

RECORD BOUNDARY DESCRIPTION

PART OF LOT 7, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 16.5 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 7; RUNNING THENCE EAST 65 FEET; THENCE SOUTH 132 FEET; THENCE WEST 65 FEET; THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF LOT 7, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 21ST STREET, SAID POINT BEING LOCATED NORTH 88°43'21" WEST 299.53 FEET ALONG THE MONUMENTED CENTERLINE OF 21ST STREET AND SOUTH 00°00'00" EAST 49.51 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF 21ST STREET AND ADAMS AVENUE; RUNNING THENCE SOUTH 01°18'22" WEST 132.00 FEET; THENCE NORTH 88°43'21" WEST 65.00 FEET; THENCE NORTH 01°18'22" EAST 132.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 21ST STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°43'21" EAST 65.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.580 SQUARE FEET OR 0.19 ACRES.

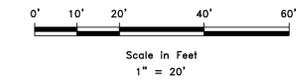
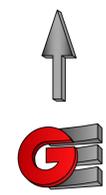
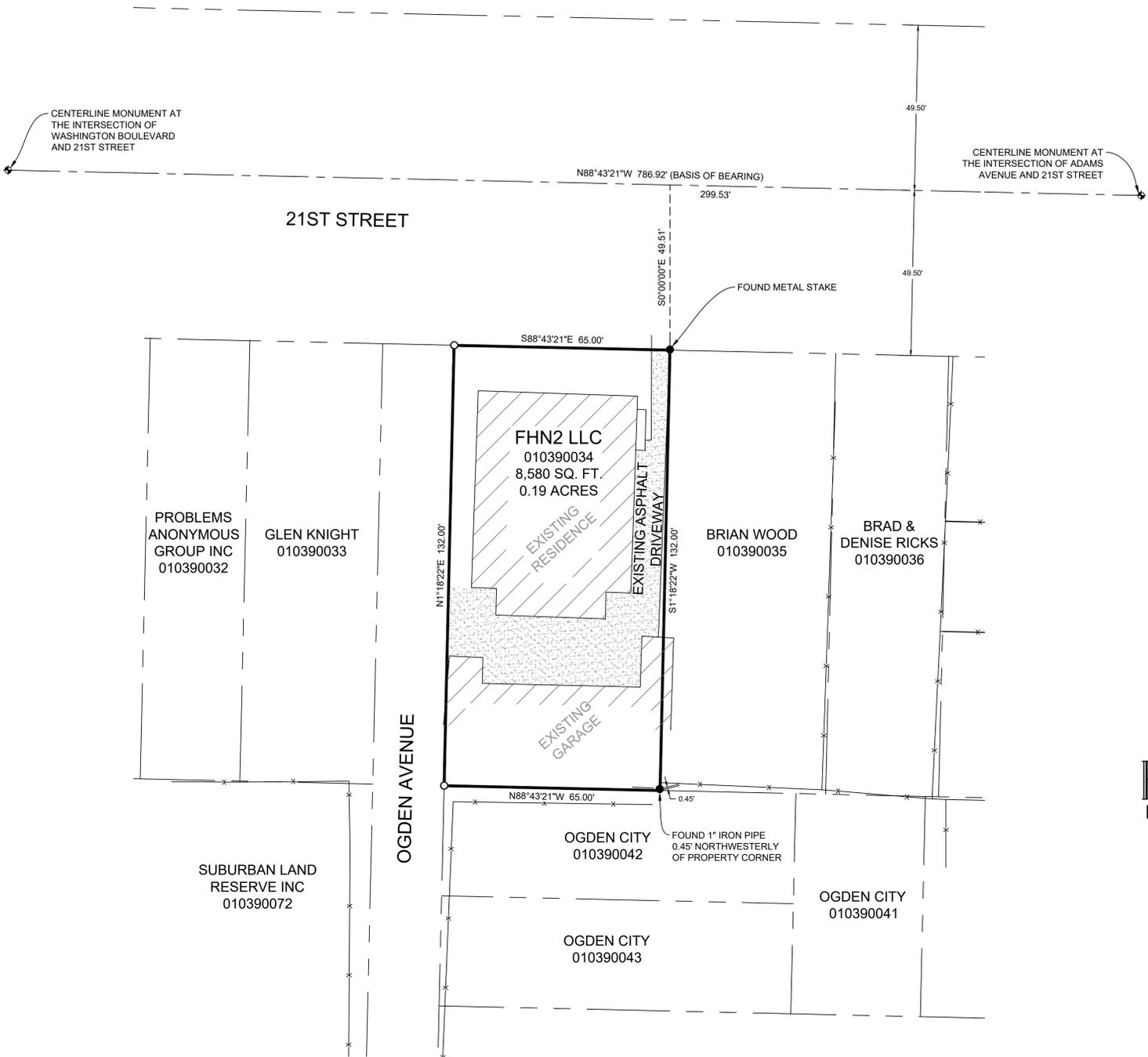
SCALE: 1/20" X REF	DATE: 12/6/23
DESIGN: _____	DRAWN: JTN
CHECKED: KHW	

REVISIONS	DESCRIPTION

PROPERTY SURVEY FOR WEST PROPERTY MANAGEMENT
 449 21ST STREET, OGDEN, UTAH
 PART OF LOT 7, BLOCK 45, PLAT A,
 OGDEN CITY SURVEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 1580 W 2100S, WEST HAVEN, UT 84401
 P. 801.476.0202 F. 801.476.0066

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LEGEND

- ◆ WEBER COUNTY 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 WEST PROPERTY MANAGEMENT. THE BASIS OF BEARING IS THE CENTERLINE OF 21ST STREET BETWEEN TWO CENTERLINE MONUMENTS, ONE AT THE INTERSECTION OF 21ST STREET AND ADAMS AVENUE AND THE OTHER AT THE INTERSECTION OF 21ST STREET AND WASHINGTON BOULEVARD, WHICH BEARS NORTH 88°43'21" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2875130, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF BLOCK 45, PLAT A, 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 5TH DAY OF DECEMBER, 2023.

PROFESSIONAL LAND SURVEYOR
 12/5/23
 8227228
 Klint H. Whitney
 801.476.0202
 KLINT H. WHITNEY, PLS NO. 8227228

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 DEC 07 2023
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