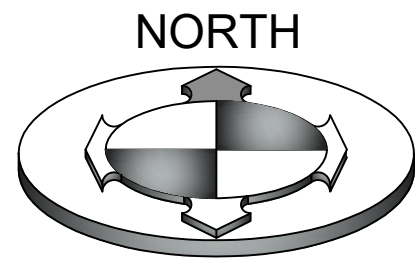
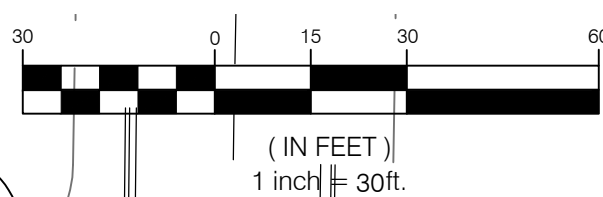


BOUNDARY AND CONSOLIDATION SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH



GRAPHIC SCALE



L=31.41
R=20.00
 $\Delta=89^{\circ}58'58''$
CH=N 43°59'02" W
CL=28.28

TYLER AVE
(PUBLIC ROAD)

37 TH ST
(PUBLIC ROAD)

CUSTER AVE
(PUBLIC ROAD)

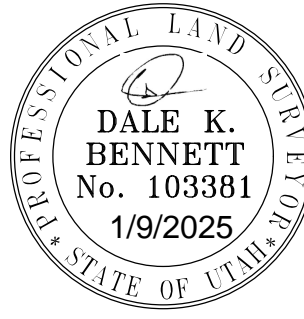
EDVALSON STREET
(PUBLIC ROAD)

LEGEND AND ABBREVIATIONS:

	SECTION CORNER & LINE (FOUND)		CENTERLINE OF ROAD
	STREET MON. (FOUND)		CURB & GUTTER
	PROPERTY CORNER (PLAT NOTED)		FENCE CHAIN
	ADJACENT PL. or LOT LINES		FENCE IRON
	EXISTING RIGHT-OF-WAY LINE		

SURVEYOR'S CERTIFICATE:

I, DALE BENNETT, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 103381 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;



RECORD DESCRIPTION:

PARCEL 1:
ALL OF LOTS 6, 7, 8, AND 9 OF BLOCK 3, MERLIN HEIGHTS ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

PARCEL 2:
ALL OF LOTS 11, 12, 13, 14, AND 15, AMENDED PLAT OF BURTON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

PARCEL 3:
ALL OF LOT 16, AMENDED PLAT OF BURTON PARK ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH

PARCEL 4:
ALL OF LOT 12, LARK CIRCLE SUBDIVISION, OGDEN CITY, WEBER COUNTY, STATE OF UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH. TOGETHER WITH THE PORTION OF THE VACATED CUSTER AVENUE AS VACATED ON JULY 25, 1995 IN THAT ORDINANCE RECORDED IN BOOK 1764, PAGE 2213 ABUTTING THE EASTERLY SIDE OF SAID LOT 12.

PARCEL 5:
ALL OF LOT 13, LARK CIRCLE SUBDIVISION, OGDEN CITY, WEBER COUNTY, STATE OF UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH. TOGETHER WITH THE PORTION OF THE VACATED CUSTER AVENUE AS VACATED ON JULY 25, 1995 IN THAT ORDINANCE RECORDED IN BOOK 1764, PAGE 2213 ABUTTING THE EASTERLY SIDE OF SAID LOT 13.

PROPOSED CONSOLIDATION DESCRIPTION:

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS:

