



DATE: 10-09-24  
SCALE: 1"=20'  
PROJECT NUMBER: 2404001

POST LOT LINE ADJUSTMENT OF LOTS 6 AND 7, MOUNT OGDEN PARK ESTATES AND PARCEL ADJUSTMENT OF TAX PARCELS 05-005-0035, -0036, -0036, 05-162-0007 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  
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801-792-1569  
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DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1

**RECORD DESCRIPTIONS:**

**ENTRY #324460:**  
All of Lot 6, Mount Ogden Park Estates, Ogden City, Weber County, Utah  
**WARRANTY DEED, ENTRY #1162555, (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.

**ENTRY #324461:**  
All of Lot 7, Mount Ogden Park Estates, Ogden City, Weber County, Utah  
**WARRANTY DEED, ENTRY #1118792:**  
Parcel 1: (Tax Parcel #05-005-0035)  
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 00°58' East 49.52 feet; Thence South 89°02' East 58.19 feet; Thence South 00°58' East 9.23 feet; Thence South 70°09'45" East 26.84 feet; Thence South 59°20'45" East 23.62 feet; Thence North 89°02' West 137.53 feet to the point of beginning.

**Parcel 2: (Tax Parcel #05-005-0036)**  
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 a point South 89°02' East 718 feet along the monument line extended of 33rd Street and North 00°58' East 154 feet from the Ogden City Monument at the intersection of the centerline of Taylor Avenue and monument line of 33rd Street; Thence South 73°44'50" East 31.08 feet; Thence South 00°58' West 140.5 feet; Thence North 89°02' West 30.0 feet; Thence North 00°58' East 148.68 feet to the point of beginning.

**NEW DESCRIPTIONS:**  
**AMENDED LOT 6:**  
All of Lot 6, Mount Ogden Park Estates, Ogden City, Weber County, Utah. Together with the West 25.11 feet of Lot 7, Mount Ogden Park Estates, Ogden City, Weber County, Utah. (Contains 0.39 acres, or ±16,971 sq. ft.)  
**ALSO Together with the following described parcel of land:**  
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, U.S. Survey. 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 North 00°58'00" East 170.00 feet coincident with the west line of said Lot 6 to the True Point of Beginning; Thence North 00°58'00" East 9.47 feet coincident with the prolongation of the west line of said Lot 6; 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 #1118792 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 49.52 feet to a point on the north right line of Lot 7, of said Mount Ogden Park Estates Subdivision; Thence the following two (2) courses coincident with the north line of said subdivision, 1) North 89°02'00" West 50.11 feet; 2) North 63°41'14" East 50.11 feet to the point of beginning. (Contains 0.10 acres, or ±4,411 sq. ft.)

