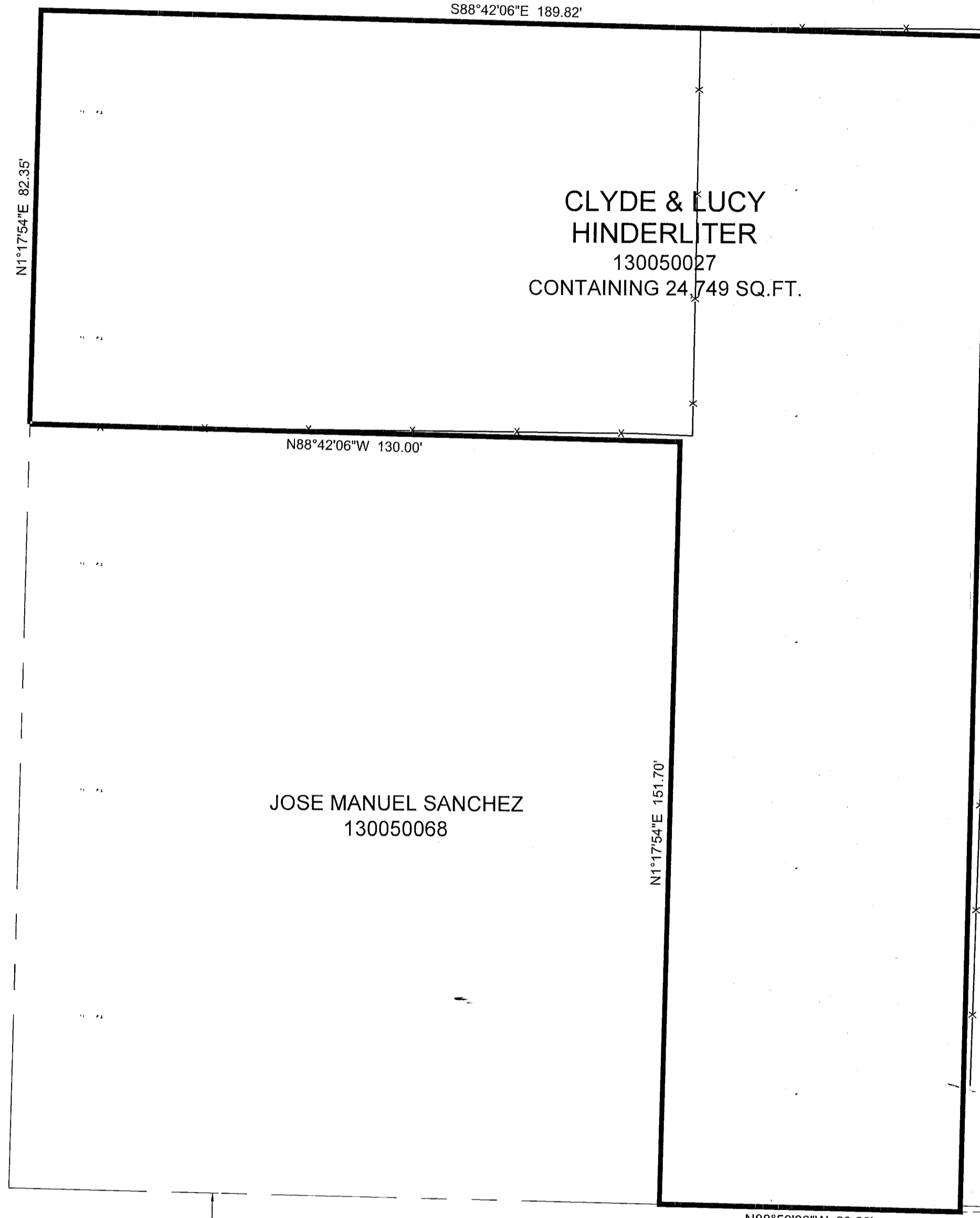


GRAMERCY AVENUE



CANYON PARK SUBDIVISION

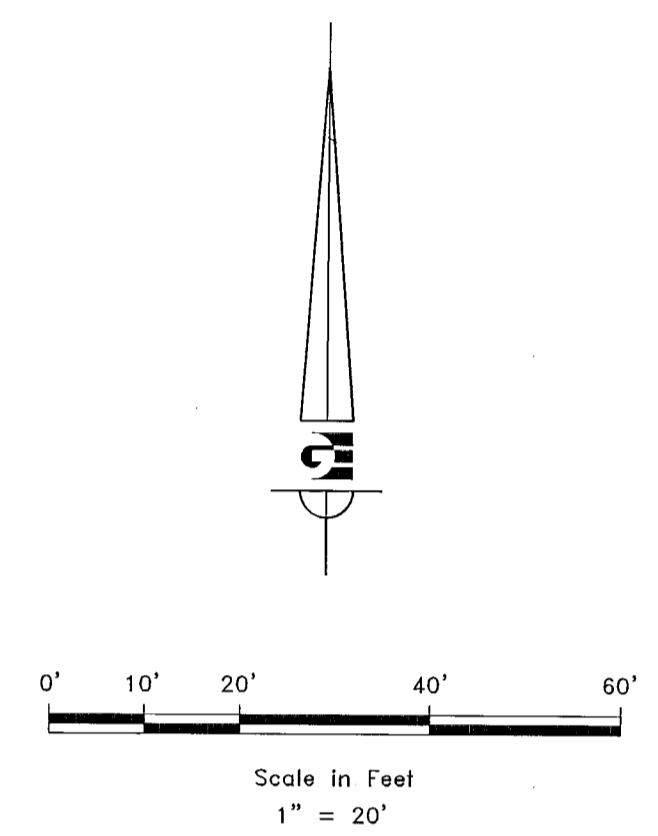
CUTTHROAT TRUST
130050029

12TH STREET

SOUTHEAST CORNER SECTION 21,
T6N, R1W, S.L.B.&M.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET BEING LOCATED SOUTH 01°08'53" WEST 1477.14 FEET ALONG THE EAST LINE OF SAID SECTION 21 AND NORTH 90°00'00" WEST 2411.46 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 21; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°50'00" WEST 60.22 FEET; THENCE NORTH 01°17'54" EAST 151.70 FEET; THENCE NORTH 88°42'06" WEST 130.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRAMERCY AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°17'54" EAST 82.35 FEET; THENCE SOUTH 88°42'06" EAST 189.82 FEET; THENCE SOUTH 01°12'08" WEST 233.91 FEET TO THE POINT OF BEGINNING. CONTAINING 24,749 SQUARE FEET.



