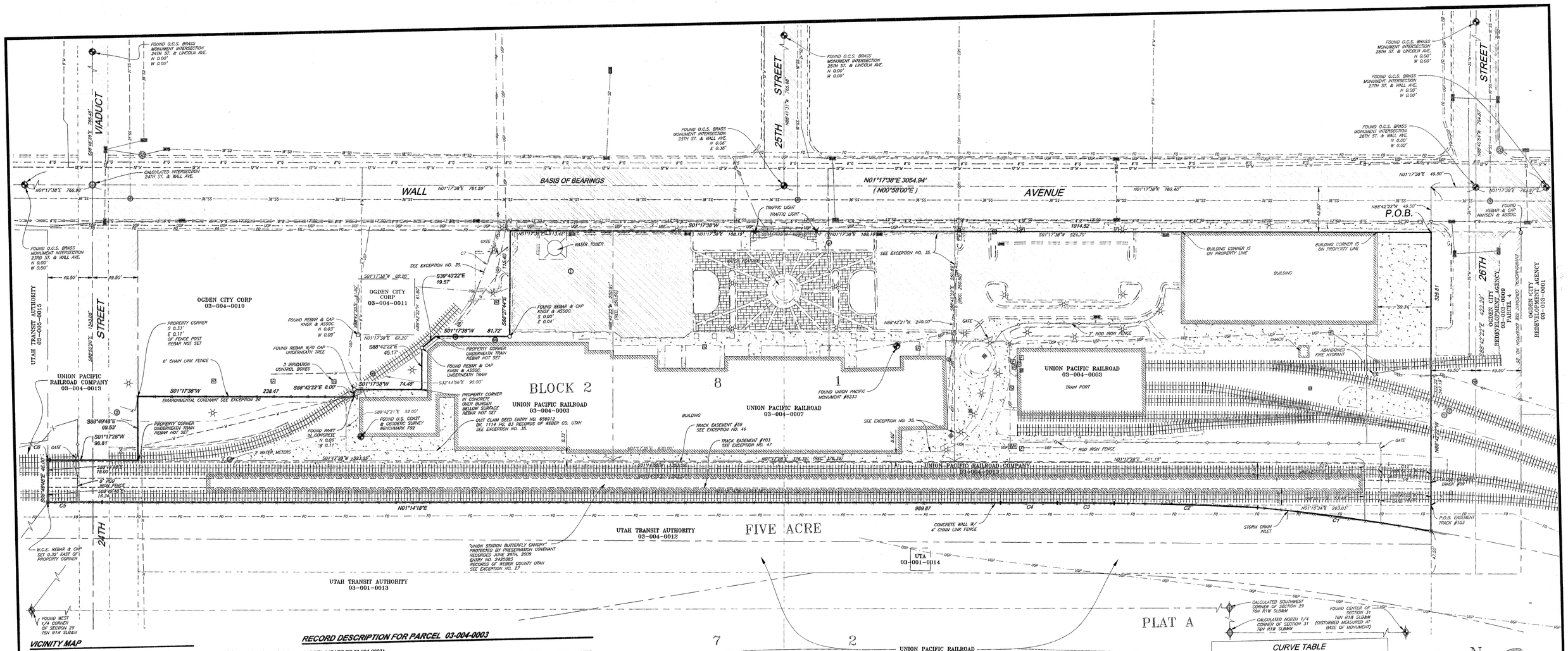
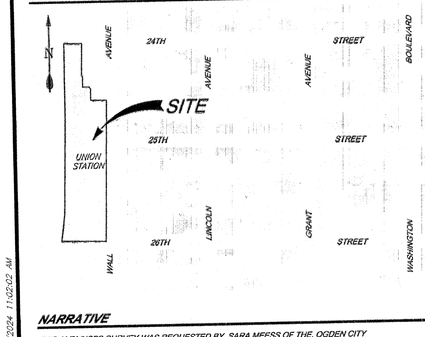


VICINITY MAP



NARRATIVE

THIS ALTANSPS SURVEY WAS REQUESTED BY SARA MEESS OF THE, OGDEN CITY REDEVELOPMENT AGENCY, FOR INFORMATION PURPOSES.

