

Found Monument at a 17' South offset of the Centerline of 12th Street and the West Section Line of the Northeast Quarter of Section 19, Township 6 North, Range 1 West, SLB&M. (Brass Cap Monument)

Calculated Northwest Corner to Section 20, Township 6 North, Range 1 West, SLB&M.

(Basis of Bearing) N 89°03'15" W

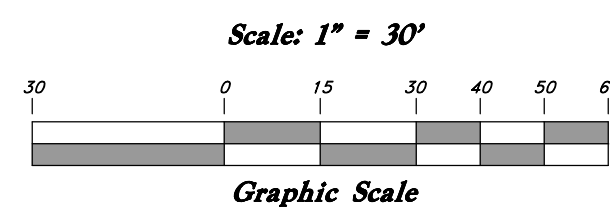
2641.77'

33.76' S 89°07'58" E

S 89°03'12" E

2641.82'

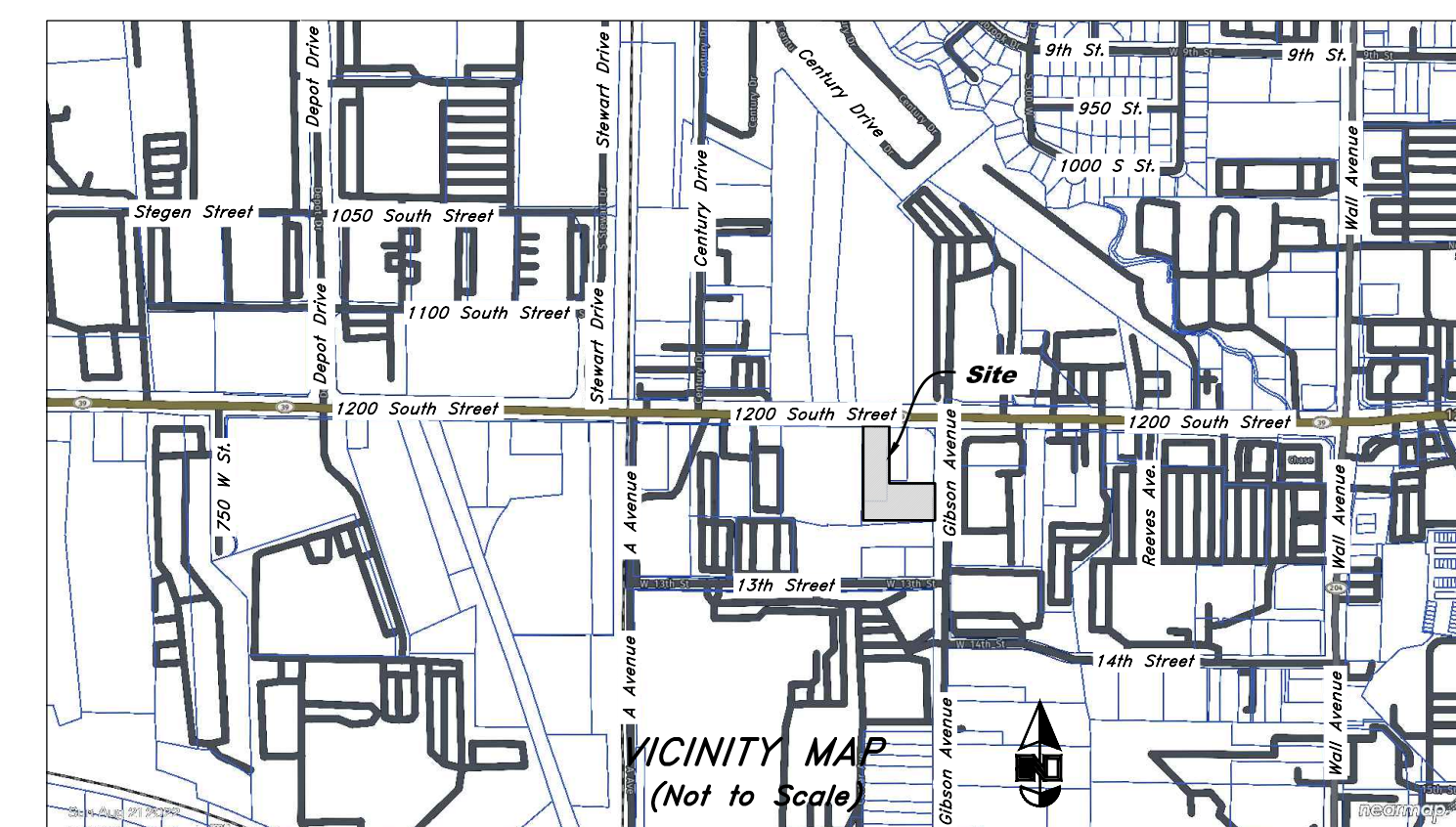
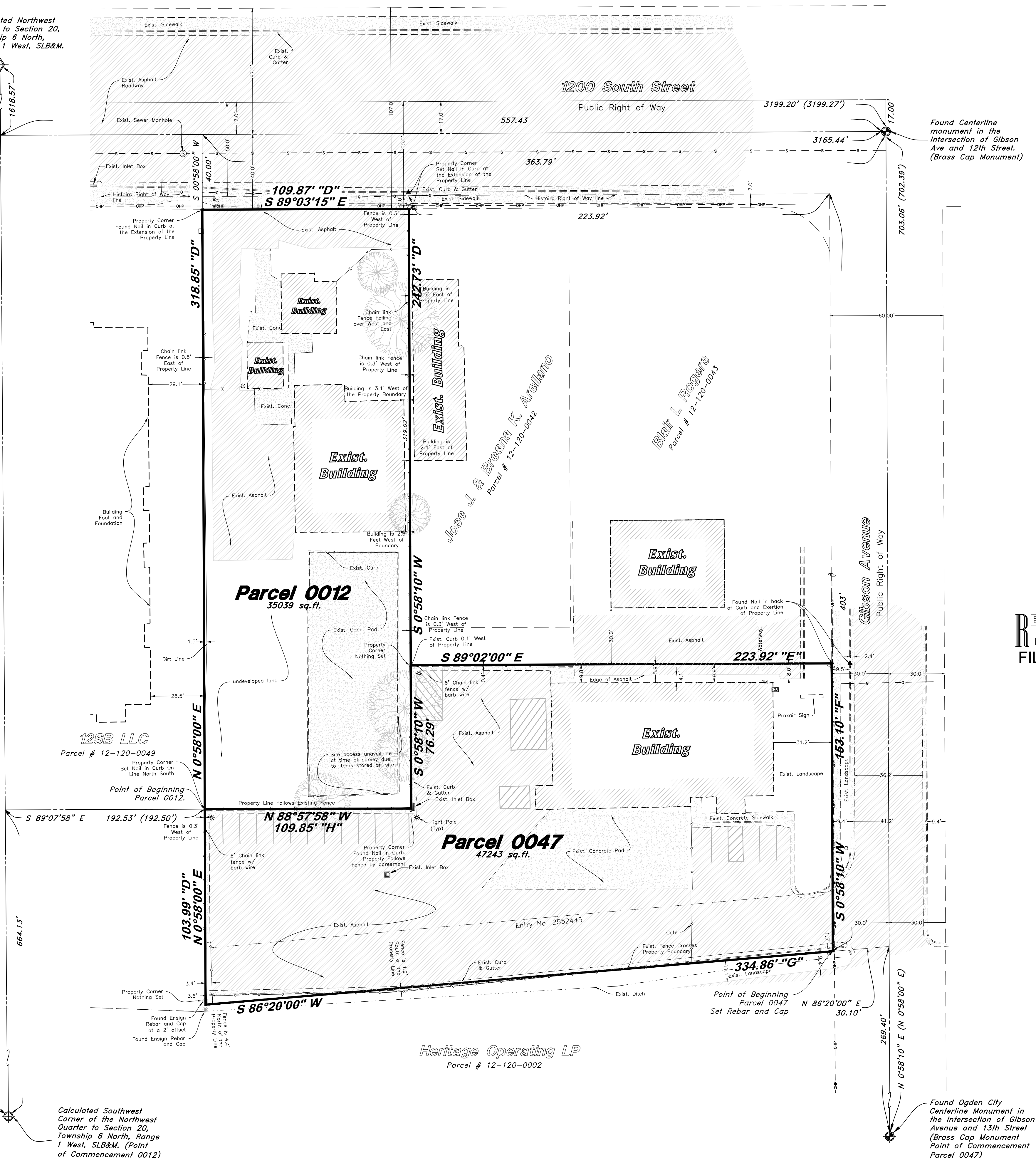
Found Center Line offset Monument at a 17' South offset of the Centerline of 12th Street and the Intersection of 750 West. (Brass Cap Monument)



