

PARCEL 020380031 BOUNDARY DESCRIPTION

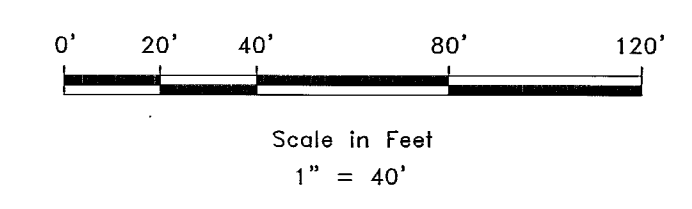
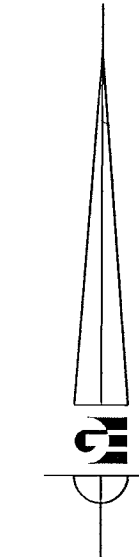
A PART OF LOTS 7, 8, AND 9, BLOCK 40, PLAT C, OGDEN CITY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 22ND STREET BEING LOCATED NORTH 88°41'55" WEST 314.66 FEET ALONG THE MONUMENTED CENTERLINE OF 22ND STREET AND SOUTH 0°00'00" EAST 49.50 FEET FROM THE CENTERLINE MONUMENT AT 22ND STREET AND JACKSON AVENUE; RUNNING THENCE SOUTH 1°19'03" WEST 331.20 FEET; THENCE NORTH 88°42'00" WEST 65.95 FEET; THENCE NORTH 1°18'23" EAST 331.20 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 22ND STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°41'55" EAST 66.01 TO THE POINT OF BEGINNING. CONTAINS 21,852 SQUARE FEET.

PARCEL 020380005 BOUNDARY DESCRIPTION

A PART OF LOTS 1 AND 10, BLOCK 40, PLAT C, OGDEN CITY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 23RD STREET BEING LOCATED NORTH 88°42'16" WEST 312.41 FEET ALONG THE CENTERLINE OF 23RD STREET AND NORTH 0°00'00" EAST 49.50 FEET FROM THE CENTERLINE MONUMENT AT JACKSON AVENUE AND 23RD STREET; RUNNING THENCE NORTH 88°42'16" WEST 66.01 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 1°18'23" EAST 331.20 FEET; THENCE SOUTH 88°42'00" EAST 65.95 FEET; THENCE SOUTH 1°17'43" WEST 331.19 FEET TO SAID NORTH RIGHT OF WAY LINE OF 23RD STREET AND THE POINT OF BEGINNING. CONTAINS 21,852 SQUARE FEET.



LEGEND

- ◆ OGDEN CITY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- CENTER LINE
- - - ZONE R-1-5 SETBACK LINE
- X — EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY NANCY CARD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING OGDEN CITY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF JACKSON AVENUE BETWEEN THE OGDEN CITY CENTERLINE MONUMENT OF 22ND STREET AND JACKSON AVENUE AND THE OGDEN CITY CENTERLINE MONUMENT OF 23RD STREET AND JACKSON AVENUE WHICH BEARS SOUTH 1°18'20" WEST. CURRENT VESTING DEED RECORDED AS ENTRY NO. 1207714 ALONG WITH FOUND PROPERTY CORNERS WERE USED ALONG WITH CURRENT OCCUPATION TO ESTABLISH THE BOUNDARY.

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 24TH DAY OF OCTOBER, 2018.

RECEIVED
OCT 24 2018
BY: 6120



SCALE: 1/40 XREF
DATE: 7/25/2018
DESIGN: _____
DRAWN: KHV
CHECKED: KHV
DWG.: 020380005 - NANCY CARD SURVEY MONUMENTATION CARD.DWG

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR NANCY XENEDE CARD
949 22ND STREET AND 950 23RD STREET OGDEN, UTAH
A PART OF LOTS 1, 7, 8, 9, AND 10
BLOCK 40, PLAT C, OGDEN CITY SURVEY

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 575 EAST, OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0056

S1
1