A TITLE COMMITMENT PREPARED BY LINCOLN TITLE INSURANCE COMPANY, FILE NO. 038115-CCE SEPTEMBER 05, 2024 , WAS USED IN PREPARATION OF THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND WASATCH CIVIL IS NOT LIABLE FOR ERRORS OR OMISSIONS BASED ON RELIANCE OF SAID COMMITMENT.

THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON, ALONG WITH EXISTING DOCUMENTS OF RECORD. NONE OF THE ORIGINAL PROPERTY CORNER MONUMENTATION WAS FOUND PER THE SUBDIVISION PLAT. IT IS BELIEVED THEY WERE OBLITERATED DURING THE INSTALLATION OF IMPROVEMENTS AS MOST PROPERTY CORNER LOCATIONS FELL IN THE SIDEWALK, FENCE CORNERS, AND OTHER IMPROVEMENTS.

THE BASIS OF BEARINGS IS THE MONUMENTED STREET CENTERLINE OF WALL AVENUE BEARING NORTH 01°17'38" EAST 3054.94 FEET, AS MEASURED BETWEEN THE FOUND OGDEN CITY STREET MONUMENT AT 27TH STREET AND THE FOUND OGDEN CITY STREET MONUMENT AT 23RD STREET. A CLOCKWISE ROTATION OF 00°19'38" WAS APPLIED TO ALL BEARINGS TO MATCH BEARINGS OF RECORD AS SHOWN IN THE OGDEN CITY BIBLE PLATS

THE COORDINATE SYSTEM USED FOR THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE. A GRID TO GROUND SCALE FACTOR OF 1.000252087783 WAS APPLIED, AS SHOWN FOR THE LOWER VALLEY ON THE WEBER COUNTY BEARING SHEET FOR TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE RECORD INFORMATION.

THE CLIENT CHOSE NOT TO INCLUDE ANY OPTIONS FROM TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, AS SPECIFIED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2021).

