OR LESS.

REFERENCES

AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE OR FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE UNLESS OTHERWISE SPECIFIED.

- 1. WARRANTY DEED TO GENEVIEVE R. SHERNER: ENTRY NO. 2129307 (CURRENT REFERENCE - 12-060-0022)
- 2. WARRANTY DEED TO HUTCHENS: BOOK Q, PAGE 374 (PARENT PARCEL - 1894)
- 3. WARRANTY DEED TO DANIEL A. LYNCH AND RENEE A. LYNCH: ENTRY NO. 1866993 (CURRENT REFERENCE - 12-060-0020)
- 4. WARRANTY DEED TO CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS: BOOK 557, PAGE 504 (CURRENT REFERENCE - 12-060-0018)
- 5. WARRANTY DEED TO NEIGHBORHOOD NONPROFIT HOUSING CORPORATION: ENTRY NO. 2995816 (CURRENT REFERENCE - 11-036-0029)
- 6. SPECIAL WARRANTY DEED TO BRAMBLEWOOD APARTMENTS OGDEN LLC: ENTRY NO. 2356488 (CURRENT REFERENCE - 11-036-0012)
- 7. QUIT CLAIM DEED TO OGDEN CITY (FOR STREET PURPOSES): BOOK 773, PAGE 36 (CURRENT REFERENCE - 12-060-0019)
- 8. WEBER COUNTY OWNERSHIP PLAT: 12-060 (2023)
- 9. OGDEN CITY SURVEY BIBLE PLATS: 2805, 2806, 2809, 2610, 2619, AND 2820
- 10. WEDELL'S FIVE POINT SUBDIVISION: BOOK 6, PAGE 8 (1890)
- 11. PARKWOOD ESTATES NO. 1: ENTRY NO. 733681 (1978)
- 12. GREAT BASIN ENGINEERING RECORD OF SURVEY: 272 (1989)
- 13. FARBER PHASE - 1 SUBDIVISION: ENTRY NO. 1506498 (1997)
- 14. CLS LAND SURVEYING UNRECORDED SURVEY: JOB NO. PS97-06 (1997)
- 15. REEVE & ASSOCIATES RECORD OF SURVEY: 2012 (1998)
- 16. FARBER PHASE - 2 SUBDIVISION: ENTRY NO. 1719334 (2000)
- 17. THERON HILL SUBDIVISION: ENTRY NO. 1888825 (2002)
- 18. RICHARD W. MILLER UNRECORDED SURVEYS: JOB NO. 12143 AND 13035 (2013), REFERENCED IN WARRANTY DEED ENTRY NO. 2652685 (2013)
- 19. JSH SURVEYING & DRAFTING RECORD OF SURVEYS: 5958 (2018), AND 6172 (2019)

FLOOD ZONE CERTIFICATE

THIS PROPERTY LIES WITHIN FLOOD ZONES X (OTHER AREAS), AND A (NO BASE FLOOD ELEVATIONS DETERMINED), ACCORDING TO FLOOD INSURANCE RATE MAP OF WEBER COUNTY, UTAH AND INCORPORATED AREAS, MAP NUMBER 49057C0213C, DATED DECEMBER 16, 2005. ZONE X (OTHER AREAS) IS ANY AREA NOT SHADED HEREON AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." ZONE A, AS DELINEATED HEREON, IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT - NO BASE FLOOD ELEVATIONS DETERMINED." LOCATIONS OF FLOOD ZONES ARE APPROXIMATE AND PROVIDED BY FEMA'S NATIONAL FLOOD HAZARD LAYER (NFHL)

ZONING

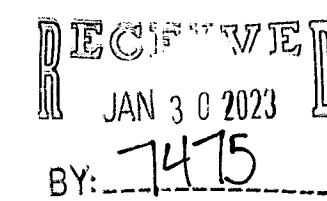
THIS PROPERTY IS WITHIN OGDEN CITY ZONING CLASSIFICATION R-2 (TWO - FAMILY RESIDENTIAL ZONE), SEE OGDEN CITY CODE OF ORDINANCES: TITLE 15, CHAPTER 16 FOR MORE INFORMATION.

