

S1°19'55"W 2674.84 (BASIS OF BEARING)
WEBER COUNTY RECORD (S 11935 W)

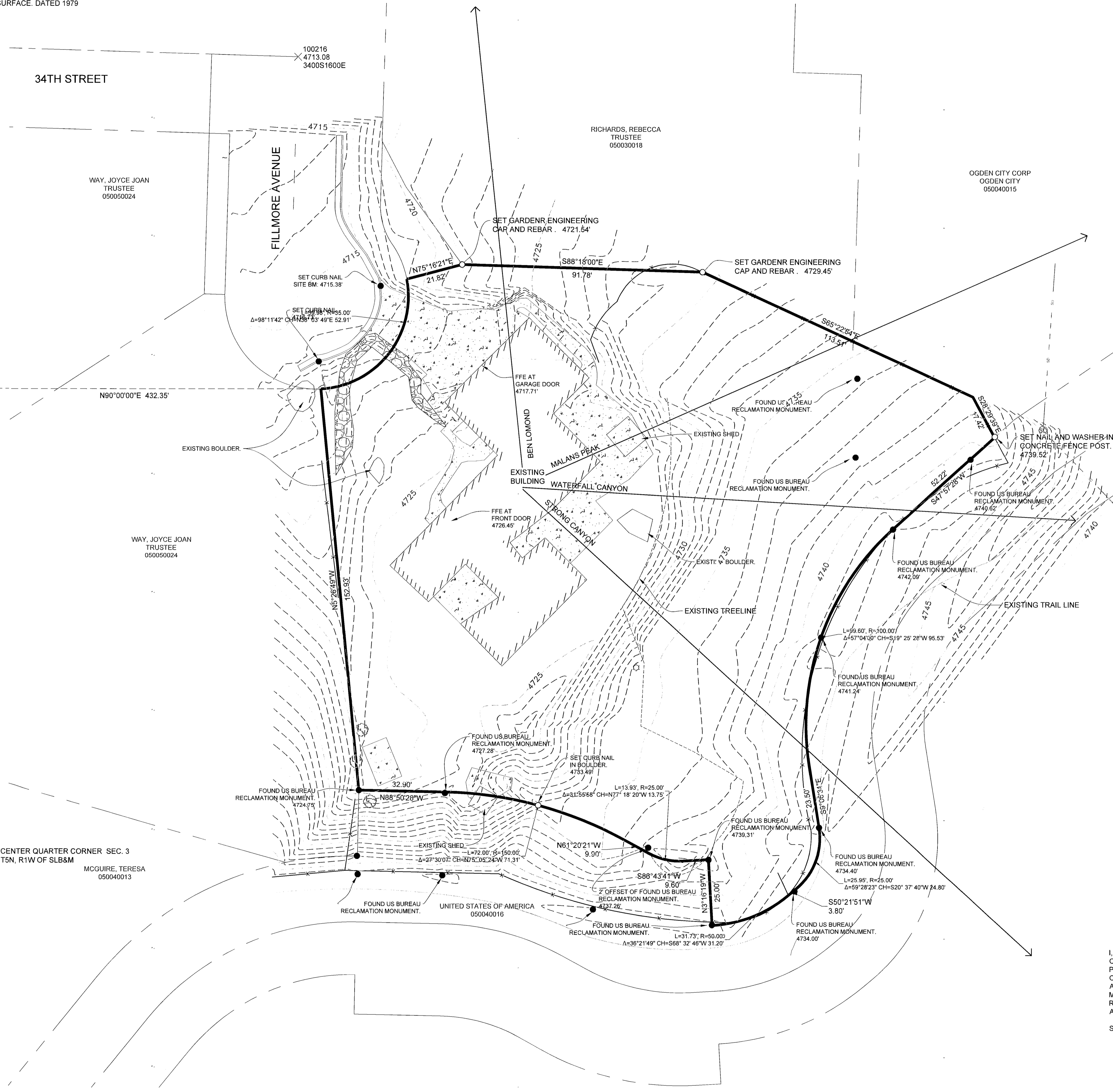
NORTH QUARTER CORNER SEC. 3
TSN, R1W OF SLB&M
BLM MONUMENT BRASS CAP
SET IN CONCRETE 4" BELOW GROUND
SURFACE. DATED 1979

34TH STREET

WAY, JOYCE JOAN
TRUSTEE
050050024

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TRUSTEE
050050024

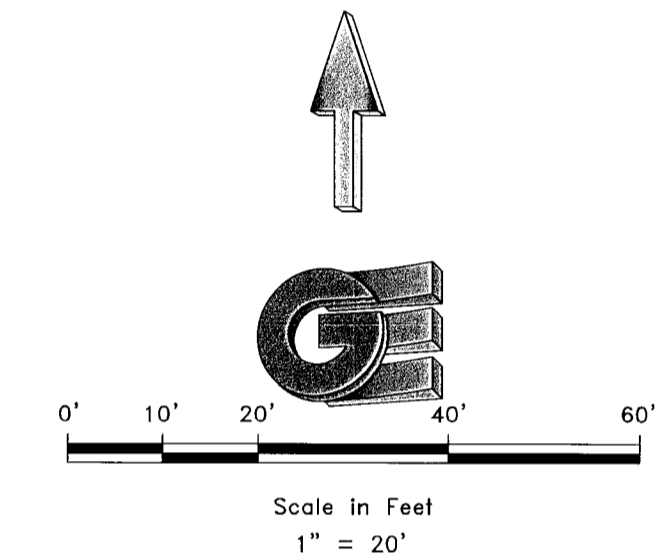
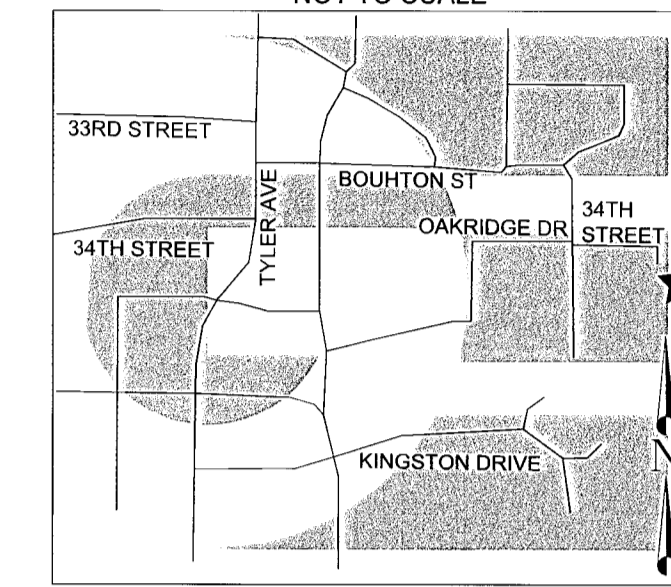
CENTER QUARTER CORNER SEC. 3
TSN, R1W OF SLB&M
MCGUIRE, TERESA
050040013