LOTS 11, 12, 13, 14, 15, & 16 BURTON PARK ADDITION AND LOTS 6, 7, 8, & 9 BLOCK 3, MERLIN HEIGHTS ADDITION AND LOTS 12 AND 13 LARK CIRCLE SUBDIVISION ALL ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, AND THE VACATED PORTIONS OF CUSTER AVENUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY RIGHT OF WAY LINE OF 37TH STREET, A PUBLIC ROAD AND THE NORTHWEST CORNER OF LOT 11, BURTON PARK ADDITION ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 89°02'00" EAST ALONG THE MONUMENT LINE 275.12 FEET AND SOUTH 00°58'56" WEST 25.10 FEET FROM A STREET MONUMENT AT THE INTERSECTION OF IOWA AVENUE AND 37TH STREET, AND RUNNING SOUTH 89°02'00" EAST 560.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 31.41 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 43°59'02" EAST 28.28 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 00°58'00" WEST 15.06 FEET; THENCE SOUTHEASTERLY 61.07 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 24°02'12" EAST 59.15 FEET); THENCE SOUTH 00°58'00" WEST 48.99 FEET; THENCE SOUTHWESTERLY 24.26 FEET ALONG THE ARC OF 102.37 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 07°45'23" WEST 24.21 FEET); THENCE SOUTHWESTERLY 36.19 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 70°00'31" EAST 33.11 FEET); THENCE SOUTHWESTERLY 45.37 FEET ALONG THE ARC OF 158.99 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 24°19'36" WEST 45.22 FEET); THENCE NORTH 89°02'00" WEST ALONG THE SOUTHERLY LINES OF LARK CIRCLE SUBDIVISION AND BURTON PARK ADDITION SUBDIVISION 143.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 3, MERLIN HEIGHTS ADDITION; THENCE SOUTH 00°58'00" WEST ALONG SAID EASTERLY LINE OF LOT 9, 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND NORTHERLY RIGHT OF WAY LINE OF EDVALSON STREET, A PUBLIC ROAD, THENCE NORTH 89°02'00" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 3 AND SAID NORTHERLY RIGHT OF WAY LINE 411.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, MERLIN HEIGHTS ADDITION; THENCE NORTH 00°58'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 6, 1.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, BURTON PARK ADDITION; THENCE NORTH 00°58'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 11, 215.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.779 ACRES, MORE OR LESS.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°02'00" EAST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) WARRANTY DEED, RECORDED IN BOOK 0906 AT PAGE 0174 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

R2) WARRANTY DEED, RECORDED AS ENTRY NO. 1147408 IN BOOK 1604 AT PAGE 2456 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

R3) WARRANTY DEED, RECORDED AS ENTRY NO. 1203026 IN BOOK 1646 AT PAGE 0653 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

R4) WARRANTY DEED, RECORDED AS ENTRY NO. 1313761 IN BOOK 1732 AT PAGE 1039 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

R5) LARK CIRCLE SUBDIVISION PLAT, FILED ON FEBRUARY 4, 1966, ENTRY NO. 226098, BOOK 10 OF PLATS ON PAGE 45 AT THE RECORDERS OFFICE OF WEBER COUNTY.

R6) AMENDED PLAT OF BURTON PARK ADDITION, RECORDED AS ENTRY NO. 55451 IN BOOK 9 AT PAGE 22 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

R7) MERLIN HEIGHTS ADDITION, RECORDED AS ENTRY NO. 81149 IN BOOK 9 AT PAGE 43 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

NOTE 1:
THE IMPROVEMENTS ON THE THE VACATED PORTION OF CUSTER AVE DO NOT ALIGN WITH THE DESCRIPTION OF THE VACATED PORTION OF THE ROAD AS DESCRIBED IN ORDINANCE RECORDED IN BOOK 1764, AT PAGE 2213.

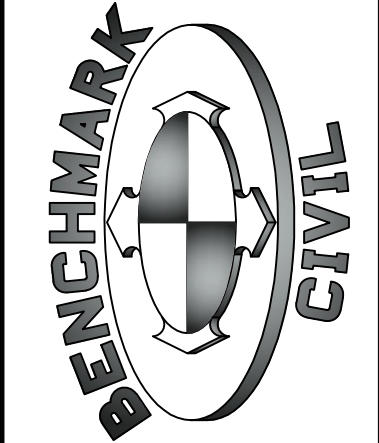
NO.	DATE	DESCRIPTION

DRAWN BY	CHECKED BY	FILED BY	DATE	DWG. FILE
TF/KO	KODKB	FILE	1/9/2025	2411178.dwg

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

BENCHMARK
ENGINEERING &
LAND SURVEYING
918 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
1302 EDVALSON ST
OGDEN CITY, UTAH

PROJECT NO. 2411178
BOUNDARY
CONSOLIDATION
SURVEY

SVB.01
1 OF 1