

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 13941945, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE HAD MONUMENTED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: MARCH 17, 202

PARCEL NO. 13-122-0003

WARRANTY DEED IN FAVOR OF COMMUNITY TELEVISION OF UTAH, INC. - ENTRY NO. 594129 IN BOOK 1025 AT PAGE 682 (VERBATIM): THE NORTH 18 FEET OF LOT 6, ALL OF LOTS 7, 8, 9 AND 10, BLOCK 5, BRUMMITT'S ADDITION TO OGDEN CITY, UTAH.

WARRANTY DEED IN FAVOR OF COMMUNITY TELEVISION OF UTAH, INC. - ENTRY NO. 594123 IN BOOK 1025 AT PAGE 681 (VERBATIM): ALL OF LOTS 11, 12, 13, 14 AND 15, BLOCK 5, BRUMMITT'S ADDITION TO OGDEN CITY, UTAH.

AN ENTIRE TRACT OF LAND AS DESCRIBED BY WARRANTY DEEDS IN FAVOR OF COMMUNITY TELEVISION OF UTAH, INC. RECORDED AS ENTRY NO. 594123 IN BOOK 1025 AT PAGE 681 AND AS ENTRY NO. 594129 IN BOOK 1025 AT PAGE 682, IN THE OFFICE OF THE WEBER COUNTY RECORDER, SITUATE IN THE NORTH 18 FEET OF LOT 6 AND ALL OF LOTS 7 THROUGH 15, BLOCK 5 OF BRUMMITS ADDITION RECORDED IN BOOK 05 AT PAGE 0058 IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO SITUATE IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID ENTIRE TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, SAID POINT IS ALSO THE SOUTHEAST CORNER OF TYLER VIEW P.R.U.D. RECORDED AS ENTRY NO. 2933169 IN BOOK 69 AT PAGE 84 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT IS 432.90 FEET N.00°58'00"E. ALONG THE CENTERLINE OF TYLER AVENUE (1300 EAST) AND 40.00 FEET N.89°02'00"E. FROM THE FOUND OGDEN CITY MONUMENT AT THE INTERSECTION OF 21ST STREET (2100 SOUTH) AND TYLER AVENUE (1300 EAST) (BASIS OF BEARING IS N.89°02'00"E. ALONG THE CENTERLINE OF 21ST STREET (2100 SOUTH) BETWEEN THE FOUND OGDEN CITY MONUMENTS AT THE INTERSECTIONS OF TYLER AVENUE (1300 EAST) AND HARRISON BOULEVARD (SR-2033); AND RUNNING THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 5 S.00°58'00"E. 243.00 FEET TO A POINT THAT IS 7.00 FEET N.00°58'00"E. FROM THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG A LINE PARALLEL WITH THE SOUTHERLY LOT LINE OF SAID LOT 6 N.89°02'00"E. 146.92 FEET TO A POINT IN THE WESTERLY BLOCK LINE OF SAID BLOCK 5; THENCE ALONG THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG SAID SOUTHERLY BLOCK LINE N.00°10'25"E. 243.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID POINT IS ALSO IN THE SOUTHERLY BOUNDARY LINE OF SAID TYLER VIEW P.R.U.D.; THENCE ALONG THE NORTHERLY LOT LINE OF SAID LOT 15 S.89°02'00"E. 150.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ENTIRE TRACT OF LAND CONTAINS 36,088 SQUARE FEET OR 0.83 ACRE IN AREA, MORE OR LESS

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCEL DESCRIBED HEREON AS REQUESTED BY RLF CONSULTING FOR LOT CONSOLIDATION PURPOSES. THE BASIS OF BEARING IS N.89.02°0'00". ALONG THE CENTERLINE OF 21ST STREET (2100 SOUTH) BETWEEN THE FOUND OGDEN CITY MONUMENTS AT THE INTERSECTIONS OF TYLER AVENUE (1300 EAST) AND HARRISON BOULEVARD (SR-203). THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN DECEMBER OF 2024.

THE SURVEYOR HELD COMMONLY USED ROTATION OF N.89°02'00"W., AS SHOWN ON ADJOINING LANDOWNERS FILED SURVEYS, OGDEN CITY SURVEYS & WEBER COUNTY OWNERSHIP MAPS, ALONG THE FOUND OGDEN CITY MONUMENTS ALONG 21ST STREET (2100 SOUTH) AS SHOWN HEREON TO CALCULATE THE CENTERLINE OF TYLER AVENUE (1300 EAST).