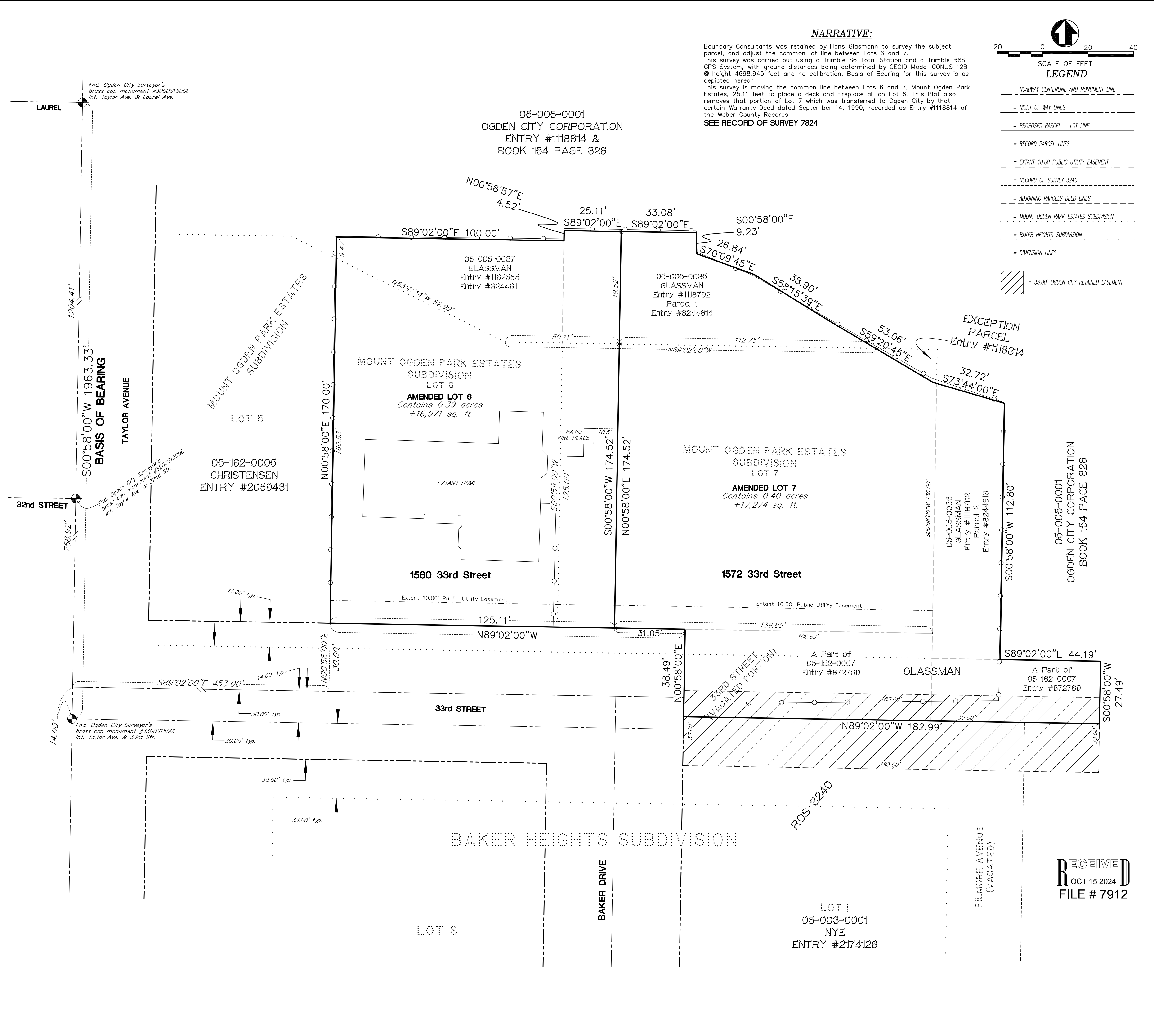
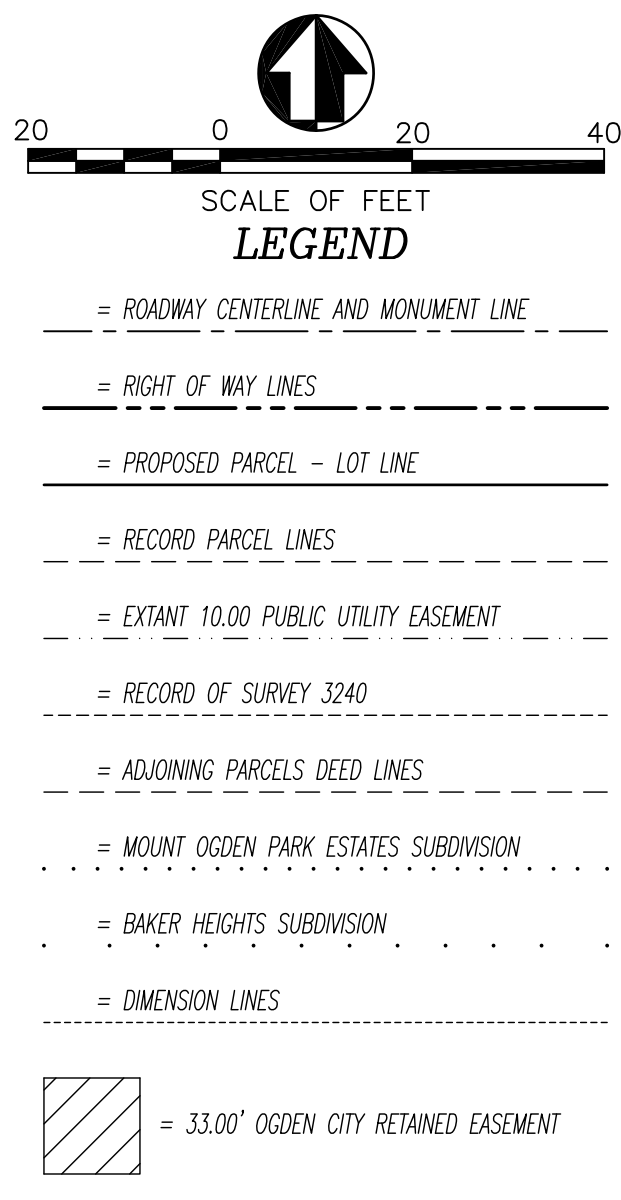
**ADJUSTED LOT 7:**  
All of Lot 7, Mount Ogden Park Estates, Ogden City, Weber County, Utah. Less and Excepting Therefrom the West 25.11 feet of Lot 7, Mount Ogden Park Estates, Ogden City, Weber County, Utah.  
Less and Excepting therefrom that particular parcel of land transferred to Ogden City by that certain Warranty Deed recorded as Entry #1118792, 1990 as Entry Number 1118814, in Book 1586, at Page 1811 of the Weber County Records.  
Said parcel being more particularly described as follows:  
A 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 a point South 89°02' East 690.53 feet; along the monument line and monument line extended of 33rd Street and North 00°58' East 169 feet from the Ogden City monument at the intersection of the centerline of Taylor Avenue and the monument line of 33rd Street; Thence South 89°02' East 27.47 feet (27.14 feet, measured); Thence South 00°58' West 15.00 feet (14.99 feet, measured); Thence North 59°20'45" West 28.31 feet (North 73°44'00" West 1.62 feet; Thence North 59°20'45" West 29.41 feet, measured) to the point of beginning. (Contains 0.40 acres or ±17,274 sq. ft.)  
**Together with the following described parcel of land:**  
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, U.S. Survey. 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 #1118792 of said County Records to the northeast corner thereof; Thence South 00°58'00" West 112.80 feet coincident with the east thereof 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.

