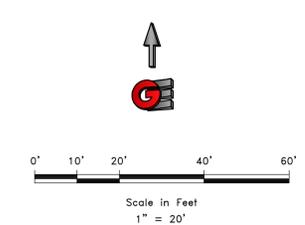


**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF KIESEL AVENUE BEING LOCATED NORTH 01°24'11" WEST 82.31 FEET ALONG THE CENTERLINE OF SAID KIESEL AVENUE AND NORTH 88°35'49" WEST 33.00 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF SAID KIESEL AVENUE AND 36TH STREET; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF 36TH STREET THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 01°24'11" WEST 38.41 FEET; (2) ALONG THE ARC OF A 21.57 FOOT RADIUS CURVE TO THE RIGHT 16.60 FEET, HAVING A CENTRAL ANGLE OF 44°06'13", CHORD BEARS SOUTH 69°20'48" WEST 16.19 FEET; (3) NORTH 88°36'08" WEST 7.90 FEET; (4) NORTH 83°14'49" WEST 80.35 FEET; (5) NORTH 88°36'08" WEST 19.63 FEET TO THE PROJECTION OF THE WEST LINE OF AN EXISTING RETAINING WALL; THENCE ALONG THE WEST LINE OF SAID RETAINING WALL AND ITS PROJECTION NORTH 02°02'50" EAST 52.30 FEET TO THE PROJECTION OF THE NORTH LINE OF AN EXISTING BUILDING; THENCE ALONG THE NORTH LINE OF SAID EXISTING BUILDING AND ITS PROJECTION SOUTH 88°33'40" EAST 121.95 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°24'11" WEST 15.22 FEET TO THE POINT OF BEGINNING, CONTAINING 6,831 SQUARE FEET.



- 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**

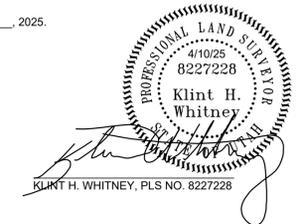
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRANSON WOOD. THE BASIS OF BEARING IS THE CENTERLINE OF 36TH STREET BETWEEN RIVERDALE ROAD AND KIESEL AVENUE, WHICH BEARS NORTH 88°41'57" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2687560, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF LAKEVIEW ADDITION WAS 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 10TH DAY OF APRIL, 2025.

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|                   |               |             |            |              |
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| SCALE: 1/20" XREF | DATE: 4/10/25 | DESIGN: KHW | DRAWN: KHW | CHECKED: KHW |
| REVISIONS         | DESCRIPTION   |             |            |              |
| DATE              |               |             |            |              |

DWG.: PL0001 - MISC SURVEYS-01 BRANSON WOOD 346 36TH STREET SURVEY FOR MOUNTAIN WEST CRE

PROPERTY SURVEY FOR MOUNTAIN WEST CRE  
346 36TH STREET, OGDEN, UTAH  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
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