RECORD DESCRIPTION FOR PARCEL 03-004-0003

PARCEL 1 (PART OF 03-004-0003):
LOTS 1 AND 8, BLOCK 2, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY UTAH. EXCEPT THE FOLLOWING: BEGINNING 190 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 8, RUNNING THENCE NORTH 89°02' WEST 250.50 FEET; THENCE NORTH 0°58' EAST 378.39 FEET; THENCE SOUTH 89°02' EAST 250.50 FEET; THENCE SOUTH 0°58' WEST 378.39 FEET TO POINT OF BEGINNING. ALSO EXCEPTING THE FOLLOWING: A PARCEL OF LAND SITUATE IN LOT 8, BLOCK 2, OGDEN FIVE ACRE PLAT "A", IN OGDEN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER BEING SOUTH 00°58'00" WEST, A DISTANCE OF 818.66 FEET, ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE AND NORTH 89°02'00" WEST, A DISTANCE OF 49.50 FEET, FROM THE OGDEN CITY MONUMENT IN THE INTERSECTION OF 23RD STREET AND WALL AVENUE, BASIS OF BEARING BEING SOUTH 00°58'00" WEST, A DISTANCE OF 1538.58 FEET BETWEEN SAID OGDEN CITY MONUMENT AT THE INTERSECTION OF 23RD STREET AND WALL AVENUE AND THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 25TH STREET AND WALL AVENUE; THENCE SOUTH 00°58'00" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 8 ALSO THE WESTERLY RIGHT OF WAY LINE OF WALL AVENUE, A DISTANCE OF 410.37 FEET, TO THE BACK OF AN EXISTING CURB; THENCE NORTH 88°41'22" WEST, ALONG SAID BACK OF CURB, A DISTANCE OF 115.40 FEET; THENCE NORTH 00°58'00" EAST, ALONG A LINE WHICH IS APPROXIMATELY 6.0 FEET FROM THE EDGE OF AN EXISTING BUILDING, A DISTANCE OF 81.72 FEET; THENCE NORTH 40°00'00" WEST, ALONG A LINE WHICH IS APPROXIMATELY 6.0 FEET FROM A DISTANCE OF 8.24 FEET; THENCE NORTH 89°02'00" WEST, ALONG A LINE WHICH IS APPROXIMATELY 6.0 FEET FROM SAID BUILDING, A DISTANCE OF 19.57 FEET; THENCE NORTH 89°02'00" WEST, ALONG A LINE WHICH IS 6.0 FEET FROM SAID BUILDING, A DISTANCE OF 45.17 FEET; THENCE NORTH 89°02'00" WEST, A DISTANCE APPROXIMATELY 6.0 FEET FROM SAID BUILDING, A DISTANCE 74.50 FEET; THENCE NORTH 89°02'00" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 00°58'00" EAST, A DISTANCE OF 238.47 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF 24TH STREET THENCE SOUTH 89°09'28" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 8, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF 24TH STREET, A DISTANCE OF 181.40 FEET TO THE POINT OF BEGINNING. (E#1756300 BK 2121 PG 1682) ALSO EXCEPT THE FOLLOWING; PART OF LOT 8, BLOCK 2, OGDEN FIVE ACRE PLAT "A", OGDEN CITY, WEBER COUNTY, UTAH. BEGINNING AT A POINT WHICH IS SOUTH 00°58'00" WEST ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE, A DISTANCE OF 1059.84 FEET, AND NORTH 89°02'00" WEST, A DISTANCE OF 101.89 FEET, FROM THE OGDEN CITY MONUMENT IN THE INTERSECTION OF 23RD STREET AND WALL AVENUE, BASIS OF BEARING BEING SOUTH 00°58'00" WEST, A DISTANCE OF 538.58 FEET, BETWEEN SAID OGDEN CITY MONUMENT AT THE INTERSECTION OF 23RD STREET AND WALL AVENUE AND THE OGDEN CITY MONUMENT AT THE INTERSECTION 25TH STREET AND WALL AVENUE; THENCE SOUTH 00°58'00" WEST, A DISTANCE OF 62.20 FEET; THENCE NORTH 89°02'00" WEST, ALONG A LINE BEING APPROXIMATELY 8.5 FEET FROM THE EDGE OF AN EXISTING BUILDING, A DISTANCE OF 61.50 FEET; THENCE NORTH 00°58'00" EAST ALONG A LINE WHICH IS APPROXIMATELY 8.0 FEET FROM DISTANCE OF 62.20 FEET; THENCE SOUTH 89°02'00" EAST, ALONG A LINE WHICH IS APPROXIMATELY 6.0 FEET FROM SAID BUILDING, A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING. (E#1756300 BK 2121 PG 1682). ALSO EXCEPTING THAT PORTION DEEDED TO THE UTAH TRANSIT AUTHORITY IN DEED RECORDED AS ENTRY NO(S) 1876044 & E# 2145432. ALSO EXCEPTING THE FOLLOWING: LOT 1 AND 8, BLOCK 2, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY UTAH. BEGINNING 190 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 8, RUNNING THENCE NORTH 89°02' WEST 250.50 FEET; THENCE NORTH 0°58' EAST 378.39 FEET; THENCE SOUTH 89°02' EAST 250.50 FEET; THENCE SOUTH 0°58' WEST 378.39 FEET TO POINT OF BEGINNING. EXCEPT THAT PORTION DEEDED TO THE UTAH TRANSIT AUTHORITY E# 1876044.

RECORD DESCRIPTION FOR PARCEL 03-004-0007

PARCEL 2 (03-004-0007)
PART OF LOTS 1 AND 8, BLOCK 2, FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH. BEGINNING 190 FEET PART OF LOTS 1 AND 8, BLOCK 2, FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH. BEGINNING 190 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 8, RUNNING THENCE NORTH 89°02' WEST 250.50 FEET; THENCE NORTH 0°58' EAST 378.39 FEET; THENCE SOUTH 89°02' EAST 250.50 FEET; THENCE SOUTH 0°58' WEST 378.39 FEET TO POINT OF BEGINNING. EXCEPT THAT PORTION DEEDED TO THE UTAH TRANSIT AUTHORITY E# 1876044.

