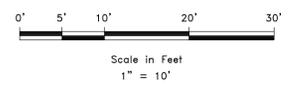
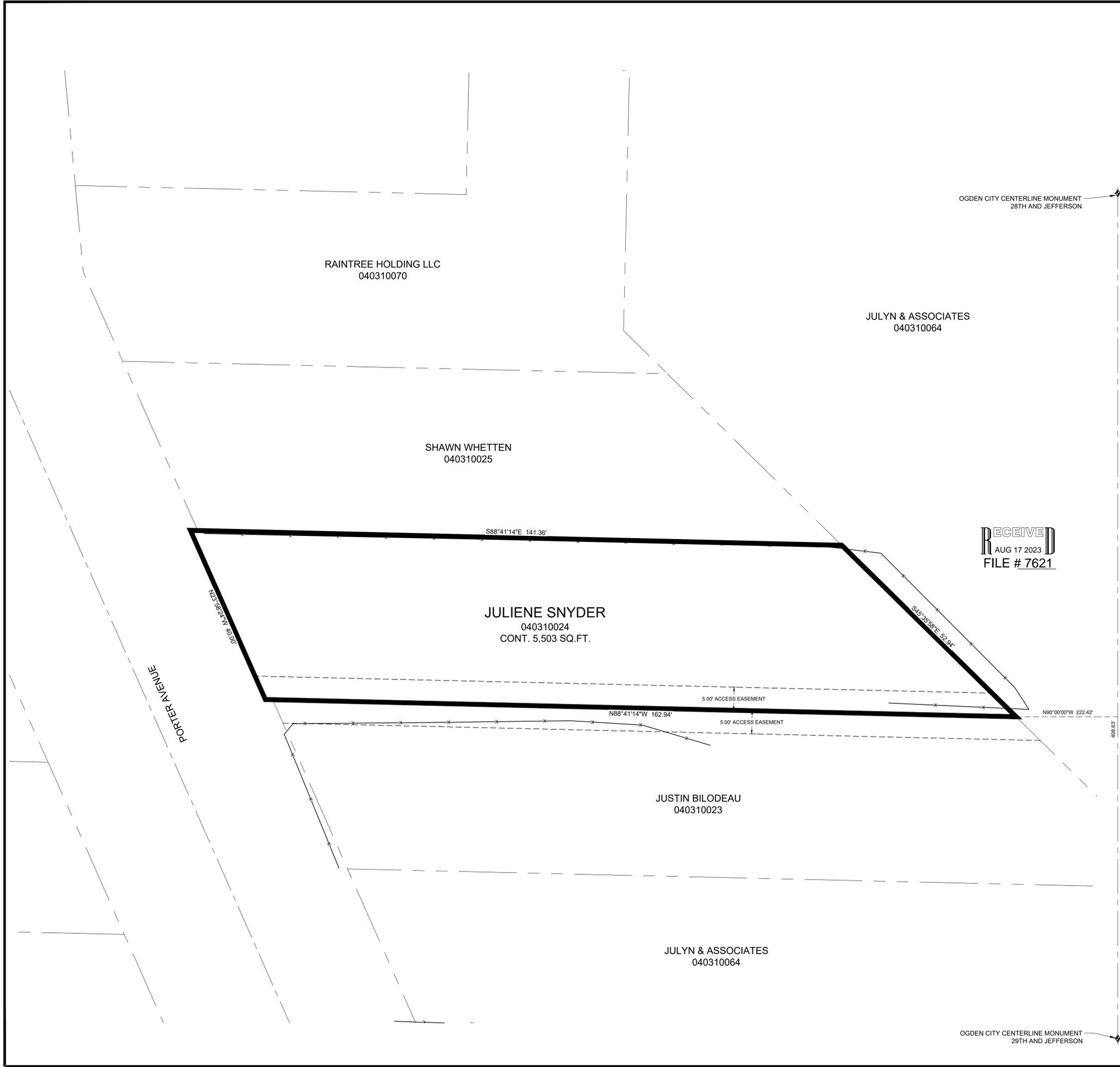


RECORD BOUNDARY DESCRIPTION

PART OF LOT 3, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 142.56 FEET EAST, SOUTH 11°15' EAST 239 FEET AND SOUTH 26°30' EAST 40 FEET FROM THE NORTHEAST CORNER OF LOT 5, RUNNING THENCE SOUTH 26°30' EAST 40 FEET; THENCE EAST TO THE WEST LINE OF LOT 4, RUNNING THENCE NORTH 44°43' WEST ALONG SAID WEST LINE OF SAID LOT 4 TO A POINT DUE EAST OF BEGINNING; THENCE WEST TO THE PLACE OF BEGINNING, TOGETHER WITH A PERPETUAL RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER A STRIP OF GROUND 5 FEET IN WIDTH ADJACENT TO THE ABOVE DESCRIBED TRACT OF LAND AND ADJOINING THE SAME ON THE SOUTH, ALSO SUBJECT TO A RIGHT-OF-WAY OVER THE SOUTH 5 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

SCALE:	1"=10' XREF
DATE:	8/15/23
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.: R2001 - MISC SURVEY 03113 - JULIENE SNYDER SURVEY FOR PORTER AVENUE	

REVISIONS	DESCRIPTION
DATE	



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FILE # 7621

LEGEND

- ◆ OGDEN CITY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

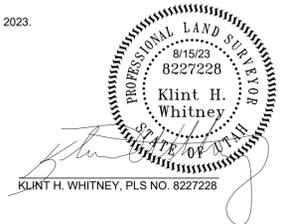
NARRATIVE

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 JULIENE SNYDER. THE BASIS OF BEARING IS THE CENTER LINE OF JEFFERSON AVENUE BETWEEN 29TH AND 28TH STREET, WHICH BEARS NORTH 01°18'39" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3172376, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF SOUTH OGDEN ADDITION WAS ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. OCCUPATION WAS MEASURED WITHIN THE ENTIRE BLOCK AND HOLDING OF THE CENTERLINE OF 29TH STREET AN EAST WEST AND NORTH SOUTH ADJUSTMENT WAS MADE AS A BEST FIT OF OCCUPATION WITHIN THE ENTIRE BLOCK.

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 15TH DAY OF AUGUST, 2023.



PROPERTY SURVEY FOR JULIENE SNYDER
2840 PORTER AVENUE, OGDEN, UTAH
A PART OF LOT 3
BLOCK 4, SOUTH OGDEN SURVEY

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066



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