

PARCEL 170840008  
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET BEING LOCATED SOUTH 01°47'40" WEST 311.58 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" EAST 203.30 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 82°10'45" EAST 161.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF MOUNTAIN ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 23°26'19" WEST 194.79 FEET; THENCE NORTH 88°12'20" WEST 88.96 FEET; THENCE NORTH 01°47'40" EAST 198.04 FEET TO THE POINT OF BEGINNING. CONTAINING 23,977 SQUARE FEET.

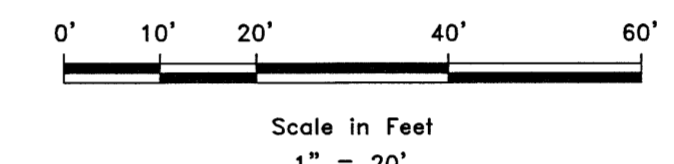
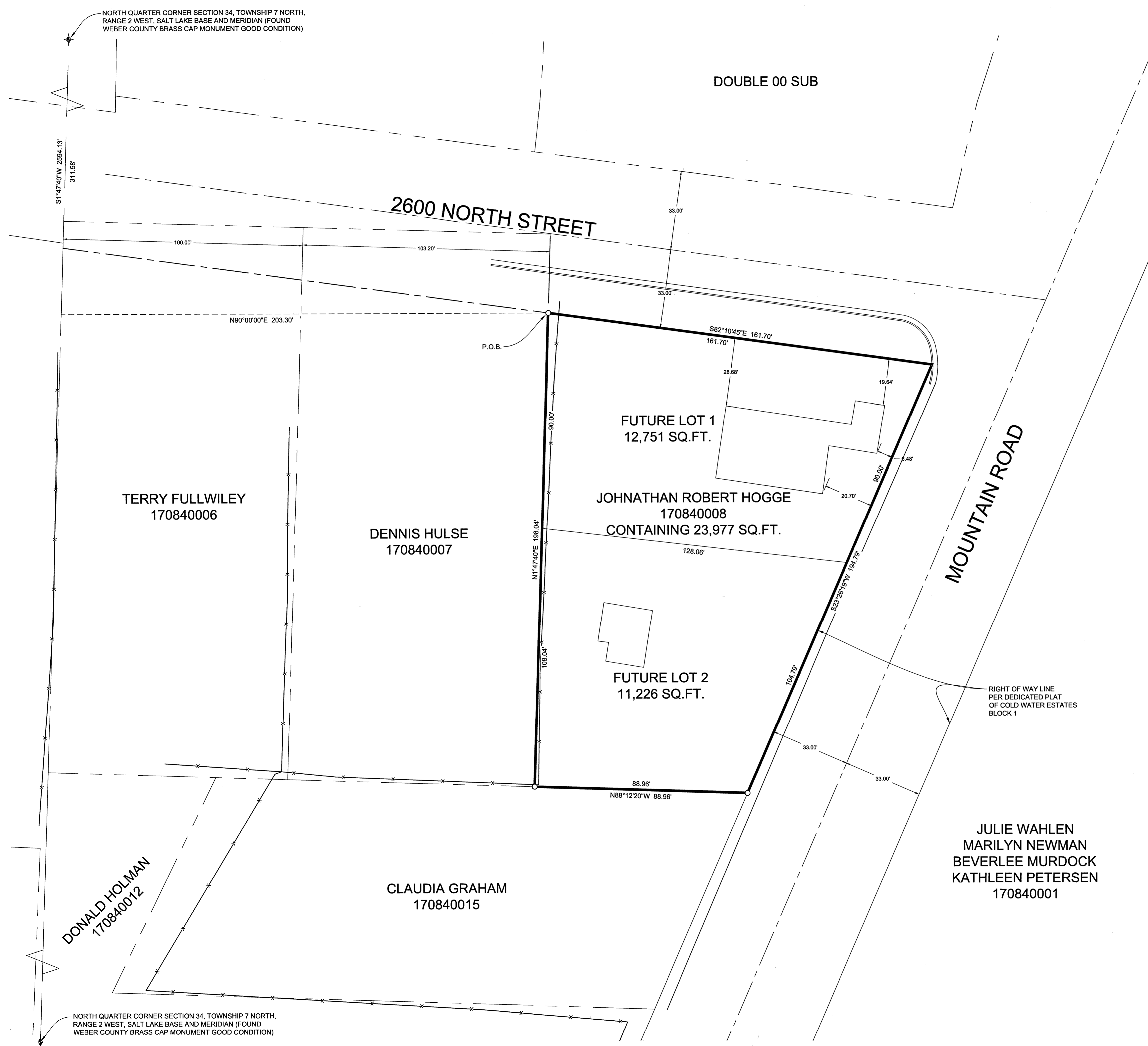
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| SCALE:   | 1:20 XREF |
| DATE:    | 3/23/17   |
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| DRAWN:   | KHW       |
| CHECKED: | KHW       |

