

BLOCK 11 PLAT B

KINGSTOWNE ASSOCIATES LLC
01-062-0046

LYNETTE & SANDRA BEBOUT
01-062-0052

LYNN & ANNA SUMMERS TR
01-062-0051

AINWAERJIANG WUMANER
01-062-0048
CONT. 0.266 ACRES

ENDURANCE INVESTMENT
GROUP, LLC
01-062-0049

OGDEN CITY SURVEY MONUMENT
22ND AND MONROE BOULEVARD

S 88°41'35" E

23RD

STREET

OGDEN CITY SURVEY MONUMENT
23RD AND MADISON AVENUE

OGDEN CITY SURVEY MONUMENT
23RD AND MONROE BOULEVARD

761.46'

BOULEVARD

MONROE

BOULEVARD

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 JOHN WUMANER. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING OGDEN CITY SURVEY MONUMENTATION SURROUNDING BLOCK 11, PLAT B WHICH FELL IN HARMONY WITH EXISTING FENCE LINES AS SHOWN HEREON.

THE BASIS OF BEARING IS THE CENTERLINE OF MONROE BOULEVARD WHICH BEARS NORTH 1°18'03" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

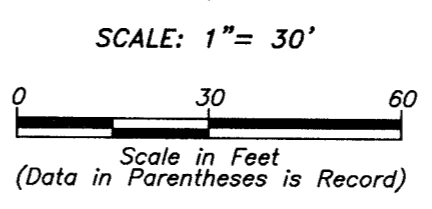
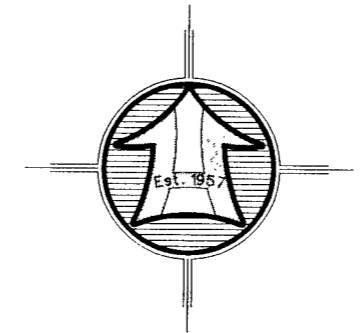
AS SURVEYED BOUNDARY DESCRIPTION

A PART OF LOT 10, BLOCK 11, PLAT B, OGDEN CITY, WEBER COUNTY, UTAH SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MONROE BOULEVARD LOCATED 314.48 FEET NORTH 01°18'03" EAST ALONG THE CENTERLINE OF MONROE BOULEVARD AND 49.50 FEET NORTH 88°41'34" WEST FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND 23RD STREET;

RUNNING THENCE SOUTH 01°18'03" WEST 70.26 FEET (SOUTH 70 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 88°41'34" WEST (WEST BY RECORD) 165.00 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 01°18'03" EAST 70.26 FEET (NORTH 70 FEET BY RECORD) TO THE NORTH LINE OF SAID LOT 10; THENCE SOUTH 88°41'34" EAST (EAST BY RECORD) 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.266 ACRES.

SUBJECT TO A 10.00 FOOT WIDE RIGHT-OF-WAY ALONG THE NORTH 10.00 FEET OF THE ABOVE DESCRIBED PROPERTY.



LEGEND

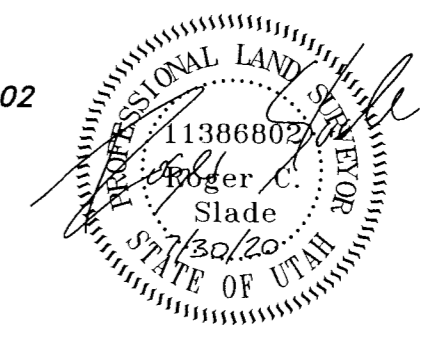
- SUBJECT PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ORIGINAL LOT LINE
- CENTERLINE
- x-x-x-x- FENCE LINE
- EXISTING 10' RIGHT-OF-WAY STREET MONUMENT
- FOUND REBAR & CAP - HAI SET 5/8"X24" REBAR & CAP

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 30TH DAY OF JULY, 2020.

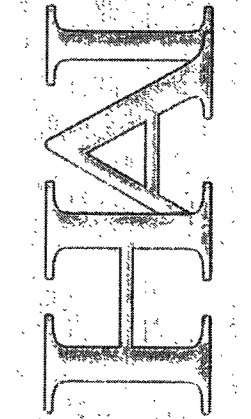
ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



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BY: 6584

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
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Drawn By: RS Date: 07/30/2020
Designed By: kgh
Checked By: _____
Approved By: _____
Scale: 1" = 30'
Drawing File: 20-3-170v19.dwg
JOB NUMBER: 20-3-170

PROPERTY SURVEY FOR
AINWAERJIANG WUMANER
2259 MONROE BOULEVARD
OGDEN, WEBER CO., UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 28, T. 6 N., R. 1 W., SLB&M

Sheet
1
Of
1
Sheets