



VICINITY MAP
N.T.S.

RSS UBSBB2012C4 -
UT NMH LLC (ET AL)
A.P.N. 05-139-0044
EN 3147531

NEWGATE
MALL

MALL ACCESS ROAD

2.0' CURB & GUTTER

S12°00'00"W 180.00'

9.4'

1.8'

9.4'

1.8'

WEST QUARTER CORNER OF
SECTION 5, T5N, R1W, SLB&M
(PER OGDEN CITY PLATS)

36TH STREET

(O.C.S.: N89°46'20"W 2646.36')

29.85'

N89°02'00"W 50.00'

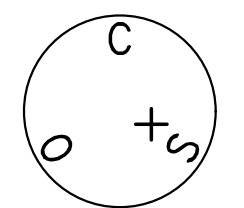
FOUND OGDEN CITY MONUMENT
AT THE INTERSECTION OF
36TH STREET & WALL AVENUE
(STA: 24+31.40)

36TH STREET

BASIS OF BEARINGS: S89°02'00"E 1565.44' (ROS 1862: 1565.15')

NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 5, T5N, R1W, SLB&M
(PER OGDEN CITY PLATS)

FOUND OGDEN CITY MONUMENT
AT THE INTERSECTION OF
36TH STREET & RIVERDALE ROAD



SCALE
1 INCH = 20 FEET

TNU PROPERTIES LLC
A.P.N. 05-139-0054
EN 3032320

ASPHALT
PARKING LOT

PAINTED DRIVE-THROUGH LANE

N83°16'00"W 257.29'

POINT OF BEGINNING
SET NAIL & WASHER

21.13'

S00°58'00"W 1159.29'

13+00

S00°58'00"W 1189.14'

CHIMES VIEW DRIVE
STA: 12+68.70

CHIMES VIEW DRIVE
EXISTING 66' WIDE PUBLIC ROAD
UDOT PROJECT No. T-2001(4)

STA: 12+42.26
OFF: -50.00

41.3'

50.0'

PAINTED
TURN LANE

12+00

40.5'

N00°58'00"E 178.54' (DEED: 180.00')

2.5' CURB & GUTTER

WALL AVENUE (SR-204)
EXISTING 100' WIDE PUBLIC ROAD
UDOT PROJECT No. SR-204(SP-1596)

11+00

50.00'

HETHOS CAPITAL LLC
A.P.N. 05-139-0015
EN 3259500

49,123 SQ. FT. OR 1.277 ACRES

ASPHALT

EXISTING ONE STORY BUILDING
6,010 SQ. FT.

3789 SOUTH WALL AVENUE

6.3'

50.0'

15.7'

0.0'-1.8'
DEED GAP

S84°07'00"E 100.39'

STA: 10+63.72
OFF: -50.00

41.2'

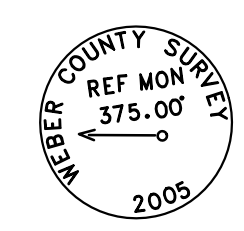
38.9'

SET RIVET

RSS UBSBB2012C4 -
UT NMH LLC (ET AL)
A.P.N. 05-139-0044
EN 3147531

MALL ACCESS ROAD

STATE ROAD COMMISSION OF UTAH
A.P.N. 04-140-0013
BK. 621 PG. 183



WITNESS CORNER TO THE
SOUTHWEST CORNER OF
SECTION 5, T5N, R1W, SLB&M
FOUND WEBER COUNTY MONUMENT

375.00'

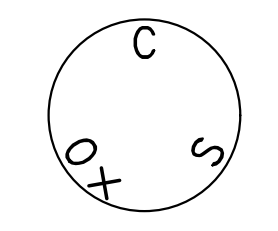
SOUTHWEST CORNER OF
SECTION 5, T5N, R1W, SLB&M
PER WEBER COUNTY TIE SHEET

N89°46'40"W 2647.46'

2272.46'

