

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF AN EXISTING FENCE LINE AND THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD BEING LOCATED SOUTH 01°09'56" WEST 554.59 FEET ALONG THE MONUMENTED CENTERLINE OF SAID WASHINGTON BOULEVARD AND NORTH 90°00'00" WEST FROM THE MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 400 NORTH STREET; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°09'56" WEST 77.00 FEET; THENCE SOUTH 89°56'33" WEST 228.07 FEET TO THE TOP BANK OF AN EXISTING DITCH; THENCE ALONG SAID TOP BANK THE FOLLOWING TWO COURSES: (1) NORTH 13°18'56" EAST 21.30 FEET; (2) NORTH 25°48'17" EAST 37.75 FEET TO SAID EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE NORTH 89°57'02" EAST 196.34 FEET TO THE POINT OF BEGINNING, CONTAINING 0.378 ACRES.

SCALE:	1" = 20'
DATE:	02/28/17
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

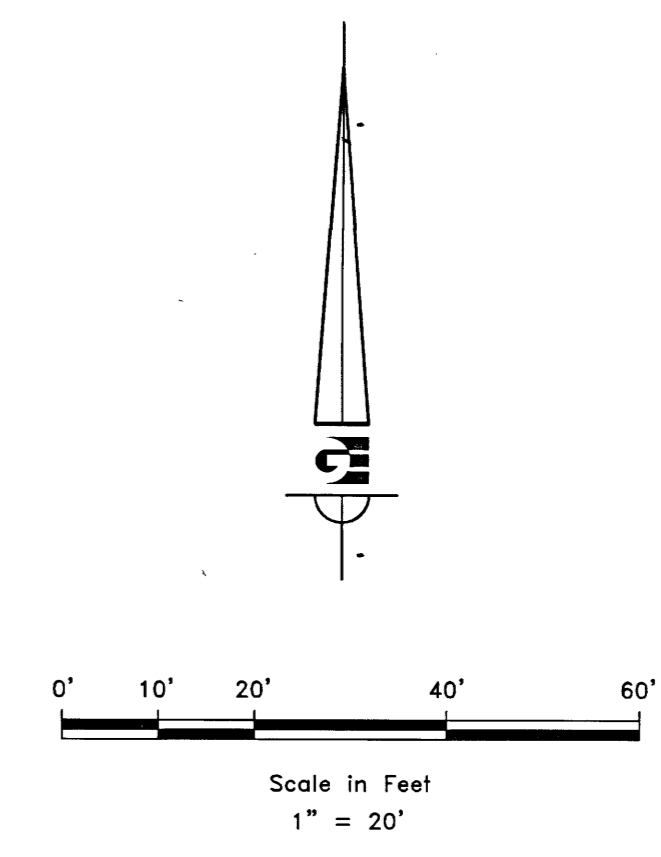
REVISIONS	DATE	DESCRIPTION

DWG. - E:\2017 - BLDG SURVEY\170222 - DAVE JONES SURVEY\170222\309 WASHINGTON.DWG

DAVE JONES  
309 WASHINGTON BOULEVARD, OGDEN, UTAH  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 875 EAST OGDEN, UT  
801-476-0025 FAX: 801-476-0066

S1  
1



**LEGEND**

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

**NARRATIVE**

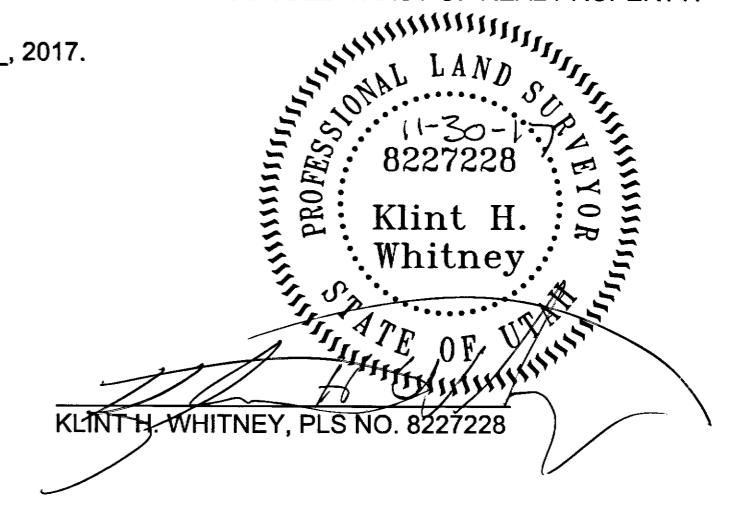
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAVE JONES. THE BASIS OF BEARING IS THE CENTERLINE OF WASHINGTON BLVD. BETWEEN THE INTERSECTIONS OF 400 NORTH STREET AND 200 NORTH STREET WHICH BEARS SOUTH 01°09'56" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. VESTING DEED RECORDED AS ENTRY # 2572835, DEEDS OF ADJOINING PROPERTIES AND RECORDED SURVEYS IN THE SURROUNDING AREA WERE USED TO DETERMINE PROPERTY LINES. BY HOLDING THE FENCE LINE ON THE NORTH SIDE OF THE SUBJECT PROPERTY DEED FRONTAGE MATCHES THE SOUTHERN FENCE LINE AS CALLED FOR IN SAID VESTING DEED. THE WEST LINE WAS ESTABLISHED BY HOLDING THE TOP BANK OF THE EXISTING DITCH AS CALLED FOR IN SAID VESTING DEED. THE EAST LINE WAS DETERMINED BY THE RIGHT-OF-WAY OF WASHINGTON BOULEVARD.

