

**BOUNDARY DESCRIPTION**

ALL OF LOT 23, AND A PORTION OF LOT 24, BLOCK 33, NOB HILL ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SWAN STREET, BEING LOCATED SOUTH 88°42'40" EAST 178.60 FEET ALONG THE MONUMENTED CENTERLINE OF SAID STREET, AND SOUTH 0°00'00" EAST 40.02 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF SWAN STREET AND FILLMORE AVENUE; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 88°42'40" EAST 75.00 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK 33, NOB HILL ADDITION; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 1°18'21" WEST 137.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 AND LOT 24 NORTH 88°42'40" WEST 95.00 FEET; THENCE NORTH 1°18'21" EAST 87.39 FEET; THENCE SOUTH 88°42'40" EAST 20.00 FEET; THENCE NORTH 1°18'21" EAST 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12,052 SF, OR 0.28 AC, MORE OR LESS.

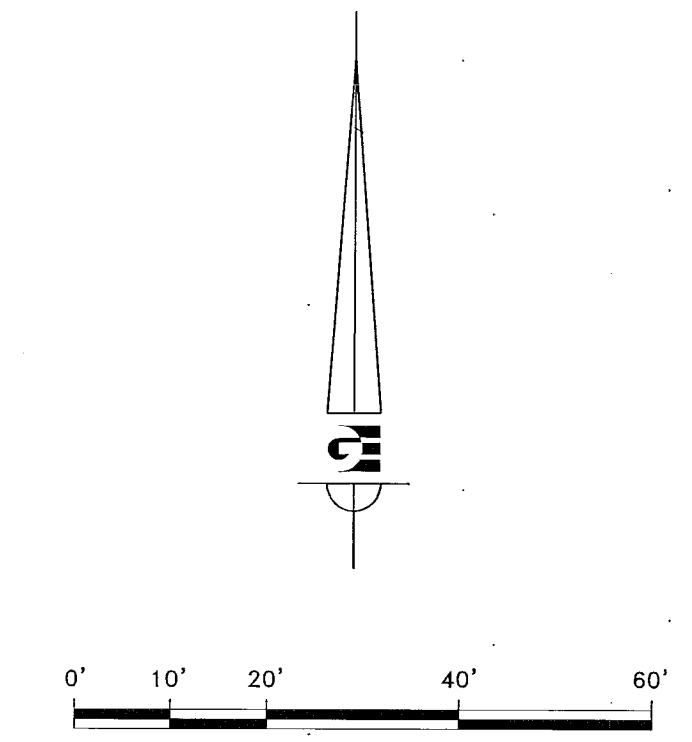
SCALE: 1/20" X REF	DATE: 5-14-19
DESIGN: _____	DRAWN: SGP
CHECKED: KHW	

RECEIVED  
 JAN 16 2020  
 6424

PROPERTY SURVEY FOR CARBON ARCHITECTS  
 1619 ± SWAN STREET  
 LOT 23 AND PART OF LOT 24, BLOCK 33, NOB HILL ADDITION  
 OGDEN CITY, WEBER COUNTY, UTAH

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

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- LEGEND**
- OGDEN CITY CENTERLINE MONUMENT
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SET NAIL IN CURB
  - PROPERTY BOUNDARY
  - ADJACENT PARCEL
  - ORIGINAL LOT LINE
  - EASEMENT
  - CENTERLINE
  - EXISTING FENCE LINE
  - EXISTING SEWER LINE AND MANHOLE
  - EXISTING WATER LINE
  - EXISTING OVERHEAD LINE AND POLE
  - EXISTING CURB & GUTTER
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - EXISTING WATER SPIGOT
  - EXISTING TREE

- NOTES**
- EXISTING OVER HEAD LINE. NO EXISTING EASEMENT OF RECORD. PRESCRIPTIVE EASEMENT DOES EXIST.
  - SITE BENCHMARK IS NAIL IN CURB. ELEVATION=4635.55'.

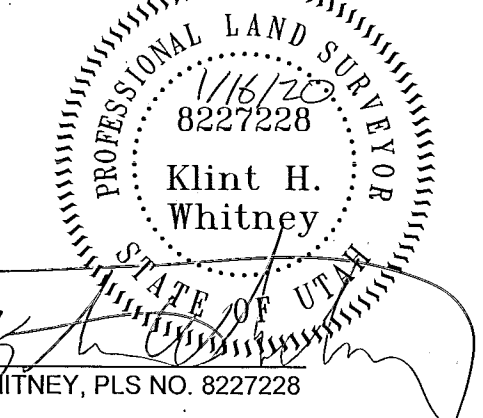
**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS DETERMINE THE BOUNDARIES AND TOPOGRAPHY OF PARCEL NO. 131000065 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CARBON ARCHITECTS. THE NOB HILL ADDITION PLAT AND CURRENT VESTING DEED RECORDED AS E# 2977462 WAS USED ALONG WITH ADJOINER DEEDS THAT ALL HARMONIZE TOGETHER. SEVERAL OF THE FENCES IN THE BLOCK COINCIDE WITH THE LOT AND DEED DESCRIPTIONS. SOME OF THEM DO NOT. 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 SWAN STREET BETWEEN THE OGDEN CITY CENTERLINE MONUMENT AT SAWN STREET AND FILLMORE AVENUE AND THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF SWAN STREET AND PIERCE AVENUE WHICH BEARS SOUTH 88°42'40" WEST WEBER COUNTY 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 16<sup>TH</sup> DAY OF JANUARY, 2020.



FOUND OGDEN CITY CENTERLINE MONUMENT SWAN ST & FILLMORE AVE

FOUND OGDEN CITY CENTERLINE MONUMENT SWAN ST & PIERCE AVE

SSMH  
 RIM: 4624.53  
 INV 10' PVC: 4618.13

SSMH  
 RIM: 4648.56  
 INV 10' PVC: 4642.20

S1°18'21"W 380.30'

FILLMORE AVENUE

THE TRUST AGREEMENT OF YVONNE D RIEMERSMA  
 131000018

ANDREW & ALEXANDRIA RUCKER  
 131000020

PARCEL 131000065  
 CONT. 0.28 AC

RACHEL FREW  
 131000045

MICHELLE SHRIBER  
 131000001

THEODORE & STEPHANIE TRIMBLE  
 131000064

ANTHONY PRINCE  
 131000004

FOUND OGDEN CITY CENTERLINE MONUMENT FILLMORE AVE & 23RD ST