

BOUNDARY LINE ADJUSTMENT SURVEY

4910 APACHE WAY & 1737 MANDERLEY LANE, OGDEN, UT 84403

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
DECEMBER, 2025

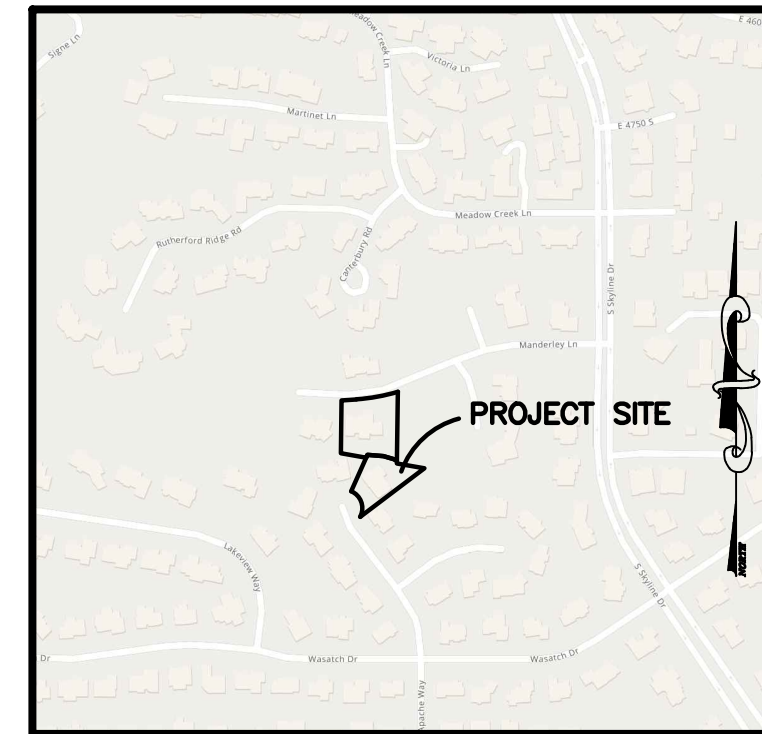
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
(FOUND BRASS CAP MONUMENT)

CENTERLINE MONUMENT IN MANDERLEY LANE
(FOUND BRASS CAP MONUMENT)

#	DELTA	RADIUS	LENGTH	CHD. LTH	CHD. BRG
C1	12°28'19"	528.00'	114.93'	114.71'	N79°42'03"E
C2	7°25'06"	30.00'	3.88'	3.88'	N19°17'27"E
C3	89°06'34"	50.00'	77.76'	70.16'	N21°33'17"W

LEGEND

- = SECTION CORNER
- = CENTERLINE MONUMENT
- = FOUND AS SHOWN
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = OLD LOT LINE
- = EASEMENTS
- = TIE LINE
- = FENCE LINE
- = PUBLIC UTILITY EASEMENT
- = POINT OF BEGINNING
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = COMMUNICATIONS PEDESTAL
- = IRRIGATION CONTROL VALVE
- = IRRIGATION METER
- = POWER TRANSFORMER BOX



VICINITY MAP
NOT TO SCALE

DEED DESCRIPTIONS

JAMES BRYAN & BARBARA ANN GILBERT TRUSTEES (07-402-0011)

ALL OF LOT 24, SHADOW RIDGE SUBDIVISION NO. 3 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.

JEFFERY R. & CHRISTY ALLEN PROPERTY (07-641-0005)

ALL OF LOT 10, MANDERLEY MEADOWS PRUD SUBDIVISION AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.

PROPOSED DESCRIPTIONS

JAMES BRYAN & BARBARA ANN GILBERT TRUSTEES (07-402-0011)

A PORTION OF LOT 24, SHADOW RIDGE SUBDIVISION NO. 3, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 21, SAID SHADOW RIDGE SUBDIVISION NO. 3, AS RECORDED WITH THE WEBER COUNTY RECORDER, AND BEING ON THE SOUTHERLY LINE OF MANDERLEY MEADOWS, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AS RECORDED WITH THE WEBER COUNTY RECORDER, AND BEING 592.03 FEET DUE SOUTH AND 1120.18 FEET DUE WEST FROM THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 53°00'00" WEST 218.75 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 AND THE WESTERLY LINE OF LOT 23, AND AN EXISTING FENCE LINE TO THE NORTHERLY LINE OF APACHE WAY AND A POINT OF CURVATURE; THENCE TWO (2) COURSES ALONG SAID NORTHERLY LINE AS FOLLOWS: NORTHERLY 3.88 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 07°25'06", AND LONG CHORD OF NORTH 19°17'27" EAST 3.88 FEET (CENTER BEARS SOUTH 74°25'06" EAST) TO A POINT OF REVERSE CURVATURE; AND (2) NORTHERLY 77.76 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 89°06'34", AND LONG CHORD OF NORTH 21°33'17" WEST 70.16 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, SAID SHADOW RIDGE SUBDIVISION NO. 3; THENCE NORTH 23°53'26" EAST 108.83 FEET ALONG THE EASTERLY LINE OF SAID LOT 25 TO AN EXISTING FENCE LINE; THENCE THREE (3) COURSES ALONG SAID FENCE LINE AS FOLLOWS: (1) SOUTH 84°48'26" EAST 43.55 FEET; (2) SOUTH 73°48'59" EAST 31.25 FEET; AND (3) SOUTH 58°58'44" EAST 7.93 FEET TO THE WESTERLY LINE OF LOT 12, SAID MANDERLEY MEADOWS; THENCE SOUTH 00°42'46" WEST 6.61 FEET ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF SAID MANDERLEY MEADOWS; THENCE SOUTH 79°51'13" EAST 76.21 FEET ALONG SAID SOUTHERLY TO THE POINT OF BEGINNING.