SOUTH QUARTER CORNER OF
SECTION 5, T5N, R1W, SLB&M
FOUND OGDEN CITY MONUMENT

RECEIVED
JUL 15 2024
FILE # 7852



LEGEND

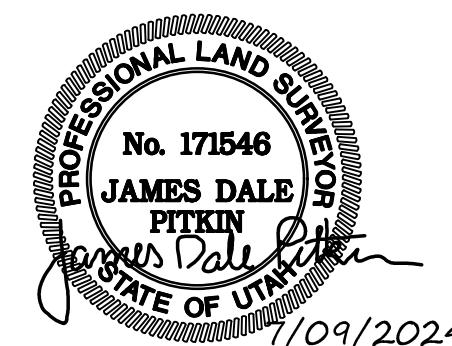
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINES
- SECTION LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- SECTION MONUMENTS FOUND, NOT FOUND (AS NOTED)
- STREET MONUMENTS FOUND, NOT FOUND (AS NOTED)
- SURVEY MONUMENTS FOUND (AS NOTED)
- SET REBAR/CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
- EXISTING GUARD RAIL
- EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
- O.C.S. (S89°50'20"W 2658.20')
- RECORD BEARINGS AND/OR DISTANCES

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.

Date: July 9, 2024

James D. Pitkin, PLS
License No. 171546



RECORD DESCRIPTION

(Title Commitment No. NCS-1216944-OMHA, Effective Date: March 21, 2024)

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE (100 FEET WIDE), NORTH 89°46'20" WEST 524.92 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°58' WEST 1159.29 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5, AND RUNNING THENCE NORTH 83°16' WEST 257.29 FEET; THENCE SOUTH 12°00' WEST 180 FEET; THENCE SOUTH 83°18' EAST 191.37 FEET; THENCE SOUTH 84°07' EAST TO THE WEST LINE OF WALL AVENUE; THENCE NORTH 0°58' EAST ALONG THE WEST LINE OF WALL AVENUE 180 FEET TO THE PLACE OF BEGINNING.

NARRATIVE

An ALTA/NSPS Land Title Survey of the subject property was requested by Wend Salt Lake LLC as a part of future design considerations. A Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1216944-OMHA, Effective Date: March 21, 2024, was provided and relied upon for the preparation of this survey.

The Basis of Bearings for this survey is South 89°02'00" East 1565.44 feet measured along the Monument line of 36th Street between Ogdan City Monuments found at the intersections of Wall Avenue (SR-204) and Riverdale Road, as shown on Ogdan City Plats. Said monument locations were re-established by Balling Engineering as shown on that certain Record of Survey filed as Survey No. 1862 in the office of the Weber County Surveyor.

The legal description of the subject property does not mathematically close. Calls within the legal description to and along Wall Avenue and to the Point of Beginning were held as shown.

Historical deeds of the subject property and deeds for the adjoining property to the south both make calls either to and along an existing fence line or a fence deed. No fence line was observed and the bearings and distances in either legal descriptions differ slightly, resulting in a mathematical deed gap along the southerly line of the subject property as shown.

REFERENCES

1. Commitment for Title Insurance & associated documentation prepared by First American Title Insurance Company, Commitment No. NCS-1216944-OMHA, Effective Date: March 21, 2024.
2. Ogdan City Plat Nos. 2712, 2713 & 2713-A.
3. UDOT Right-of-Way Maps for Project Nos. SR-204(SP-1596) & T-2001(4).
4. Record of Survey Nos. 62, 1169, 1862, 3416, 4564, 5063 & 5218.

DRAWN	BCD 05.2024	CHECKED	JDP 05.2024
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

WEND SALT LAKE LLC
SOUTH OGDEN CITY, WEBER COUNTY, UTAH

Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

RECORD OF SURVEY
3789 SOUTH WALL AVENUE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO.	4070		
SHEET NO.	1 of 1		
FILED WITH COUNTY SURVEYOR	JDP 07.2024		
NO.	REVISIONS	BY	DATE

Path: P:\FY\WV - MENDYS OGDEN WALL STREET SURVEY\DRAWINGS\MENDYS WALL AVE ROS.dwg | plot date: July 09, 2024 | plotted by: Brett