THE SURVEYOR HELD FORTY (40) FOOT OFFSET FROM SAID CENTERLINE OF TYLER AVENUE TO ESTABLISH THE RIGHT OF WAY OF SAID TYLER AVENUE AND THE EASTERLY BLOCK LINE OF BLOCK 5, BRUMMIT'S ADDITION RECORDED IN BOOK 05 AT PAGE 005B IN THE OFFICE OF THE WEBER COUNTY RECORDER.

THE SURVEYOR HELD THE EASTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED IN FAVOR OF ASSOCIATED FRESH MARKETS, INC. RECORDED AS ENTRY NO. 2442516 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID EASTERLY BOUNDARY LINE MATCHES ALTA/ACSM LAND TITLE SURVEY PREPARED BY GREAT BASIN ENGINEERING NORTH FILED AS SURVEY NO. 4381 IN THE OFFICE OF THE WEBER COUNTY SURVEYOR.

ALONG THE SOUTHERLY BOUNDARY LINE, THERE APPEARS TO BE MULTIPLE BUILDINGS THAT ENCROACH OVER SAID SOUTHERLY BOUNDARY LINE.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WARRANTY DEED IN FAVOR OF COMMUNITY TELEVISION OF UTAH, INC.; ENTRY NO. 594123 IN BOOK 1025 AT PAGE 681.
- (2) WARRANTY DEED IN FAVOR OF COMMUNITY TELEVISION OF UTAH, INC.; ENTRY NO. 594129 IN BOOK 1025 AT PAGE 682.
- (3) SPECIAL WARRANTY DEED IN FAVOR OF ASSOCIATED FRESH MARKETS, INC.; ENTRY NO. 2442516.
- (4) BRUUMMITT'S ADDITION; BOOK 05 AT PAGE 0058.
- (5) TYLER VIEW P.R.U.D.; ENTRY NO. 2393169 IN BOOK 69 AT PAGE 84.
- (6) ALTA/ASM LAND TITLE SURVEY PREPARED BY GREAT BASIN ENGINEERING NORTH; SURVEY NO. 4381.
- (7) FIRST AMENDMENT TO TOWER EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT; ENTRY NO. 2872584.
- (8) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE WEBER COUNTY RECORDER.


NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES OR LIMITS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.
2. THIS PLAT & THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL & SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE INK.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY SURFACE OR SUBSURFACE UTILITY OR SERVICE FACILITY.
4. THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.
5. LAND USE REGULATIONS, ADOPTED ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.
6. THE SURVEY ON WHICH IT IS BASED, IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR IMPLIED.
8. CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-23-14 SUBSECTIONS 2 AND 4.

- (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD DATA.

	PROPERTY BOUNDARY		EXISTING GATE POST
	PARCEL LINE TO BE CONSOLIDATED		EXISTING PROPERTY CORNER AS NOTED
	ADJOINER BOUNDARY		UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
	MONUMENT LINE		
	EXISTING CHAIN LINK FENCE LINE		
	EXISTING WIRE FENCE LINE		
	EXISTING CURB & GUTTER		FOUND OGDEN CITY STREET MONUMENT
	EXISTING CONCRETE		NOT FOUND OGDEN CITY STREET MONUMENT
	EXISTING BUILDING		

RECEIVED
MAR 21 2025
FILE # 8006

SHEET NO. 1 OF 1	PROJECT NO. 24389	COMP. FILE 24389_ROS	<div>RECORD OF SURVEY</div> <div>PROJECT ADDRESS: 2035 TYLER AVENUE, OGDEN, UTAH 84401</div> <div>SITULATE IN THE NORTHWEST 1/4 OF SECTION 27, T6N, R1W, S1E&M</div>	<div>RLF CONSULTING</div> <div>2165 W PECOS ROAD, #5</div> <div>CHANDLER, AZ 85224</div>	<div> MERIDIAN ENGINEERING, INC. 1028 WEST 11010 SOUTH SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 588-5135 FAX (801) 588-5319</div>	<div>COPYRIGHT MERIDIAN ENGINEERING, INC. ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF MERIDIAN ENGINEERING, INC.</div>	DRAWN	SH				
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							CHECKED	TRW				
							DATE	17-MAR-2025	NO.	REVISIONS	BY	DATE