**SURVEYOR'S CERTIFICATE**

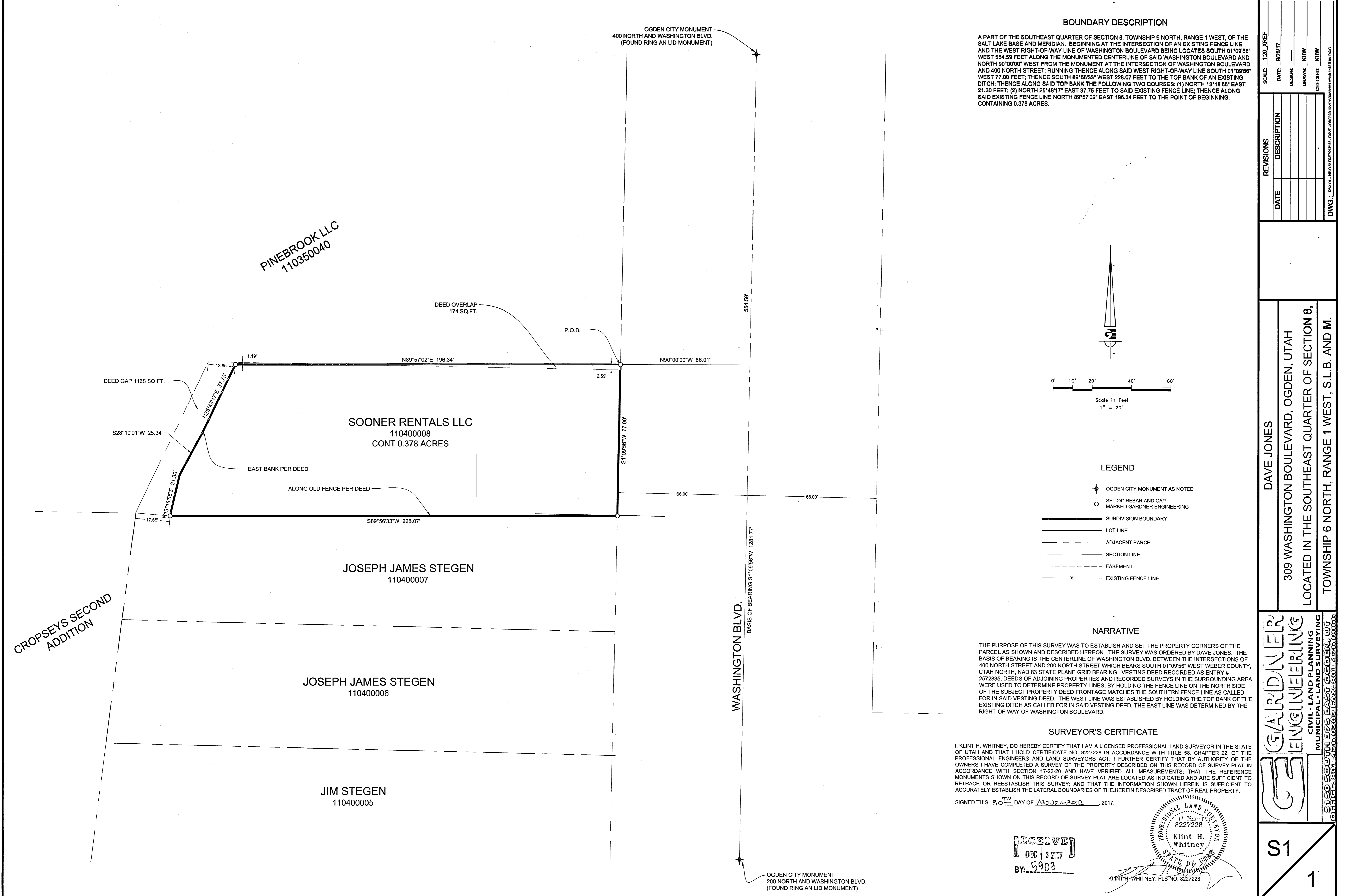
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED 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 30<sup>TH</sup> DAY OF NOVEMBER, 2017.

RECEIVED  
DEC 13 2017  
BY: 5903



OGDEN CITY MONUMENT  
200 NORTH AND WASHINGTON BLVD.  
(FOUND RING AN LID MONUMENT)



PINEBROOK LLC  
110350040

SOONER RENTALS LLC  
110400008  
CONT 0.378 ACRES

JOSEPH JAMES STEGEN  
110400007

JOSEPH JAMES STEGEN  
110400006

JIM STEGEN  
110400005

CROPSEYS SECOND  
ADDITION

OGDEN CITY MONUMENT  
400 NORTH AND WASHINGTON BLVD.  
(FOUND RING AN LID MONUMENT)

WASHINGTON BLVD.  
BASIS OF BEARING S1°09'56"W 1281.77'

DEED GAP 1168 SQ.FT.

DEED OVERLAP  
174 SQ.FT.

P.O.B.

EAST BANK PER DEED

ALONG OLD FENCE PER DEED