

FOUND
OGDEN CITY CENTERLINE MONUMENT
24TH ST. & PIERCE AVE.

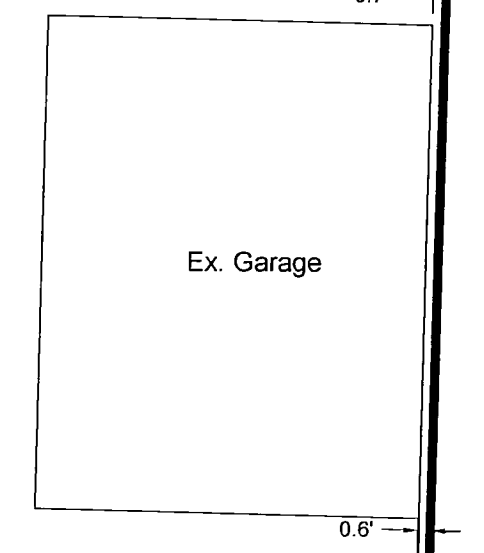
16.00'
ALLEY

SET 8.00' OFFSET

SET 8.00' OFFSET

8.00'

S88°41'51"E
50.00'



Ex. Garage

LOT 8
BLOCK 57
NOB HILL ANNEX
6960 SF
1750 CAPITAL ST

139.20'
S1°20'41"W

LOT 19 BLK 57
1750 CAPITAL ST
1750-19-000

LOT 7 BLK 57
1750 CAPITAL ST
1750-07-000

N1°20'41"E
139.21'

N0°00'00"E 40.01'

SET NAIL IN CURB AT
LOT LINE EXTENSION
(TYPICAL)

40.00'

CAPITAL STREET

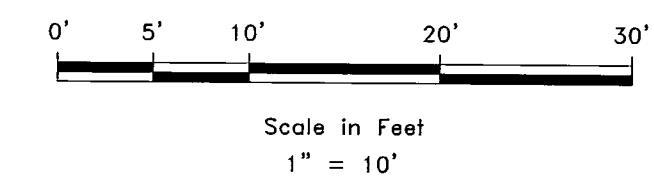
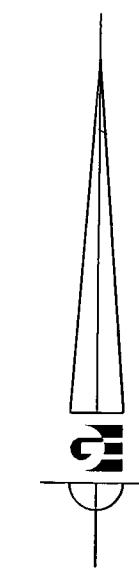
S88°42'15"E 405.44'

S1°20'41"W (BASIS OF BEARING)
384.01'

FOUND
OGDEN CITY CENTERLINE MONUMENT
CAPITAL ST. & PIERCE AVE.

BOUNDARY DESCRIPTION

ALL OF LOT 8, BLOCK 53, NOB HILL ANNEX, OGDEN CITY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAPITAL STREET BEING LOCATED SOUTH 1°20'42" WEST 384.01 FEET ALONG THE MONUMENTED CENTERLINE OF PIERCE AVENUE AND SOUTH 88°42'15" EAST ALONG THE CALCULATED CENTERLINE OF CAPITAL STREET AND NORTH 0°00'00" EAST 40.01 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT 24TH STREET AND PIERCE AVENUE; RUNNING THENCE NORTH 1°20'41" EAST 139.21 FEET; THENCE SOUTH 88°41'51" EAST 50.00 FEET; THENCE SOUTH 1°20'41" WEST 139.20 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 88°42'15" WEST 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,960 SQ. FT. MORE OR LESS.



LEGEND

- OGDEN CITY CENTERLINE MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY BOUNDARY
- CENTER LINE
- ADJACENT PARCEL
- EASEMENT
- EXISTING FENCE LINE

NARRATIVE

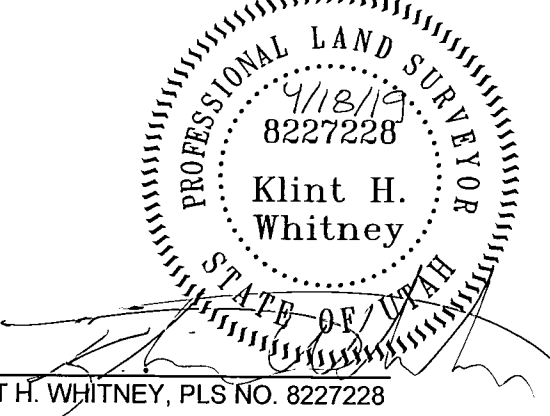
THE PURPOSE OF THE SURVEY WAS DETERMINE THE BOUNDARY OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LOLLIE PEDERSEN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING OGDEN CITY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF PIERCE AVENUE FROM THE CITY CENTERLINE MONUMENT AT 24TH ST. & PIERCE AVE TO THE CITY CENTERLINE MONUMENT AT CAPITAL ST. & PIERCE AVE, WHICH BEARS 1°23'04" WEST, OGDEN CITY BEARING. EXISTING MONUMENTATION, ALONG WITH THE NOB HILL ANNEX SUBDIVISION PLAT, EXISTING OCCUPATION WERE USED TO ESTABLISH THE BOUNDARY OF LOT 8 AS DESCRIBED IN WARRANTY DEED RECORDED AS E#2946440.

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 18TH DAY OF APRIL, 2019.

RECEIVED
MAY 06 2019
BY: 6241



KLINT H. WHITNEY, PLS NO. 8227228

SCALE:	1:10 XREF
DATE:	1-24-19
DESIGN:	
DRAWN:	SGP
CHECKED:	KHW
DWG. NO.:	R1901 - MEC SURVEY1901 - LOLLIE PEDERSEN SURVEY1901.CALIE PEDERSEN.DWG

PROPERTY SURVEY FOR LOLLIE PEDERSEN
1750 CAPITAL STREET
LOT 8, BLOCK 57, NOB HILL ANNEX
OGDEN CITY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

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