RECORD DESCRIPTION FOR PARCEL 03-004-0013 ENRTY NO. 2145434

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 32 AND THE SOUTHWEST OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 31°36'11" EAST 2372.24 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE 68.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 3876.92 FEET, THROUGH A CENTRAL ANGLE OF 00°56'01" (LONG CHORD = SOUTH 00°41'29" WEST 59.91 FEET); THENCE SOUTH 00°59'03" WEST 989.87 FEET; THENCE 62.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 19,038.98 FEET, THROUGH A CENTRAL ANGLE OF 00°11'17" (LONG CHORD = SOUTH 01°03'29" WEST 62.50 FEET); THENCE 62.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 6344.93 FEET, THROUGH A CENTRAL ANGLE OF 00°33'52" (LONG CHORD = SOUTH 01° 26'03" WEST 62.49 FEET); THENCE 158.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 4714.86 FEET, THROUGH A CENTRAL ANGLE OF 01°93'28" (LONG CHORD = SOUTH 02°41'36" WEST 158.31 FEET); THENCE 116.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 2392.92 FEET, THOUGH A CENTRAL ANGLE OF 02°90'48" (LONG CHORD = SOUTH 07°42'17" WEST 118.87 FEET); THENCE SOUTH 89°32'58" EAST 33.49 FEET; THENCE SOUTH 89°57'07" EAST 10.00 FEET; THENCE NORTH 01°02'53" EAST 1417.80 FEET; THENCE 2.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 733.00 FEET, THROUGH A CENTRAL ANGLE OF 00°12'42" (LONG CHORD = NORTH 00°56'32" EAST 2.71 FEET); THENCE NORTH 89°02'58" WEST 46.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 67,092 SQUARE FEET OR 1.5402 ACRES.

AS SURVEYED LEGAL DESCRIPTION

A PART OF LOT 1 AND LOT 8, BLOCK 2, FIVE ACRE PLAT A, OGDEN CITY SURVEY, AND ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING NORTH 01°17'38" EAST 49.50 FEET AND NORTH 88°42'22" WEST 49.50 FEET FROM THE INTERSECTION OF 26TH STREET AND WALL AVENUE, SAID MONUMENT IS NORTH 01°17'38" EAST 763.97 FEET FROM THE FOUND BRASS MONUMENT MARKING THE INTERSECTION OF 27TH STREET AND WALL AVENUE; (BASIS OF BEARINGS IS NORTH 01°17'38" EAST 3,054.94 FEET BETWEEN THE FOUND BRASS MONUMENT MARKING THE INTERSECTION OF 27TH STREET AND WALL AVENUE AND THE FOUND BRASS MONUMENT MARKING THE INTERSECTION OF 23RD STREET AND WALL AVENUE); RUNNING THENCE NORTH 88°42'22" WEST 325.81 FEET ALONG THE NORTH RIGHT-OF-WAY OF 26TH STREET TO A POINT OF NON-CURVATURE OF A 2,392.92 FOOT RADIUS CURVE TO THE LEFT; SAID POINT ALSO BEING SOUTH 88°42'22" EAST 47.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE UTAH TRANSIT AUTHORITY COMMUTER RAIL RIGHT OF WAY SURVEY A3 RECORDED IN RECORD OF SURVEY 4637 IN THE WEBER COUNTY RECORDER'S OFFICE: (1) 192.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°36'30" (LONG CHORD BEARS NORTH 08°49'43" EAST 192.41 FEET) TO A 4,714.86 FOOT RADIUS CURVE TO THE LEFT; (2) 158.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°93'28" (LONG CHORD BEARS NORTH 02°56'11" EAST 158.31 FEET) TO A 6,344.93 FOOT RADIUS CURVE TO THE LEFT; (3) 62.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'52" (LONG CHORD BEARS NORTH 01°40'38" EAST 62.51 FEET) TO A 19,039.89 FOOT RADIUS CURVE TO THE LEFT; (4) 62.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'17" (LONG CHORD BEARS NORTH 01°18'04" EAST 62.50 FEET) TO A POINT OF TANGENCY; (5) NORTH 01°14'18" EAST 989.87 FEET TO A POINT OF CURVATURE OF A 3,876.92 FOOT RADIUS CURVE TO THE LEFT; (6) 59.37 FEET (59.91 BY RECORD) ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°55'31" (LONG CHORD BEARS NORTH 00°58'19" EAST 59.37 FEET) TO A POINT OF NON-TANGENCY ON THE NORTH RIGHT-OF-WAY OF 24TH STREET; THENCE SOUTH 88°49'48" EAST 46.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT OF NON-CURVATURE OF A 733.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 2.18 FEET (2.71 BY RECORD AS RECORDED IN ENTRY NO. 2145434) ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'16" (LONG CHORD BEARS SOUTH 01°12'20" WEST 2.19 FEET); THENCE SOUTH 01°17'28" WEST 96.81 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 24TH STREET; THENCE SOUTH 88°49'48" EAST 69.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF RECORD OF SURVEY NO. 2817 AS RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID RECORD OF SURVEY: (1) SOUTH 01°17'38" WEST 238.47 FEET; (2) SOUTH 88°42'22" EAST 8.00 FEET; (3) SOUTH 01°17'38" WEST 74.48 FEET; (4) SOUTH 88°42'22" EAST 45.17 FEET; (5) SOUTH 39°40'22" EAST 19.57 FEET; (6) SOUTH 01°17'38" WEST 81.72 FEET; (7) SOUTH 88°27'44" EAST 115.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF WALL AVENUE; THENCE SOUTH 01°17'38" WEST 1,014.52 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINS 382,080 SQUARE FEET OR 8.312 ACRES MORE OR LESS.

