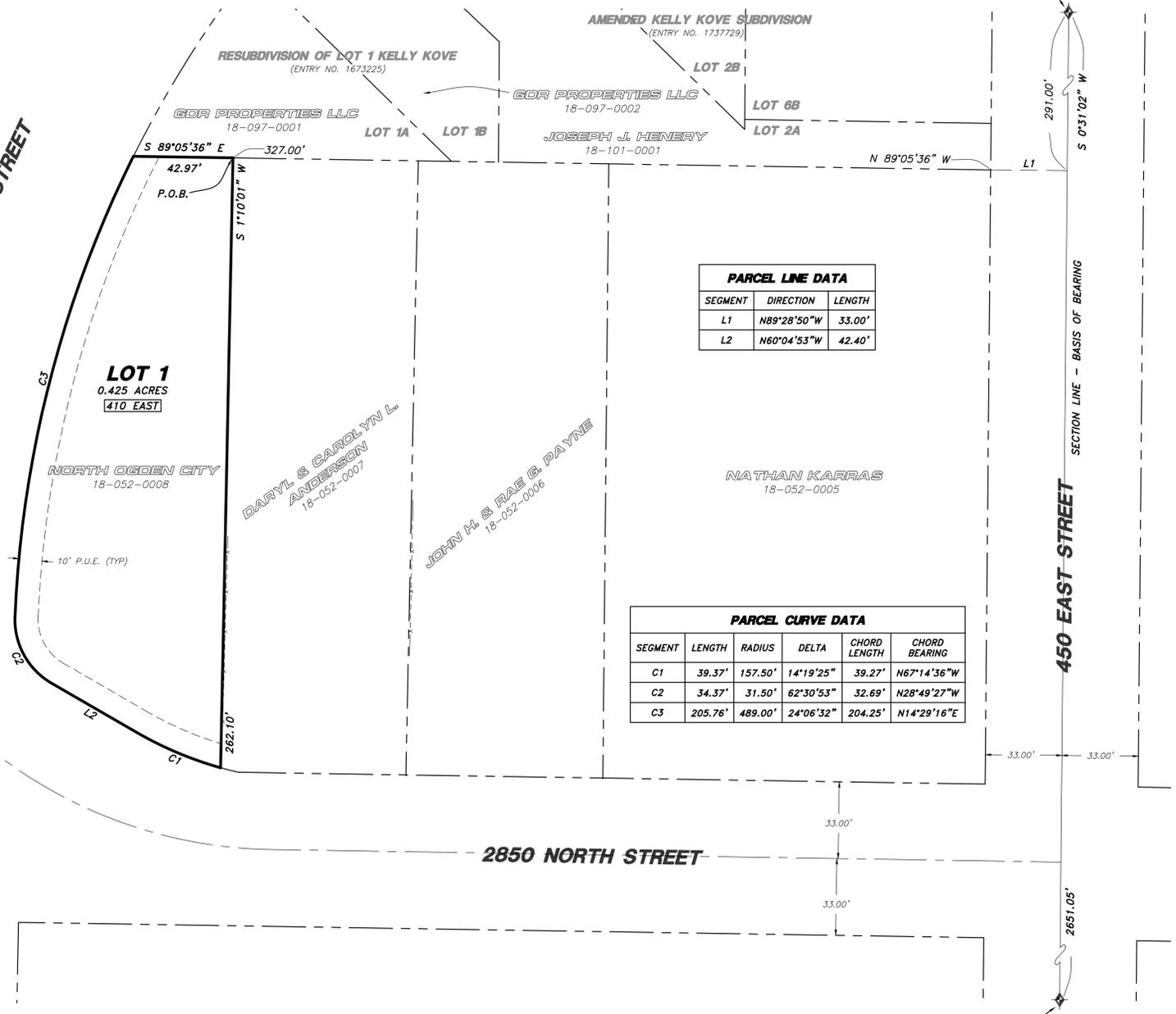


400 EAST STREET



EAST QUARTER CORNER OF SEC. 29,
T. 7 N., R. 1 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT DATED 2021

AMENDED KELLY KOVE SUBDIVISION
(ENTRY NO. 1737729)

RESUBDIVISION OF LOT 1 KELLY KOVE
(ENTRY NO. 1673225)

GDR PROPERTIES LLC
18-097-0001

GDR PROPERTIES LLC
18-097-0002

JOSEPH J. HENRY
18-101-0001

LOT 1
0.425 ACRES
410 EAST

NORTH OGDEN CITY
18-052-0008

DARYL & CAROLYN L.
ANDERSON
18-052-0007

JOHN H. & RAE G. PAYNE
18-052-0006

NATHAN KARRAS
18-052-0005

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N89°28'50"W	33.00'
L2	N60°04'53"W	42.40'