CONTAINING 15,541 SQUARE FEET OR 0.357 ACRES

JEFFERY R. & CHRISTY ALLEN PROPERTY (07-641-0005)

A PORTION OF LOT 10, MANDERLEY MEADOWS, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, SAID MANDERLEY MEADOWS, AS RECORDED WITH THE WEBER COUNTY RECORDER, SAID POINT BEING ON THE SOUTHERLY LINE OF MANDERLEY LANE, AND BEING 384.38 FEET DUE SOUTH AND 1192.78 FEET DUE WEST FROM THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00°42'46" WEST 187.63 FEET ALONG THE WEST LINE OF SAID LOT 11 AND THE WESTERLY LINE OF LOT 12 TO AN EXISTING FENCE LINE; THENCE THREE (3) COURSES ALONG SAID FENCE LINE AS FOLLOWS: (1) NORTH 58°58'44" WEST 7.93 FEET; (2) NORTH 73°48'59" WEST 31.25 FEET; AND (3) NORTH 84°48'26" WEST 43.55 FEET; THENCE SOUTH 23°53'26" WEST 9.13 FEET TO THE NORTHERLY LINE OF SHADOW RIDGE SUBDIVISION NO. 3, AS RECORDED WITH THE WEBER COUNTY RECORDER; THENCE NORTH 79°51'13" WEST 69.13 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 9, SAID MANDERLEY MEADOWS; THENCE NORTH 00°42'46" EAST 143.74 FEET ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE SOUTHERLY LINE OF MANDERLEY LANE; THENCE TWO (2) COURSES ALONG SAID SOUTHERLY LINE AS FOLLOWS: (1) NORTH 85°56'13" EAST 39.72 FEET; AND (2) EASTERLY 114.93 FEET ALONG THE ARC OF 528.00 FEET RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 12°28'19", AND LONG CHORD OF NORTH 79°42'03" EAST 114.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,350 SQUARE FEET OR 0.559 ACRES

SURVEYOR'S CERTIFICATE

I, JASON FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 19th DAY OF DECEMBER, 2025.

9239283
UTAH LICENSE NUMBER



REVISIONS	DESCRIPTION
DATE	

BOUNDARY LINE ADJUSTMENT SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH

GILBERT & ALLEN PROPERTIES
4910 APACHE WAY & 1737 MANDERLEY LANE, OGDEN, UT 84403

Project Info.	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	12-4-2025
Name:	GILBERT
Checked:	BLA
Scale:	1"=20'
Number:	8646-01

Sheet	1
1	Sheets

NARRATIVE

THIS SURVEY WAS REQUESTED BY ANNE GILBERT FOR THE PURPOSE OF ADJUSTING THE COMMON BOUNDARY LINE BETWEEN PARCELS 07-402-0011 AND 07-641-0005.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; AND FOR CENTERLINE MONUMENTS IN MANDERLEY LANE AND APACHE WAY.

A LINE BEARING NORTH 75°48'58" EAST BETWEEN SAID CENTERLINE MONUMENTS IN MANDERLEY LANE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

MANDERLEY MEADOWS SUBDIVISION PREPARED BY GREAT BASIN ENGINEERING NORTH FOR LOEL W. DEAN AND KATHLEEN C. DEAN, DATED SEPTEMBER 19, 2003, AND RECORDED MARCH 15, 2004, AS ENTRY #2017659; AND SHADOW RIDGE SUBDIVISION NO. 3 PREPARED BY GREAT BASIN ENGINEERING, INC. FOR CHRIS L. MARTINEAU AND INS PROPERTY SERVICES, INC., DATED JANUARY 22, 1992, AS ENTRY #1178799 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

RECEIVED
DEC 19 2025
FILE # 8234

CENTERLINE MONUMENT IN THE CUL-DE-SAC OF MANDERLEY LANE
(FOUND BRASS CAP MONUMENT)