REFERENCES

AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE OR FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE UNLESS OTHERWISE SPECIFIED. DOCUMENTS USED IN THIS SURVEY INCLUDE BUT ARE NOT LIMITED TO:

1. TITLE COMMITMENT NO. 038115 BY LINCOLN TITLE INSURANCE COMPANY EFFECTIVE SEPTEMBER 05, 2024
2. KNOX & ASSOCIATES INC: RECORD OF SURVEY NO. 2544 , (2000)
3. KNOX & ASSOCIATES INC: RECORD OF SURVEY NO. 2817 , (2002)
4. HANSEN & ASSOCIATES INC: RECORD OF SURVEY NO. 2873 , (2002)
5. WEGCON, INC. COMMUTER RAIL RIGHT OF WAY SURVEY NO. 4637 (2011)
6. OGDEN CITY SURVEY BIBLE PLAT NO. 2065
7. QUITCLAIM DEED E# 3447218 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE
8. QUITCLAIM DEED E# 3280385 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE
9. QUITCLAIM DEED E# 1876044 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE
10. QUITCLAIM DEED E# 2145434 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE
11. QUITCLAIM DEED E# 2145432 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE

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SCHEDULE B, PART II - EXCEPTIONS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND NENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.
THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

EXCEPTIONS NO. 1-25, 27-34, 36-45 AND 48 ARE NOT SURVEY RELATED MATTERS AND CANNOT BE PLOTTED

26. ENVIRONMENTAL COVENANT BY UNION PACIFIC RAILROAD COMPANY AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE TERMS AND CONDITIONS THEREOF, RECORDED SEPTEMBER 26, 2006, AS ENTRY NO. 2210633, RECORDS OF WEBER COUNTY, UTAH.

27. PRESERVATION COVENANT BY AND BETWEEN OGDEN CITY CORPORATION AND THE UTAH HERITAGE FOUNDATION, AND THE TERMS AND CONDITIONS THEREOF, RECORDED JUNE 26, 2009, AS ENTRY NO. 2420085, RECORDS OF WEBER COUNTY, UTAH.

35. THE RIGHT, TITLE, OR INTEREST, OF SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, PURSUANT TO QUIT CLAIM DEED RECORDED FEBRUARY 6, 1978 AS ENTRY NO. 656942, IN BOOK 1114, PAGE 83, RECORDS OF WEBER COUNTY, UTAH, AND THE EFFECTS, IF ANY, OF SAID DOCUMENT.

