



**CERTIFICATE**

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE CORNERS OF THE PROPERTY, AS SHOWN, IN PREPARATION FOR FUTURE DEVELOPMENT. WE ESTABLISHED THE BASIS OF BEARING BETWEEN THE FRONT STREET MONUMENTS IN GRANT AVENUE, AS SHOWN. WE TOOK RECORD DISTANCES FROM THE OGDEN CITY BIBLE SHEETS FOR BLOCK 4, PLAT A, OF THE OGDEN CITY SURVEY. WE TOOK RECORD BEARINGS FROM SURVEY 4872 FILED BY PINNACLE ENGINEERING IN THE WEBER COUNTY SURVEYOR'S OFFICE.

THE FILED SURVEYS SHOW A HALF FOOT DIFFERENCE NORTH TO SOUTH AND EAST TO WEST BETWEEN THE STREET MONUMENTS IN GRANT AND WASHINGTON BOULEVARD. NEITHER OF THESE SURVEYS ATTEMPTED TO PRORATE THE BLOCK DIMENSIONS, BUT THE HALF FOOT DISTANCES SHOW UP IN THE STREET HALF WIDTHS SHOWN ON THOSE SURVEYS. AN UNFILED SURVEY BY ENSIGN ENGINEERING FOR THE PHOENIX RISE APARTMENTS TO THE EAST OF THE SURVEYED PROPERTY SHOWS THE WESTED BOUNDARY OF THAT PROPERTY COMING OVER THE FENCE ALONG THE EAST LINE OF THE SURVEYED PROPERTY. IT ALSO SHOWS THE DISTANCE TO THE BLOCK CORNER AS 130.33 FEET INSTEAD OF THE 132.33 FEET CALLED FOR IN THE QUIT CLAIM DEED. THE SPECIAL WARRANTY DEED FOR THAT PARCEL REFERENCES A SECOND UNFILED SURVEY BY BYRDWAY SURVEYS COMPANY AND PROVIDES AN EXCEPTION WHICH READS A "FENCE IS OFF BOUNDARY BY DIMENSION SHOWN". A COPY OF THIS SURVEY WAS NOT AVAILABLE FOR REVIEW, SO IT IS UNCLEAR WHICH FENCE OR IN WHICH DIRECTION SAID FENCE IS OFF THE BOUNDARY OF THE PROPERTY. THE BLOCK AND LOT LINES WERE HELD AS THE BOUNDARY SINCE THE PROPERTIES TO THE NORTH FOLLOW A COMMON FENCE LINE ON THE EAST SIDE AND COMMON EAST TO WEST DEED DIMENSIONS. THE PHOENIX RISE APARTMENT BOUNDARY IS SHOWN ON THE DIAGRAM WITH AN UNBROKEN BEARING AND DISTANCE (ENSIGN SURVEY).

THE MONUMENT LINE BETWEEN THE FOUND MONUMENTS WAS OFFSET TO ESTABLISH THE BLOCK LINES. THE RECORD DEED FOR PARCELS NO. 01-004-076, -0075, AND -0027 WERE ALL ROTATED TO MATCH THE BEARING ALONG GRANT AVENUE. THE RECORD DEED FOR PARCEL NO. 01-004-0075 HAS A TIE TO THE SOUTHWEST BLOCK CORNER THAT IS SHORT BY SEVERAL FEET. THIS MAY HAVE BEEN AN ATTEMPT TO PRORATE THE BLOCK, BUT WITHOUT A FILED SURVEY IT IS UNCERTAIN. THE FENCES AND OTHER SIGNS OF OCCUPATION AROUND THE SUBJECT PROPERTY APPEAR TO MATCH THIS SOLUTION.

THE CONSOLIDATED RECORD DESCRIPTION FOR PARCEL NO. 01-04-0076 RESULTED FROM A PARCEL CONSOLIDATION ACTION THAT WAS REVIEWED AND APPROVED BY OGDEN CITY. THERE IS A 10-FOOT RIGHT OF WAY THAT STARTS AT THE SOUTHEAST CORNER OF LOT 5 AND OVERLAPS ONTO THE PRIOR PARCEL NO. 01-004-0024. HALEY HALE FROM THE OGDEN CITY PLANNING OFFICE CONFIRMED THAT THERE WAS A TITLE QUESTION REGARDING THE 10-FOOT RIGHT-OF-WAY STRIP, BUT THE TITLE RESEARCH PERFORMED AS PART OF THE APPLICATION TO THE CITY DID NOT PROVIDE COMPELLING EVIDENCE THAT ANY OTHER PROPERTY HAD RIGHTS TO THE STRIP. THE CITY WAS SATISFIED THAT THE TITLE REMAINED WITH THE PARCELS BEING COMBINED, AND THE STRIP WAS INCLUDED INSIDE THE RESULTING COMBINED PARCEL.

