

BOUNDARY DESCRIPTION

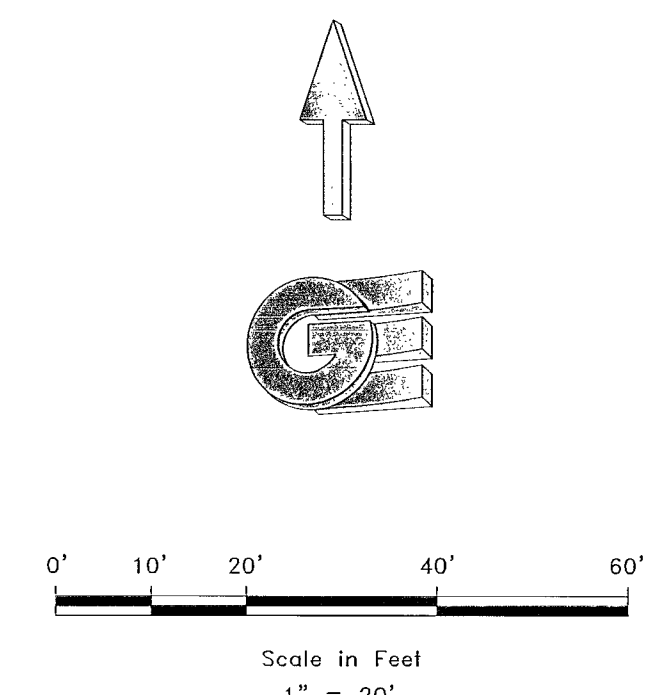
A PART OF LOT 24, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. BEGINNING AT POINT ON THE WEST RIGHT-OF-WAY LINE OF KIESEL AVENUE STREET BEING LOCATED SOUTH 1°18'49" WEST 457.91 FEET ALONG THE STREET CENTERLINE OF KIESEL AVENUE AND NORTH 90°00'00" WEST 30.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF KIESEL AVENUE AND 15TH STREET, RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 1°19'07" WEST 66.26 FEET; THENCE NORTH 88°41'11" WEST 121.47 FEET; THENCE SOUTH 1°19'07" WEST 38.99 FEET; THENCE NORTH 88°40'53" WEST 41.68 FEET; THENCE NORTH 1°19'07" EAST 105.26 FEET; THENCE SOUTH 88°40'53" EAST 163.15 FEET TO THE POINT OF BEGINNING. CONTAINING 12,436 SQUARE FEET OR 0.285 ACRES MORE OR LESS.

POWER EASEMENT DESCRIPTION

A PART OF LOT 24, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. THAT PORTION OF THE FOLLOWING DESCRIBED EASEMENT LYING WITHIN THE GRANTORS PROPERTY. BEGINNING AT POINT BEING LOCATED SOUTH 1°18'49" WEST 454.56 FEET ALONG THE STREET CENTERLINE OF KIESEL AVENUE AND NORTH 90°00'00" WEST 175.33 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF KIESEL AVENUE AND 15TH STREET, RUNNING THENCE SOUTH 1°19'16" WEST 105.26 FEET; THENCE NORTH 88°40'53" WEST 10.00 FEET; THENCE NORTH 1°19'16" EAST 105.26 FEET; THENCE SOUTH 88°40'53" EAST 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1053 FEET MORE OR LESS.

IRRIGATION EASEMENT DESCRIPTION

A PART OF LOT 24, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. THAT PORTION OF THE FOLLOWING DESCRIBED EASEMENT LYING WITHIN THE GRANTORS PROPERTY. BEGINNING AT POINT ON THE WEST RIGHT-OF-WAY LINE OF KIESEL AVENUE BEING LOCATED SOUTH 1°18'49" WEST 451.17 FEET ALONG THE STREET CENTERLINE OF KIESEL AVENUE AND NORTH 90°00'00" WEST 193.20 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF KIESEL AVENUE AND 15TH STREET, RUNNING THENCE SOUTH 1°12'17" WEST 2.99 FEET; THENCE SOUTH 88°40'53" EAST 1.73 FEET; THENCE SOUTH 1°25'59" WEST 105.26 FEET; THENCE NORTH 88°40'53" WEST 1.52 FEET; THENCE NORTH 1°21'11" EAST 4.85 FEET; THENCE NORTH 88°41'11" WEST 8.48 FEET; THENCE NORTH 1°25'59" EAST 103.40 FEET; THENCE SOUTH 88°41'11" EAST 8.26 FEET TO THE POINT OF BEGINNING. CONTAINING 1036 SQUARE FEET MORE OR LESS.



LEGEND

- OGDEN CITY SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- POWER EASEMENT
- IRRIGATION EASEMENT

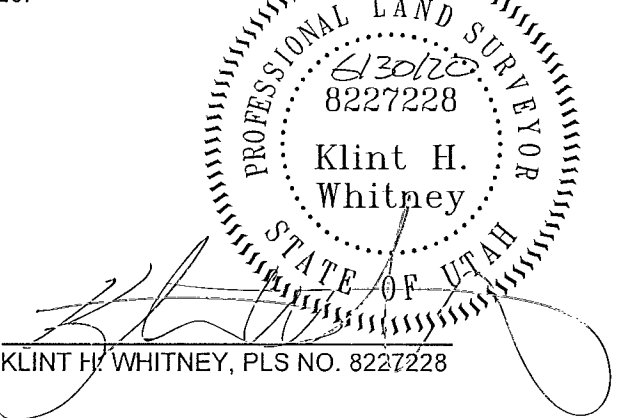
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LIZ FOUSSAT. THE BASIS OF BEARING IS THE STREET CENTERLINE OF KIESEL STREET WHICH BEARS SOUTH 1°18'49" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2789519, AND DEEDS OF ADJOINING PROPERTY OWNERS. EASEMENT LOCATIONS WERE DETERMINED BY EXISTING UTILITY LINES

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 30th DAY OF June, 2020.



RECEIVED
BY: G551

SCALE:	1:20 XREF
DATE:	6/1/2020
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DATE	DESCRIPTION

PROPERTY SURVEY FOR LIZ FOUSSAT
1607 KIESEL AVENUE, OGDEN, UTAH
LOT 24, BLOCK 7, OGDEN FIVE ACRE PLAT A

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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