### Legend

(Note: All items may not appear on drawing)

- Existing Asphalt
- Existing Concrete
- Existing Building
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- A Nail set in Curb at Extension of Property
- Found Public Land Monument
- Calculated Section Position
- Found Survey Monument
- Calculated Survey Position
- Light Pole
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Boundary Line
- Existing Fence Line
- Existing Concrete
- Existing Ditch
- Record Measurement



### NARRATIVE

- A. This survey was requested by Lisa Murray to adjust the parcel lines between these parcels to coincide with the improvements installed from an unrecorded survey. For more information regarding the unrecorded survey see Record of Survey found under file number 2404 with Weber County Surveyor Office.
- B. A line bearing North 89°03'15" West measured between a street monument found at the intersection of a 17-foot South offset of the Centerline of 12th Street, and the West Section Line of the Northeast Quarter of Section 19, and a monument found at the intersection of Gibson Avenue and 12th Street.
- C. Line segments on the survey shown hereon contain quotations with a letter "A". Said lettering corresponds to the lettering of this narrative. Data contained within parentheses denote data found of record.
- D. Retraced using said Record of Survey Filed with Weber County Surveyor's Office under File No. 7404. See said survey for more information regarding boundary line segment labeled as "D".
- E. Retraced according to Correction Quit Claim Deed found at Entry No. 2383145. This deed is intended to adjust lot lines and is the controlling instrument for Line Segment E.
- F. As found in said 7404 Survey, regarding an unfiled record of survey prepared by Ensign Engineering a two-foot error in retracement of the Right of Way of 12th Street was found. From said survey, many deeds in this area post-2009 were created reflecting this error. Due to this, a measurement of 153.10' is used to measure up to the original boundary location pre-2009. Further detail is given in the next paragraph. This distance was measured along the West Right of Way line of Gibson Avenue as established from the found Center Line Monuments.
- G. Research performed by surveyor found no error or discrepancies between the following deeds that contain the intent of the land owners that created this boundary. Said deeds are Corporation Warranty Deed at Entry No. 1903917 and Quit Claim Deed at Entry No. 1212556. Errors in retracement can not change property boundaries except by Equitable Estoppel. Surveyor is not of the opinion that Equitable Estoppel has claim over that of the original agreement between landowners.
- G.A. The most recent description found under Entry No. 2552445 contains Patent ambiguity and does not close. A quitclaim deed was found and Entry No. 2552445 gained a 30' strip. After gaining said ground, Quit Claim Deed (Entry No. 2552445) was recorded to combine the parcels creating the most current Parcel Number 12-120-0047. The closure issue was resolved through retracement of the said land acquisitions.
- H. Boundary according to the intent of the land owners to be along the existing fence as measured.
- I. Property corners were monumented as shown here.

### RECORD BOUNDARY DESCRIPTIONS

- Parcel 12-120-0012**  
Part of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point North 0°58' East 662.43 feet and South 89°02' East 190.55 feet from the Southwest corner of said Quarter Section, and running thence North 0°58' East 327.88 feet to the South line of 12th Street, thence South 89°03'15" East along the South line of 12th Street 109.87 feet to a point North 89°03'15" West 223.92 feet from the West line of Gibson Avenue, thence South 0°58' West 327.95 feet, thence North 89°02' West 109.87 feet to the place of beginning.
- Parcel 12-120-0047**  
Beginning at a point on the West line of Gibson Avenue, said point being North 00°58'00" East 268.78 feet along the monument line and North 89°02'00" West 30.00 feet from an Ogden City Survey Monument in the intersection of Gibson Avenue and 13th Street, and running thence South 334.88 feet, thence North 00°58'00" East 76.32 feet; thence South 89°02'00" East 223.92 feet to the West line of Gibson Avenue, thence South 00°58'00" West 121.19 feet along the West line of Gibson Avenue to the point of beginning.

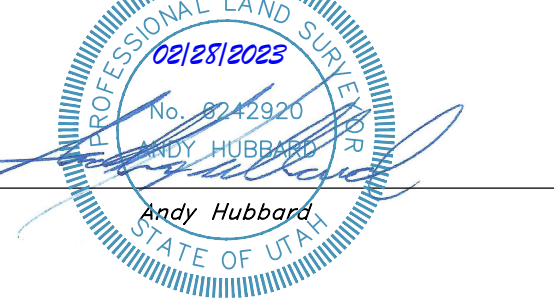
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MAR 1 2023  
FILE # 7494

### PROPOSED BOUNDARY DESCRIPTIONS

- Parcel 12-120-0012**  
Part of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 664.13 feet North 0°47'02" East and 192.53 feet South 89°07'58" East from the Southwest corner of said Quarter Section, and running thence North 0°58'00" East 318.85 feet to the South Right-of-Way of 12th Street, thence South 89°03'15" East along said Right-of-Way 109.87 feet to a point North 89°03'15" West 223.92 feet from the West line of Gibson Avenue, thence South 0°58'00" West 319.02 feet to an existing chain link fence, thence North 89°03'58" West along said fence line 109.85 feet to the place of beginning. Contains 35,039 Sq.Ft.
- Parcel 12-120-0047**  
Part of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 403 feet South of the Historic South Right-of-Way of 12th Street and the West Right-of-Way line of Gibson Avenue, said point being 269.40' North 0°58'10" East (North 0°58' East) along the Monument Line of Gibson Avenue and 30.10 feet South 86°20'00" West from the Centerline monument found in the intersection of 13th Street and Gibson Avenue; and running thence South 86°20'00" West 334.86 feet; thence North 0°58'00" East 103.99 feet to an existing chain link fence; thence South 88°57'58" East 109.58 feet along said fence; thence North 0°58'10" East 76.29 feet; thence South 89°02'00" East 223.92 feet to the West Right-of-Way of Gibson Avenue; thence South 0°58'10" West 153.10 feet along said West Right of Way line to the Point of Beginning. Contains 47,243 Sq.Ft.

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plot correctly shows the true dimensions of the property surveyed.



REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)399-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**Lot Line Adjustment**  
**Lindi Gas & Equipment**  
381 West 12th Street,  
Ogden City, Weber County, Utah  
A part of Section 20, T6N, R1W, SLB&M, U.S. Survey.

Feb, 2023  
SHEET NO.  
**LLA**  
23N001