**REFERENCE MATERIALS**

- OGDEN CITY SURVEY PLAT A, DRAWING NO. 2680 (P.L. 6534) (OGDEN)
- SURVEY FILE NO. 4872 PREPARED BY PINNACLE ENGINEERING (FILED IN THE W.C.S.)
- SURVEY FILE NO. 5293 PREPARED BY BENCHMARK CIVIL (FILED IN THE W.C.S.)
- UNFILED SURVEY PREPARED BY ENSIGN ENGINEERING, DATED JANUARY 07, 2022.
- UNFILED SURVEY PREPARED BY BYRDWAY SURVEYS, DATED AUGUST 9, 2024.
- QUIT CLAIM DEED FOR PARCEL NO. 01-004-0076 (ENTRY NO. 3298024, W.C.R.)
- WARRANTY DEED FOR PARCEL NO. 01-004-0027 (ENTRY NO. 3329372, W.C.R.)
- SPECIAL WARRANTY DEED FOR PARCEL NO. 01-004-0075 (ENTRY NO. 3337544, W.C.R.)

**RECORD DESCRIPTIONS**

FROM A QUIT CLAIM DEED RECORDED AS ENTRY #3298024 IN THE WEBER COUNTY RECORDER'S OFFICE.

**PRIOR PARCEL NO. 01-004-0026 LEGAL DESCRIPTION**  
 "PART OF LOT 5, BLOCK 4, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 86 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 5, AND RUNNING THENCE WEST 47 FEET 10 INCHES, MORE OR LESS TO THE EAST LINE OF GRANT AVENUE, THENCE NORTH ALONG THE EAST LINE OF SAID AVENUE 104 FEET, THENCE EAST 47 FEET 10 INCHES, MORE OR LESS TO A POINT NORTH OF BEGINNING, THENCE SOUTH 104 FEET TO THE PLACE OF BEGINNING."

**PRIOR PARCEL NO. 01-004-0025 LEGAL DESCRIPTION**  
 "PART OF LOT 5, BLOCK 4, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 47 FEET 10 INCHES EAST OF THE SOUTHWEST CORNER OF LOT 5, BLOCK 4, PLAT A, OGDEN CITY SURVEY, AND RUNNING THENCE EAST 40 FEET, THENCE NORTH 104 FEET, THENCE WEST 40 FEET, THENCE SOUTH 104 FEET TO THE PLACE OF BEGINNING."

**PRIOR PARCEL NO. 01-004-0024 LEGAL DESCRIPTION**  
 "PART OF LOT 5, BLOCK 4, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 10 FEET WEST OF THE SOUTHEAST CORNER OF LOT 5, AND RUNNING THENCE NORTH 104 FEET, THENCE WEST 36 FEET, THENCE SOUTH 104 FEET, THENCE EAST 36 FEET TO THE PLACE OF BEGINNING. ALSO: A RIGHT-OF-WAY IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS OVER A PORTION OF SAID LOT 5, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 10 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 5, AND RUNNING THENCE NORTH 104 FEET, THENCE EAST 10 FEET, THENCE SOUTH 104 FEET, THENCE WEST 10 FEET TO THE PLACE OF BEGINNING."

**NEW LEGAL DESCRIPTION FOR NO. 01-004-0076**  
 "PART OF LOT 5, BLOCK 4, PLAT A, OGDEN CITY SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, AND RUNNING THENCE WEST 133 FEET 10 INCHES, MORE OR LESS TO THE EAST LINE OF GRANT AVENUE, THENCE NORTH ALONG THE EAST LINE OF SAID AVENUE 104 FEET, THENCE EAST 133 FEET 10 INCHES, MORE OR LESS TO A POINT NORTH OF BEGINNING, THENCE SOUTH 104 FEET TO THE PLACE OF BEGINNING."

NOTE: AS-SURVEYED PROPERTY CONTAINS 0.317 ACRES

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY LINE	—————
PRIOR PARCEL LINES	-----
ENSIGN SURVEY LINE	-----
ROAD CENTERLINE	-----
SECTION LINE	-----
TIE TO MONUMENT	-----
CURB, GUTTER, SIDEWALK	-----
CHAIN LINK FENCE LINE	-o-o-o-o-
IRON FENCE LINE	-x-x-x-x-
VINYL FENCE LINE	-□-□-□-□-
RECORD CALLS ( )	WEBER COUNTY RECORDER'S OFFICE (- W.C.R.)
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	● WEBER COUNTY SURVEYOR'S OFFICE (- W.C.S.)
FOUND PROPERTY MARKER (AS NOTED)	○ OGDEN CITY SURVEY (- OGDEN)
	○ PINNACLE SURVEY (- 54872)
	○ BENCHMARK SURVEY (- 55293)

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.entellus.com

**BRYCE MOULTON**  
 OGDEN 12-15-16

302-314 WEST 28TH STREET  
 A PART OF LOT 5, BLOCK 4, PLAT "A" OGDEN CITY SURVEY  
 LOCATED IN THE NE 1/4 OF SECTION 32, T.6N., R.1W., S.L.B.&M.  
 OGDEN CITY, WEBER COUNTY, UTAH

**REVISIONS**

DRAWN: JJS	2024/10/02
APPRVD: SMB	2024/10/14
PROJECT #:	2231002
SURVEY 2231002.dwg	

**V210**  
 BOUNDARY SURVEY