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

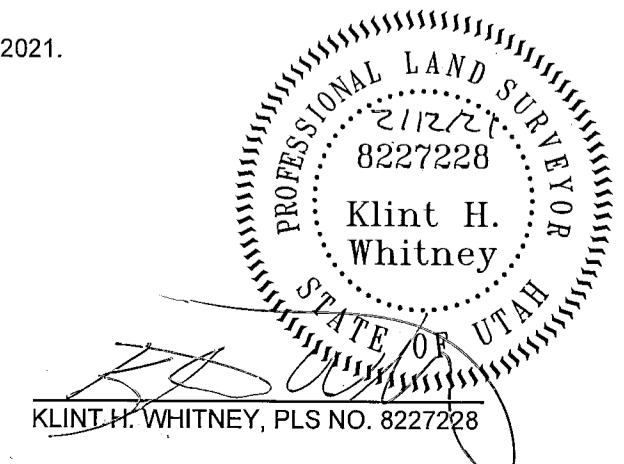
NARRATIVE

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 LUCY HINDERLITER. THE BASIS OF BEARING IS THE EAST LINE OF SECTION 21, WHICH BEARS SOUTH 01°08'53" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2890452, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF CANYON PARK SUBDIVISION WAS ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

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 12TH DAY OF FEBRUARY, 2021.



SCALE: 1" = 20'	DATE: 12/18/20
DESIGN: _____	DRAWN: KHV
REVISIONS	CHECKED: KHV
DATE	DESCRIPTION

PROJECTIVE
FEB 16 2021
BY: b786

PROPERTY SURVEY FOR CLYDE & LUCY HINDERLITER
1160 GRAMERCY AVENUE, OGDEN, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1515 SOUTH 5450 EAST, OGDEN, UT
OFFICE: 801.476.0022 FAX: 801.476.0866

S1
1