46. SUBJECT TO EASEMENT TRACK #59 DESCRIBED AS FOLLOWS:

47. SUBJECT TO EASEMENT TRACK #103 DESCRIBED AS FOLLOWS:

LIST OF ENCROACHMENTS

1. LISTED AS EXCEPTION NO. 35 IN THE TITLE REPORT AND RECORDED AS QUIT CLAIM DEED ENTRY NO. 656912 BK. 1114 PG. 83 RECORDS OF WEBER COUNTY THIS QUIT CLAIM DEED LIST BOTH UNION PACIFIC RAIL ROAD COMPANY, A UTAH CORPORATION AND SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, AS GRANTEES OF THE AREA SHOWN ON THIS MAP. IT SHOULD BE VERIFIED THE SOUTHERN PACIFIC TRANSPORTATION COMPANY DOES NOT HAVE CLAIM TO THIS AREA.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO OGDEN CITY REDEVELOPMENT AGENCY, LINCOLN TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS OF THE PARTIES :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS , JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JULY 10TH , 2024.

SIGNED THIS 19th DAY OF September 20 24

PROFESSIONAL LAND SURVEYOR No. 6541909 MATTHEW ABRAM MURDOCK 09/19/24 STATE OF UTAH

MATTHEW ABRAM MURDOCK, PL.S.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°36'30"	2392.92'	192.47	N08°49'43"E	192.41'
C2	1°55'26"	4714.86'	158.32'	N02°56'11"E	158.31'
C3	0°33'52"	6344.93'	62.51'	N01°40'38"E	62.51'
C4	0°11'17"	19039.89'	62.50'	N01°18'04"E	62.50'
C5	0°55'31"	3676.92'	59.37'	N00°56'19"E	59.37'
C6	0°10'16"	733.00'	2.19'	S01°12'20"W	2.19'
C7	47°48'25"	203.19'	169.54'	S55°23'56"E	164.67'
C8	2°42'29"	991.00'	46.84'	N03°46'43"E	46.84'
C9	1°10'33"	5991.00'	122.94'	N01°50'12"E	122.94'
C10	1°10'33"	6009.00'	123.31'	S01°50'12"W	123.31'
C11	2°38'22"	1009.00'	46.48'	S03°44'39"W	46.48'
C12	1°02'42"	4714.86	85.98'	N02°29'49"E	85.98'

SCALE: 1" = 50'

50 0 25 50
SCALE IN FEET

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM EXISTING MAPS AND FIELD SURVEY INFORMATION. WASATCH CIVIL MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED; WASATCH CIVIL FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. WASATCH CIVIL HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

SUBJECT BOUNDARY
EXISTING PROPERTY LINES
STREET CENTERLINE
EASEMENT BOUNDARY
SANITARY SEWER
STORM DRAIN PIPE
CULINARY WATER
GAS LINE
OVERHEAD POWER LINES
UNDER GROUND POWER LINES
COMMUNICATION LINES
FIBER OPTIC
ROD IRON FENCE
CHAIN LINK FENCE
RAIL ROAD TRACKS
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING COBBLES
GAS METER
IRRIGATION BOX
LIGHT POLE / LIGHTING
ELECTRICAL BOX
POWER POLE
GUY WIRE
TRAFFIC LIGHT
POWER MANHOLE
TRANSFORMER
FIRE HYDRANT
WATER VALVE
STORM DRAIN MANHOLE
WATER MANHOLE
SEWER MANHOLE
CATCH BASIN
CATCH BASIN
MANHOLE
SECTION CORNER FOUND
SECTION CORNER CALCULATED
SURVEY MONUMENT FOUND
SURVEY MONUMENT CALCULATED
SET NAIL
SET REBAR & CAP
FOUND NAIL / RIVET
FOUND REBAR

WC WASATCH CIVIL
CONSULTING ENGINEERING
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

ALTANSPS SURVEY FOR
OGDEN CITY REDEVELOPMENT AGENCY
TAX ID: 03-004-0007, 03-004-0003 & 03-004-0013
2501 WALL AVENUE, OGDEN, UT 84401, WEBER COUNTY, UTAH, A PART OF THE SOUTHWEST QUARTER OF SECTION 29 & THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M. U.S. SURVEY

SHEET: 1 OF 1 SHEETS

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