RECEIVED  
DEC 13 2017  
BY: 5878

PROPERTY SURVEY FOR ROBBIE HOGGE  
1395 EAST 2600 NORTH, NORTH OGDEN, UT  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
15150 SOUTH 575 EAST OGDEN, UT  
801-426-0066

S1  
1



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION 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. IT WAS ALSO REQUESTED TO EVALUATE THE FEASIBILITY OF CREATING A 2 LOT SUBDIVISION ON THE SUBJECT PROPERTY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 01°47'40" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT OF WAY OF 2600 NORTH STREET WAS ESTABLISH BY HONORING THE DEDICATED RIGHT-OF-WAY OF THE DOUBLE 00 SUBDIVISION. THE RIGHT OF WAY OF MOUNTAIN ROAD WAS ESTABLISHED BY PROJECTING THE DEDICATED RIGHT-OF-WAY OF COLD WATER ESTATES BLOCK 1.

**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 13<sup>TH</sup> DAY OF DECEMBER, 2017.

PROFESSIONAL LAND SURVEYOR  
8227228  
Klint H. Whitney  
STATE OF UTAH  
KLINT H. WHITNEY, PLS NO. 8227228

JULIE WAHLEN  
MARILYN NEWMAN  
BEVERLEE MURDOCK  
KATHLEEN PETERSEN  
170840001

CLAUDIA GRAHAM  
170840015

DONALD HOLMAN  
170840012

TERRY FULLWILEY  
170840006

DENNIS HULSE  
170840007

JOHNATHAN ROBERT HOGGE  
170840008  
CONTAINING 23,977 SQ.FT.

FUTURE LOT 2  
11,226 SQ.FT.

FUTURE LOT 1  
12,751 SQ.FT.

DOUBLE 00 SUB

2600 NORTH STREET

MOUNTAIN ROAD

RIGHT OF WAY LINE  
PER DEDICATED PLAT  
OF COLD WATER ESTATES  
BLOCK 1

P.O.B.

NORTH QUARTER CORNER SECTION 34, TOWNSHIP 7 NORTH,  
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND  
WEBER COUNTY BRASS CAP MONUMENT GOOD CONDITION)

NORTH QUARTER CORNER SECTION 34, TOWNSHIP 7 NORTH,  
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND  
WEBER COUNTY BRASS CAP MONUMENT GOOD CONDITION)

S1°47'40"W 2594.13'  
311.58'

N90°00'00"E 203.30'

N1°47'40"E 198.04'

N88°12'20"W 88.96'

S82°10'45"E 161.70'

S23°26'19"W 194.79'

33.00'

33.00'

33.00'

33.00'

128.06'

104.70'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

33.00'

161.70'

161.70'

28.66'

19.64'

4.48'

20.70'

80.00'

80.00'

80.00'

80.00'

80.00'

80.00'

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