- MINIMUM LOT AREA:
 - SINGLE - FAMILY DWELLING: 6,000 SQUARE FEET
 - TWO - FAMILY DWELLING: 12,000 SQUARE FEET

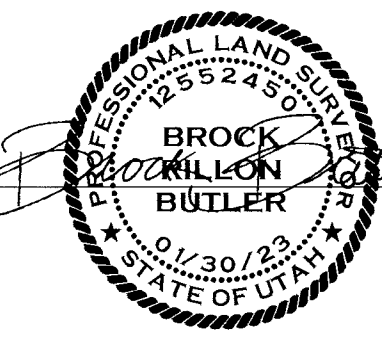
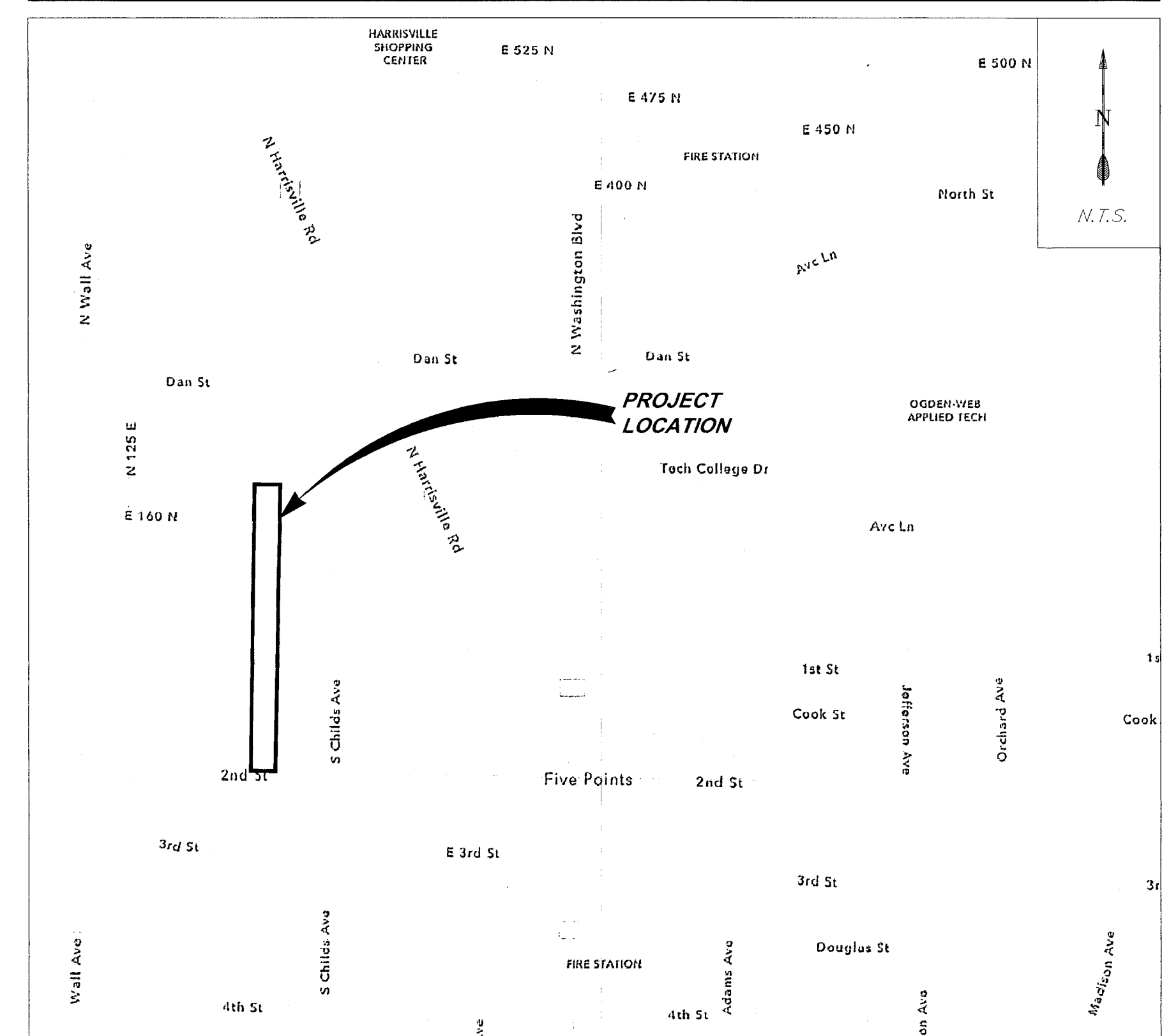
MINIMUM LOT WIDTH: 60 FEET

MINIMUM YARD SETBACKS:

- FRONT: 25 FEET
- SIDE: 8 FEET
- REAR: 30 FEET



VICINITY MAP



BROCK RILLON BUTLER, P.L.S.
UTAH LICENSE NO. 12552450

Boundary Survey for JIM BLANKENSHIP. WASATCH CIVIL CONSULTING ENGINEERING. 1150 DEPOT DRIVE SUITE 225, OGDEN, UT 84404. SHEET: 2 OF 2 SHEETS.

P:\105-MISC\BLANKENSHIP-JIM\CAD\BASE-DRAWINGS\BASE.dwg 1/30/2023 2:57 PM