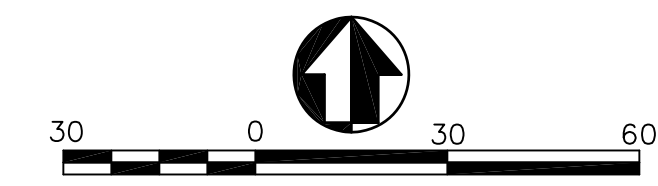


NARRATIVE:

Boundary Consultants was retained by Hans Glassman to survey the subject parcel, combine the three subject parcels and two lots into two parcels. This survey was carried out using a Trimble S6 Total Station and a Trimble R6S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4698.945 feet and no calibration. Basis of Bearing for this survey is as depicted hereon. The deed, occupation lines, and monument lines match record information. The common line between Lots 6 and 7 Mount Ogden Park Estates has been shifted east 25.13 feet to place a deck and fireplace all on Lot 6 then extended to the north line of Tax Parcel 02-005-0035.



LEGEND

- ROADWAY CENTERLINE AND MONUMENT LINE
- RIGHT OF WAY LINES
- PROPOSED PARCEL - LOT LINE
- RECORD PARCEL LINES
- RECORD OF SURVEY 3240
- ADJOINING PARCELS DEED LINES
- MOUNT OGDEN PARK ESTATES SUBDIVISION
- BAKER HEIGHTS SUBDIVISION
- DIMENSION LINES

33.00' OGDEN CITY RETAINED EASEMENT

ROOT DESCRIPTIONS:

WARRANTY DEED, ENTRY #1115792:
Parcel 1: (Tax Parcel #05-005-0037)
Part of the Northeast Quarter of the Northwest Quarter of Section 3, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Northwest Quarter of Lot 7 of Mount Ogden Estates Subdivision, Ogden City Weber County, Utah, said point also being South 89°02' East 553 feet and North 00°58' East 169 feet from the Ogden City Monument at the intersection of the centerline of Taylor Avenue and monument line of 33rd Street, running thence North 89°02' East 25.00 feet; Thence North 63°41'14" West 82.99 feet; Thence North 00°58' East 9.47 feet; Thence South 89°02' East 100.00 feet; Thence South 00°58' West 45.00 feet to the point of beginning.
WARRANTY DEED, ENTRY #1134705: (Tax Parcel #05-005-0006)
All of Lot 6, Mount Ogden Park Estates, Ogden City, Weber County, Utah.
WARRANTY DEED, ENTRY #1000023: (Tax Parcel #05-005-0007)
All of Lot 7, Mount Ogden Park Estates, Ogden City, Weber County, Utah. ALSO: The North part of vacated street abutting on the South side thereof (1418-145).

DESCRIPTION:

COMBINED PERIMETER DESCRIPTION:
A combination of lots and parcels lying and situate in the Northeast Quarter of Section 3, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Basis of Bearing for subject parcel being North 00°58'00" East 1963.33 feet (measured) coincident with the center line of Taylor Avenue between the Ogden City well monuments marking the intersections of 33rd Street, Laurel Street and Taylor Avenue.

