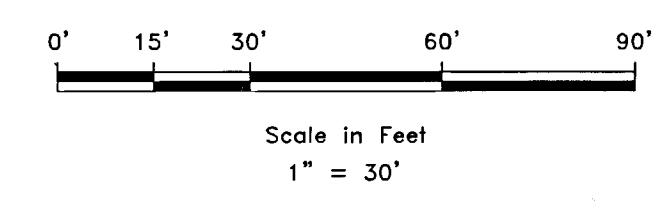
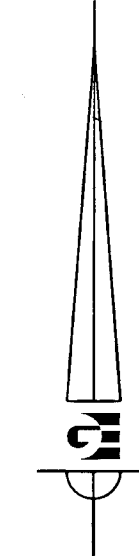
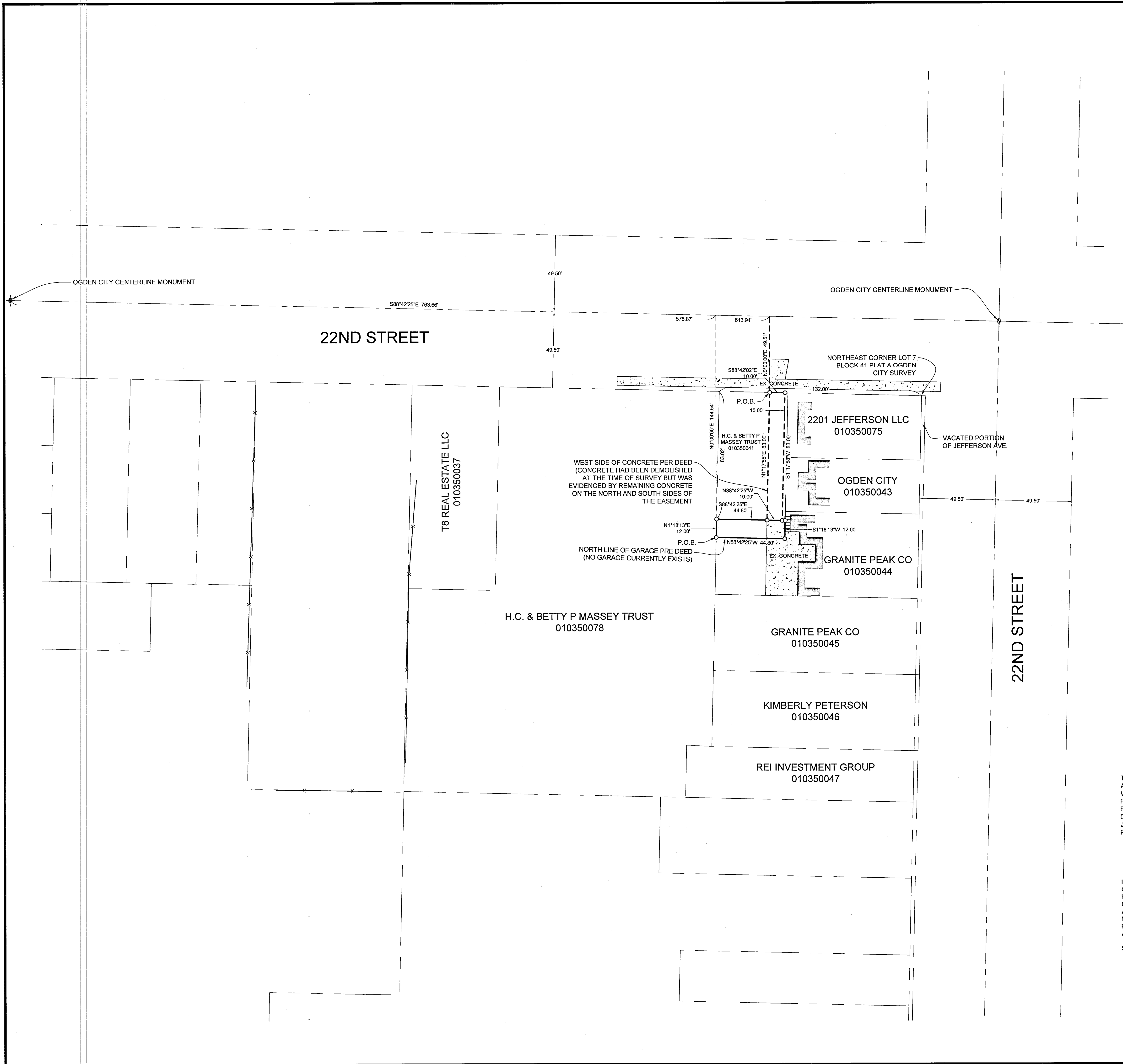