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FILLMORE AVENUE BEING LOCATED SOUTH 1°19'35" WEST 1396.53 FEET AND NORTH 90°00'00" EAST 432.35 FEET NORTH QUARTER CORNER OF SAID SECTION 3; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE LEFT 59.98 FEET HAVING A CENTRAL ANGLE OF 98°11'42" WITH A CHORD BEARING NORTH 38°03'49" EAST 52.91 FEET; THENCE NORTH 75°16'21" EAST 21.82 FEET; THENCE SOUTH 88°18'00" EAST 91.78 FEET; THENCE SOUTH 65°22'54" EAST 113.51 FEET; THENCE SOUTH 28°29'39" EAST 17.42 FEET; THENCE SOUTH 47°57'28" WEST 52.22 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 99.60 FEET, HAVING A CENTRAL ANGLE OF 57°04'00" WITH A CHORD BEARING SOUTH 19°25'28" WEST 95.53 FEET; THENCE SOUTH 9°06'31" EAST 23.50 FEET; THENCE ALONG THE ARC OF A 25.0 FOOT RADIUS CURVE TO THE RIGHT 25.95 FEET, HAVING A CENTRAL ANGLE OF 59°28'23" WITH A CHORD BEARING SOUTH 20°37'40" WEST 24.80 FEET; THENCE SOUTH 50°21'51" WEST 3.80 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°21'49" WITH A CHORD BEARING SOUTH 68°32'46" WEST 31.20 FEET; THENCE NORTH 3°16'19" WEST 25.00 FEET; THENCE SOUTH 86°43'41" WEST 9.80 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31°55'58" WITH A CHORD BEARING NORTH 77°18'20" WEST 13.75 FEET; THENCE NORTH 61°20'21" WEST 9.90 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT 72.00 FEET HAVING A CENTRAL ANGLE OF 27°30'07" WITH A CHORD BEARING NORTH 75°05'24" WEST 71.31 FEET; THENCE NORTH 88°50'28" WEST 32.90 FEET; THENCE NORTH 5°26'49" WEST 152.93 FEET TO THE POINT OF BEGINNING. CONTAINING 41,517 SQUARE FEET OR 0.95 ACRES MORE OR LESS.

VICINITY MAP
NOT TO SCALE



LEGEND

- ◆ STREET CENTERLINE MONUMENT
- FOUND 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- CURB NAIL
- LOT LINE
- - - ADJACENT PARCEL
- - - SETBACK LINE
- - - EASEMENT
- - - 5' CONTOURS
- - - 1' CONTOURS
- ▭ EXISTING CONCRETE
- ▭ EXISTING ROCKWALL

NOTES

1. SITE BENCHMARK IS A CURB NAIL NEAR THE NORTH EAST LINE OF THE PROPERTY CORNER WITH AN ELEVATION OF 4715.38'
2. VERTICAL DATUM: NAD 83
3. UTILITIES WERE DETERMINED BY FIELD MEASUREMENTS.
4. ZONE R-1-10: SETBACKS: FRONT 30', SIDE 10' WITH BOTH SIDES EQUALING 24'; REAR 30'

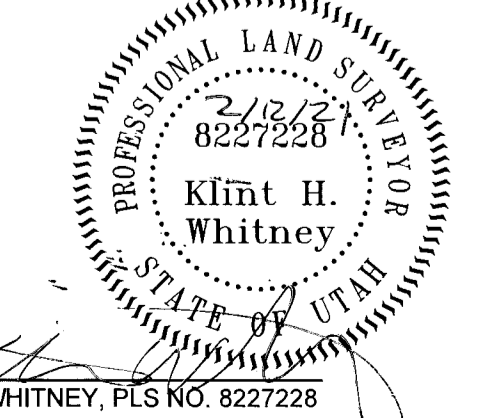
NARRATIVE

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 KATHY CORNWELL. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 3 TOWNSHIP 5 NORTH, RANGE 1 WEST, WHICH BEARS SOUTH 01°19'35" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3071017, AND DEEDS OF ADJOINING PROPERTY OWNERS 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.



REVISIONS	DATE	DESCRIPTION

SCALE: 1/20 XREF
DATE: 7/1/20
DESIGN: KHW
DRAWN: KHW
CHECKED: KHW
DWG. NO.: R-3001 - MEC SURVEY/90189 - KATHY CORNWELL/3418 FILLMORE AVENUE

PROPERTY TOPOGRAPHIC SURVEY FOR KATHY CORNWELL
3418 FILLMORE AVENUE, OGDEN, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

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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1