Commencing at said center line monument marking the intersection of said 33rd Street and Taylor Avenue, thence North 00°58'00" East 14.00 feet to the amended center line of 33rd Street; Thence South 89°02'00" East 453.00 feet coincident with said center line; Thence North 00°58'00" East 30.00 feet to the Southwest Corner of Lot 6, Mount Ogden Park Estates Subdivision, according to the Official Plat thereof and the True Point of Beginning; Thence North 00°58'00" East 170.00 feet coincident with the west line of said Lot 6 and the extension thereof; Thence the following seven (7) courses coincident with the north line of those particular parcel of land described as Parcel 2 in that certain Warranty Deed recorded as Entry #1115792 and that certain Warranty Deed recorded as Entry #1118792 of the Weber County Records, 1) South 89°02'00" East 100.00 feet; 2) North 00°58'00" East 4.52 feet; 3) South 89°02'00" East 58.19 feet; 4) South 00°58'00" East 9.23 feet; 5) South 70°09'45" East 26.84 feet; 6) South 58°15'39" East 38.90 feet; 7) South 59°20'45" East 53.06 feet; Thence South 73°44'00" East 32.72 feet coincident with the prolonged north line of that particular parcel of land described as Parcel 1 in that certain Warranty Deed recorded as Entry #1115792 of said County Records to the northeast corner thereof; Thence South 00°58'00" West 112.80 feet coincident with the east threof to a point on the north line of Vacated 33rd Street described in that certain Ogden City Ordinance No. 2-83, recorded as Entry #872769 of said County Records; Thence the following four (4) courses coincident with said vacation parcel, 1) South 89°02'00" East 44.19 feet; 2) South 00°58'00" West 27.50 feet; 3) North 89°02'00" West 183.00 feet; 4) North 00°58'00" East 38.50 feet to a point on the north right of way of said 33rd Street; Thence North 89°02'00" West 156.17 feet coincident with said right of way line to the point of beginning. Contains ±51,801 sq. ft. or 1.19 acres

NEW PARCEL 1:
A parcel of land lying and situate in the Northeast Quarter of Section 3, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Basis of Bearing for subject parcel being North 00°58'00" East 1963.33 feet (measured) coincident with the center line of Taylor Avenue between the Ogden City well monuments marking the intersections of 33rd Street, Laurel Street and Taylor Avenue.

Commencing at said center line monument marking the intersection of said 33rd Street and Taylor Avenue, thence North 00°58'00" East 14.00 feet to the amended center line of 33rd Street; Thence South 89°02'00" East 453.00 feet coincident with said center line; Thence North 00°58'00" East 30.00 feet to the Southwest Corner of Lot 6, Mount Ogden Park Estates Subdivision, according to the Official Plat thereof and the True Point of Beginning; Thence North 00°58'00" East 170.00 feet coincident with the west line of said Lot 6 and the extension thereof; Thence the following three (3) courses coincident with the north line of those particular parcel of land described as Parcel 2 in that certain Warranty Deed recorded as Entry #1115792 and that certain Warranty Deed recorded as Entry #1118792 of the Weber County Records, 1) South 89°02'00" East 100.00 feet; 2) North 00°58'00" East 4.52 feet; 3) South 89°02'00" East 25.11 feet; Thence South 00°58'00" West 174.52 feet to a point on the north right of way line of said 33rd Street; Thence North 89°02'00" West 125.11 feet coincident with said right of way to the point of beginning. Contains ±21,383 sq. ft. or 0.49 acres

NEW PARCEL 2:
A parcel of land lying and situate in the Northeast Quarter of Section 3, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Basis of Bearing for subject parcel being North 00°58'00" East 1963.33 feet (measured) coincident with the center line of Taylor Avenue between the Ogden City well monuments marking the intersections of 33rd Street, Laurel Street and Taylor Avenue.

Commencing at said center line monument marking the intersection of said 33rd Street and Taylor Avenue, thence North 00°58'00" East 14.00 feet to the amended center line of 33rd Street; Thence South 89°02'00" East 453.00 feet coincident with said center line; Thence North 00°58'00" East 30.00 feet to the Southwest Corner of Lot 6, Mount Ogden Park Estates Subdivision, according to the Official Plat thereof; Thence South 89°02'00" East 125.11 feet coincident with the north right of way of 33rd Street to the True Point of Beginning; Thence North 00°58'00" East 174.52 feet to a point on the north line of that particular parcel of land described in that certain Warranty Deed recorded as Entry #1118792 of the Weber County Records; Thence the following five (5) courses coincident with the perimeter thereof, 1) South 89°02'00" East 33.08 feet; 2) South 00°58'00" East 9.23 feet; 3) South 70°09'45" East 26.84 feet; 4) South 58°15'39" East 38.90 feet; 5) South 59°20'45" East 53.06 feet; Thence South 73°44'00" East 32.72 feet coincident with the prolonged north line of that particular parcel of land described as Parcel 1 in that certain Warranty Deed recorded as Entry #1115792 of said County Records to the northeast corner thereof; Thence South 00°58'00" West 112.80 feet coincident with the east threof to a point on the north line of Vacated 33rd Street described in that certain Ogden City Ordinance No. 2-83, recorded as Entry #872769 of said County Records; Thence the following four (4) courses coincident with said vacation parcel, 1) South 89°02'00" East 44.19 feet; 2) South 00°58'00" West 27.50 feet; 3) North 89°02'00" West 183.00 feet; 4) North 00°58'00" East 38.50 feet to a point on the north right of way of said 33rd Street; Thence North 89°02'00" West 31.05 feet coincident with said right of way line to the point of beginning. Contains ±30,419 sq. ft. or 0.70 acres

