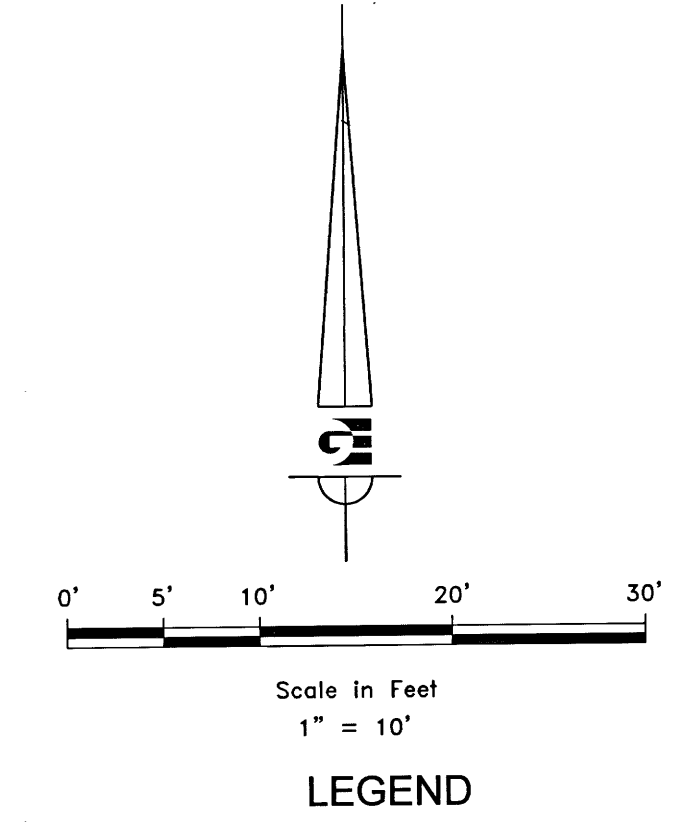


BOUNDARY DESCRIPTION

PART OF LOT 2, BLOCK 25, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 160 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE EAST 137 FEET, MORE OR LESS, TO THE WEST LINE OF FOWLER AVENUE; THENCE NORTH 46 FEET, THENCE WEST 137 FEET, MORE OR LESS, TO A POINT NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH 46 FEET TO THE PLACE OF BEGINNING, CONTAINING 6,302 SQ. FT.

- NOTES:**
- A. THE SUBJECT PROPERTY FALLS WITHIN THE OGDEN CITY R-2EC (TWO-FAMILY RESIDENTIAL EAST CENTRAL) ZONE.
1. Front: Front, minimum setback: Twenty feet (20'), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15'). Maximum setback: Thirty five feet (35').
 2. Side:
 - a. Main building: (1) Minimum setback: Five feet (5'), with a total width of two (2) side yards of not less than fifteen feet (15') for single-family dwelling or two-family dwelling, and sixteen feet (16') each side for other main building plus one foot (1') each side for each two feet (2') main building is over thirty five feet (35') high. (2) Maximum setback for single-family or two-family dwelling: Ten feet (10') on one side and twenty four feet (24') on the other side.
 - b. Accessory building: Five feet (5'), except one foot (1') if located at least four feet (4') in rear of main building, but not closer than six feet (6') to dwelling on adjacent lot.
 3. Corner Lot: Side facing street on corner lot, fifteen feet (15'), except average where fifty percent (50%) frontage is developed, but not less than ten feet (10').
 4. Rear:
 - a. Main building: Thirty feet (30').
 - b. Accessory building: One foot (1'), except eight feet (8') where accessory building rears on side yard of adjacent corner lot.
- B. Building Height:
1. Minimum: One story.
 2. Maximum: Two and one-half (2 1/2) stories or thirty five feet (35').
- C. Lot Coverage: No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard area, except if the only accessory building is a garage. It may exceed the twenty five percent (25%) coverage provided it is no larger than five hundred twenty eight (528) square feet.



- 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
 - - - R-2EC SETBACK LINE AS NOTED

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY CORNERS AND INDICATE SITE IMPROVEMENTS AS SHOWN HEREON. THE SURVEY WAS ORDERED BY PARADIGM REAL ESTATE. SETBACK LINES SHOWN HEREON ARE THE SURVEYORS INTERPRETATION OF ZONING CODE. FOR OFFICIAL VERIFICATION OF ZONING REGULATIONS IT IS RECOMMENDED THAT ANY USERS OF THIS SURVEY REQUEST A ZONING LETTER FOR THIS PROPERTY FROM THE OGDEN CITY PLANNING AND ZONING DEPARTMENT. THE BASIS OF BEARING IS THE CENTERLINE OF FOWLER AVENUE BETWEEN THE INTERSECTIONS OF 26TH STREET AND 25TH STREET WHICH BEARS SOUTH 01°17'45" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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 25TH DAY OF JUNE, 2018.



SCALE: 1:10 .XREF

DATE:	4/16/15
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

DATE: JUN 28 2018

BY: 6043

PROPERTY SURVEY/TOPOGRAPHY/SITE PLAN
 CALDWELL INVESTMENTS, OGDEN CITY, UTAH
 2585 SOUTH FOWLER AVENUE
 A PART OF BLOCK 25, PLAT C, OGDEN CITY SURVEY

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 575 EAST OGDEN, UT
 OFFICE: 801-426-0212 FAX: 801-426-0066

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