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	39.37'	157.50'	14°19'25"	39.27'	N67°14'36"W
C2	34.37'	31.50'	62°30'53"	32.69'	N28°49'27"W
C3	205.76'	489.00'	24°06'32"	204.25'	N14°29'16"E

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF THE DARYL AND CAROLYN L. ANDERSON PROPERTY, TAX ID. NO. 18-052-0007, POINT ALSO BEING ON THE SOUTH LINE OF THE RESUBDIVISION OF LOT 1, KELLY KOVE, ENTRY NO. 1673225 LOCATED 291.00 FEET SOUTH 00°31'02" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 33.00 FEET NORTH 89°28'50" WEST TO THE SOUTHEAST CORNER OF THE AMENDED KELLY KOVE SUBDIVISION, ENTRY NO. 1737729, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET AND 327.00 FEET NORTH 89°05'36" WEST ALONG THE SOUTH LINE OF SAID AMENDED KELLY KOVE SUBDIVISION AND CONTINUING ALONG THE SOUTH LINE OF SAID RESUBDIVISION OF LOT 1, KELLY KOVE FROM THE EAST QUARTER CORNER OF SAID SECTION 29;

RUNNING THENCE SOUTH 01°10'01" WEST 262.10 FEET ALONG THE WEST LINE OF SAID DARYL AND CAROLYN L. ANDERSON PROPERTY TO THE NORTH RIGHT-OF-WAY LINE OF 2850 NORTH STREET; THENCE ALONG SAID NORTH-OF-WAY LINE AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 400 EAST STREET THE FOLLOWING FOUR (4) COURSES; (1) WESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 157.50 FOOT RADIUS CURVE, A DISTANCE OF 39.37 FEET, CHORD BEARS NORTH 67°14'36" WEST 39.27 FEET, HAVING A CENTRAL ANGLE OF 14°19'25"; (2) NORTH 60°04'53" WEST 42.40 FEET; (3) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 31.50 FOOT RADIUS CURVE, A DISTANCE OF 34.37 FEET, CHORD BEARS NORTH 28°49'27" WEST 32.69 FEET, HAVING A CENTRAL ANGLE OF 62°30'53"; AND (4) NORTHERLY ON A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 489.00 FOOT RADIUS CURVE, A DISTANCE OF 205.76 FEET, CHORD BEARS NORTH 14°29'16" EAST 204.25, HAVING A CENTRAL ANGLE OF 24°06'32" TO THE SOUTHWEST CORNER OF SAID RESUBDIVISION OF LOT 1, KELLY KOVE; THENCE SOUTH 89°05'36" EAST 42.97 FEET ALONG THE SOUTH LINE OF SAID RESUBDIVISION OF LOT 1, KELLY KOVE TO THE POINT OF BEGINNING. CONTAINING 0.425 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC CASPERSON FOR NORTH OGDEN CITY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS PLAT B, NORTH OGDEN SURVEY, BOOK 5, PAGE 79, AMENDED KELLY KOVE SUBDIVISION, ENTRY NO. 1737729, RESUBDIVISION OF LOT 1, KELLY KOVE SUBDIVISION, ENTRY NO. 1673225, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, T7N, R1W, SLB&M.

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 00°31'02" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

RECEIVED
JUN 20 2023
FILE # 7571

SURVEYOR'S CERTIFICATE

I, MATT PRETL DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 5TH DAY OF JUNE, 2023.

MATT PRETL
10437995
Matt Pretl
UTAH LAND SURVEYOR

- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - PREVIOUS PROPERTY LINE
 - CENTERLINE
 - FENCE LINE
 - STREET MONUMENT
 - FOUND REBAR SET BY OTHERS
 - SET 5/8"x24" REBAR WITH CAP
 - SECTION CORNER



SCALE: 1" = 30'
Scale in Feet
(Data in Parentheses is Record)

PROPERTY SURVEY FOR
NORTH OGDEN CITY
410 EAST 2850 NORTH
NORTH OGDEN CITY, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

Drawn By: MP Date: 1/26/2023
Designed By: ES
Checked By: ES
Approved By: [Signature]
Scale: 1" = 30'
Drawing File: 22-3-262-19
JOB NUMBER: 22-3-262

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City, Ogden, Logan
(435) 723-4491 (801) 389-4605 (435) 723-8272
Celebrating over 65 Years of Business

Sheet
1
of
1
Sheets