STREET VACATION DESCRIPTION:

ORDINANCE 2-83, ENTRY #872769:
A part of the North Half of Section 3, Township 5 North, Range 1 West, Salt Lake Base and Meridian, United States Survey; Beginning at the Northwest Corner of Lot number one (1) of Baker Heights Subdivision, a part of Block 45 of the University Place Addition in Ogden City, Weber County, Utah; said point also being South 89°02' East 609.17 feet and South 00°58' West 33 feet from the Ogden City Monument at the intersection of the centerline of Taylor Avenue and the monument line of 33rd Street; said monument line being 14 feet SOUTH of and parallel to the centerline of 33rd Street as it now exists; running thence North 00°58' East 77 feet to a point at the intersection of the North line of 33rd Street and the East line of Baker Drive extended; thence South 89°02' East 108.83 feet along said North line of 33rd Street; thence South 00°58' West 11 feet; thence South 89°02' East 74.17 feet to a point on the East line of Fillmore Avenue; thence South 00°58' West 66 feet along said East line of Fillmore Avenue to a point on the South line of 33rd Street; thence North 89°02' West 183 feet along said South line to the point of beginning. Containing 3.05 acres.

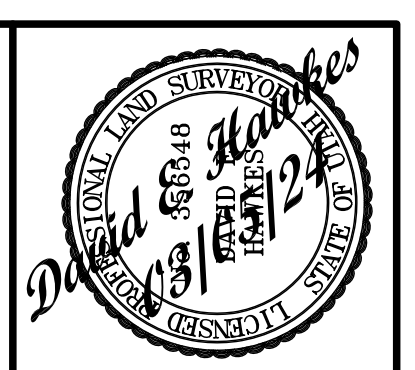
RESERVING, however, to Ogden City, for the use of its employees and permittees, a thirty-three (33) foot wide right-of-way for vehicles and all other uses and a utility easement more particularly described as follows:

Beginning at a point North 00°58' East 17 feet from the Northwest Corner of Lot number one (1) of the Baker Height Subdivision, a part of Block 45 of University Place Addition in Ogden City, Weber County, Utah; running thence North 00°58' East 33 feet, thence South [North] 89°02' West [East] 183 feet to the west line of Mount Ogden Park; thence South 00°58' West 33 feet along said west line; thence North [South] 89°02' East [West] 183 feet to the point of beginning.

ALSO, reserving for the use of the public a right-of-way easement for pedestrians over the 33 foot wide tract immediately above described.

05-005-0001
OGDEN CITY CORPORATION
ENTRY #118814 &
BOOK 154 PAGE 326

LINE	LENGTH	BEARING
L1	4.52'	N00°58'00"E
L2	9.23'	S00°58'00"E
L3	26.84'	S70°09'45"E
L4	27.50'	S00°58'00"W
L5	38.50'	N00°58'00"E



DATE: 03-05-24
SCALE: 1"=30'
PROJECT NUMBER: 2404001

RECORD OF SURVEY OF AND COMBINATION OF
TAX PARCELS 05-005-0035, -0036, 0037
and 05-162-0006, -0007
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESKED: DEH
DRAWN: DEH
CHECKED: DEH
SHEET: 1
OF: 1