RECORD BOUNDARY DESCRIPTION

PART OF LOT 7, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 132 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE EAST 34.8 FEET, MORE OR LESS, TO THE WEST SIDE OF A CONCRETE DRIVEWAY ADJOINING SAID PREMISES ON THE EAST, THENCE SOUTH ALONG THE WEST SIDE OF SAID CONCRETE DRIVEWAY 83 FEET, THENCE WEST 34.8 FEET, MORE OR LESS, TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH 83 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH AN EQUAL INTEREST WITH THE OTHER OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE WEST 132 FEET, THENCE SOUTH 132 FEET, THENCE EAST 132 FEET, THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING, IN AND TO THE RIGHT TO THE USE OF AN ALLEY OR CEMENT DRIVEWAY RUNNING SOUTH FROM 22ND STREET AND ADJOINING SAID PREMISES ON THE EAST AND BEING IN WIDTH APPROXIMATELY 10 FEET AND EXTENDING SOUTH TO THE SOUTH LINE OF SAID PROPERTY LAST DESCRIBED, ALSO: PART OF LOT 7, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 132 FEET WEST AND 83 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7 AND RUNNING THENCE SOUTH 12 FEET, MORE OR LESS, TO THE NORTH LINE OF GARAGE OWNED BY MRS HILDA RINGHDAL, RUNNING THENCE EAST 44.8 FEET, THENCE NORTH 12 FEET, MORE OR LESS, THENCE WEST 44.8 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE EAST 10 FEET.

SCALE: 1/32" X REF	DATE: 12/19/18
DESIGN: _____	DRAWN: KHW
CHECKED: KHW	DWG. NO.: OGDEN-CITY-2019-01-03-001

RECEIVED
JUN 03 2019
BY: GRC



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- EXISTING FENCE LINE
- EXISTING CONCRETE
- EXISTING BUILDING

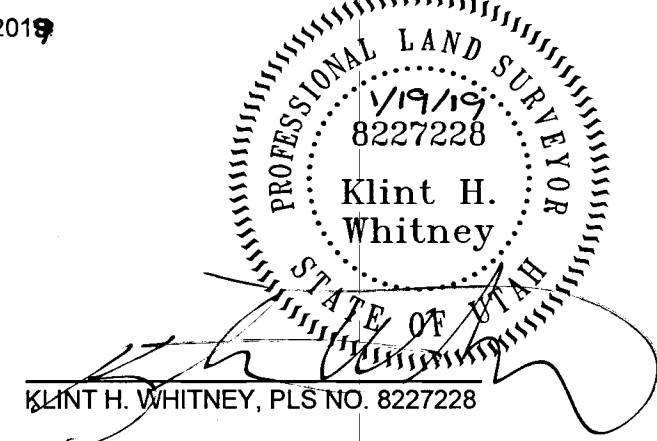
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE CORNERS OF THE EASEMENTS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRANDON COOPER ON BEHALF OF OGDEN CITY. WARRANTY DEED RECORDED AS ENTRY NUMBER 2476122 WAS USED TO DETERMINE EASEMENT LOCATION. REMNANTS OF A CONCRETE DRIVEWAY WERE USED TO DETERMINE THE ACTUAL LOCATION OF THE 10' WIDE EASEMENT. THERE WAS NO EVIDENCE OF THE GARAGE THAT WAS CALLED FOR IN THE 12' WIDE DESCRIPTION. THE BASIS OF BEARING IS THE CENTERLINE OF 22ND STREET BETWEEN ADAMS AND JEFFERSON AVENUE WHICH BEARS SOUTH 88°42'25" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. RECORD BEARINGS WERE ROTATED TO MATCH SAID BASIS OF 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 3RD DAY OF JANUARY, 2019



PROPERTY SURVEY FOR OGDEN CITY
2207 JEFFERSON AVE, OGDEN, UTAH
PART OF LOT 7, BLOCK 41, PLAT A
OGDEN CITY SURVEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
1750 SOUTH 21ST EAST OGDEN, UT
OFFICE: 801-476-2020 FAX: 801-476-0066