Less and Excepting therefrom: All of Lot 7, Mount Ogden Park Estates Subdivision, Entry #833375, Book 68 of Plat, Page 68 of the Weber county Records. (Contains ±30,419 sq. ft. or 0.30 acres)

**NARRATIVE:**

Boundary Consultants was retained by Hans Glasman to survey the subject parcel, and adjust the common lot line between Lots 6 and 7. This survey was carried out using a Trimble S6 Total Station and a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4698.945 feet and no calibration. Basis of Bearing for this survey is as depicted herein. This survey is moving the common line between Lots 6 and 7, Mount Ogden Park Estates, 25.11 feet to place a deck and fireplace all on Lot 6. This Plat also removes that portion of Lot 7 which was transferred to Ogden City by that certain Warranty Deed dated September 14, 1990, recorded as Entry #1118814 of the Weber County Records.  
**SEE RECORD OF SURVEY 7824**



RECEIVED  
OCT 15 2024  
FILE # 7912

LOT 1  
05-003-0001  
NYE  
ENTRY #2174128

Frnd. Ogden City Surveyor's  
brass cap monument #320051500E  
Int. Taylor Ave. & Laurel Ave.

Frnd. Ogden City Surveyor's  
brass cap monument #320051500E  
Int. Taylor Ave. & 33rd Str.

Frnd. Ogden City Surveyor's  
brass cap monument #320051500E  
Int. Taylor Ave. & 33rd Str.