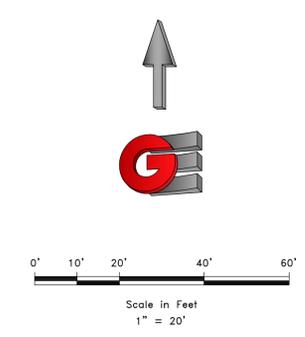


PARCEL 040580041 BOUNDARY DESCRIPTION

PART OF LOT 10, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 7.0275 CHAINS SOUTH AND 39.76 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 10; RUNNING THENCE SOUTH 31.5 FEET; THENCE WEST 50 FEET; THENCE NORTH 31.5 FEET; THENCE EAST 50 FEET TO THE PLACE OF BEGINNING. PART OF LOT 10, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH, AND PART OF LOT A, BLOCK 4, CHILDS ADDITION OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 89.76 FEET WEST AND 154.6 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 10, SOUTH OGDEN SURVEY; THENCE WEST 141.5 FEET, MORE OR LESS TO THE EAST LINE OF GRANT AVENUE, THENCE SOUTH 80 FEET, THENCE EAST 141.5 FEET MORE OR LESS TO A POINT SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 80 FEET TO THE PLACE OF BEGINNING.

PARCEL 040580044 BOUNDARY DESCRIPTION

PART OF LOT 10, BLOCK 10, SOUTH OGDEN SURVEY OF OGDEN CITY SURVEY; BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, THENCE WEST 89.76 FEET, THENCE NORTH 123.1 FEET, THENCE EAST 89.76 FEET, THENCE SOUTH 123.1 FEET TO BEGINNING. A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF LOTS 7 AND 10, BLOCK 10, SOUTH OGDEN SURVEY OF OGDEN CITY SURVEY; BEGINNING AT A POINT 18 RODS SOUTH AND 360.75 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE NORTH 0'58" EAST 10 FEET; THENCE NORTH 89'02" WEST 100 FEET; THENCE SOUTH 0'58" WEST 10 FEET; THENCE SOUTH 89'02" EAST 100 FEET TO THE PLACE OF BEGINNING.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - - - X - - - EXISTING FENCE LINE

RECEIVED
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FILE # 7459

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WELCH RANDALL. THE BASIS OF BEARING IS THE CENTERLINE OF GRANT AVENUE BETWEEN A MONUMENT LOCATED AT THE INTERSECTION OF GRANT AVE AND 29TH STREET AND A MONUMENT LOCATED AT THE INTERSECTION OF GRANT AVE AND 30TH STREET, WHICH BEARS SOUTH 01°17'09" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARIES WERE DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBERS 3258705, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 3627 AND 4983 WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 11TH DAY OF JANUARY, 2023.

PROFESSIONAL LAND SURVEYOR
1/11/23
8227228
Klint H. Whitney
KLINT H. WHITNEY, PLS NO. 8227228

SCALE:	1:20, XREF
DATE:	1/11/23
DESIGN:	
DRAWN:	JTN
CHECKED:	KHW
DWG. NO.:	162001 - MISC SURVEY 02200 - WELCH RANDALL SURVEY 040580041 GRANT AVE DWG

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR WELCH RANDALL
2928 SOUTH GRANT AVENUE, OGDEN, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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